



# Bent Mountain CPA Feedback





## Public Hearing Comment #8

1. Noted she appreciated all that has been done to come to their neighborhoods and stated that it has been very helpful. She noted that there are two things that her neighbors having planning thoughts, and is sure they will submit something extra. She explained that she would like the Planning Commission to consider seriously in the area of Bent Mountain is protection of something other than the steepest of slopes at 33%. The fact that Bent Mountain resides on a plateau means that much of what there is to conserve is in flatter areas. Even in the path of the Mountain Valley Pipeline (MVP), which she noted is going right through her property—and she noted that she has experienced imminent domain. Even in the criteria for steep slopes with the MVP in surrounding counties like Montgomery County and Giles County the approach is 22%. She would pose to the Planning Commission that the most severe of 33% is not preserving most of what people live on.
2. In that vein, something that is desperately needed is—she noted that when staff came to Bent Mountain on Map 5 there is a box checked for floodways and waterways. She explained that has not been viewed on the Bent Mountain plateau. The 100 year flood and the waterways mapping in Roanoke County stops at Back Creek. She noted that she just double-checked it on the GIS maps. It has not been mapped on Bent Mountain, and she thinks that the rural corridor that the County wants to improve and rezone on the main highway is going to become a most vulnerable spot. Having seen MVP go through properties, which are relatively flat, you are underestimating the geology and the aquifers of the area. You stand to damage the water at the risk of trying to do something good in Roanoke County. She noted they have already experienced that because of MVP. She noted that in the MVP Advisory Committee, it was brought up years ago. The mapping has not been done on Bent Mountain. The floodways need to be explored before any development happens. She explained that she believes that a study would show a lot of water in very shallow spaces. It is 24 potentially quite hazardous, and could become something that seems like a good idea could become an extra insult to a very pretty area.



## Survey Comment #18

We are new to the area, drawn by family, sunshine and beauty of rural Virginia. Preserving nature and constructing bicycle/walking trails is important to us. Stimulating the economy with a quality store with gasoline might be good. Drawing young families in housing market with limited development is a positive. Full time funding for a head librarian is necessary. Welcome to Bent Mountain sign would be desirable. Visual improvement of POFF Garage and B&S convenience store is needed. Also, we bought our home understanding that Cox was coming, but are still waiting. We must drive one mile out on Bottom Creek Road to make phone calls and get Wifi.

## Survey Comment #24

Thank you for these meetings, and for seeing that most residents up here want Bent to REAMIN AS SHE IS! Our major challenge up here, a threat to our uniqueness, is the proposed eyesore of a 2 story store across from CDOT. We don't want it! Don't need more traffic!

## Survey Comment #25

Would like to see Bent Mountain Fire and Rescue moved again! We need medical and emergency help in this rural area.



## Survey Comment #26

Reduce speed limit on 221 on top of Mountain to 40 mph at least by shops, gas station, police tinsley turn to --unreadable Induce repair of Blue Ridge Parkway so that residents of bent mountain can use it again. Reduce Traffic on 221. We do not need a new grocery store on 221 bent mountain.

## Survey Comment #33

We have lived near the end of Ivy Ridge Road since 1992. I see that you have a small section to pave this year. Pretty sure it was in 2022 plan too. I along with others would like the road paved to the end. Its a mess and hard to keep our vehicles nice. Please advise what is planned to be paved and if the road will be paved to the end. Thank you

## Survey Comment #34

1. Willett Lane is not showing as part of the Bent Mountain CPA. This needs to be corrected.
2. The picture on slide 6 is not of Bent Mountain. The stables are located on Martin Creek Road.
3. Need 24 hour emergency services. Response time from Back Creek station can be a matter of life or death.
4. Reduce Rural Village from 11.16 to 8% and increase Rural Preserve from 81.43% to 84.58%. Thank you



## Survey Comment #40

Dear Roanoke County Planning Commission,

Please accept these comments from Preserve Bent Mountain regarding the 200 Plan. We are asking that any vote to rezone the Bent Mountain Community be exempt from the intended vote May 3, 2023 and tabled until issues can be further addressed and a full and accurate GIS map is provided showing independent functions to list roads, streams, flood zones and 100 year flood events. Further, we ask that you incorporate the work of Dr. Pam Dodds into your decision making (see paper by her for Roanoke County board of Supervisors) and also the statement of Mr. Henderson from Roanoke County to the Virginia State Water Control Board in 2017 regarding the Roanoke County's inability to provide water infrastructure to citizens on the mountain.

We have concerns about underrepresented or unclear issues in mapping in the County's presentation notably around water resources and areas of conservation.

The Map 5 represents community concerns as including "landslides, impaired bodies of water, and pollution". Map 5 is completely inadequate for useful public comment. The pipeline route does not show at all, there are no roads or streets shown, only general labels, to analyze any impact of the pipeline or any zoning changes. Map 5 also alludes to the Bent Mountain Community as having "Over one third of the CPA is calculated as having a "steep slope", greater than 33%".

During the presentation to the community there was reference to conserving these areas but this map doesn't reflect that in coordination with other features. Also concerning is mention of only "A emergent wetlands located along Mill Creek, near the Bent Mountain Village Center along Route 221". This is an oversimplification of the actual extent of Mill Creek and its associated wetlands.



## Survey Comment #40 (Continued)

The Bent Mountain plateau is comprised of two distinct watersheds; Mill Creek and Bottom Creek. Bottom Creek originates near the top of Poor Mountain across the face and drains to roughly the center of the plateau where it joins Mill Creek. The Mill Creek watershed originates near the Parkway and crosses US 221 and flows north toward the central plateau and also originates on the opposite side of US 221 near the origin of Coles Road and travels through those wetlands past the Bent Mountain Community Center, Russwood and Bottom Creek Rd. to join Mill Creek proper; listed as Waters of the United States. The pipeline crosses these waters and from there, in a short distance, it meets at a confluence with Tier 3 Bottom Creek one of only three such pristine waterways in the State of Virginia.

The role of Roanoke County's influence and importance in helping to maintain the purity of these headwater cold water trout streams, our springs, seeps and wetlands cannot be overstated as every citizen on Bent Mountain relies on a well or spring for drinking and household water. Further, the water from Bent Mountain flows to the South Fork of the Roanoke River and supplies clean water to Spring Hollow Reservoir which then supplies three municipalities of Roanoke City, Roanoke County and Salem.

Preserve Bent Mountain has been vigilant about our water since the inception of the pipeline project in 2014. Many scientists have assayed our area. Pam Dodds PhD, hydro geologist has written papers for Roanoke County Board of Supervisors outlining the unique geology of our shallow aquifers and bedrock.

The insult of the pipeline has been felt across the plateau. An example is the Thompson Farm at the US Parkway entrance. In the summer of 2018 the trenches filled with ground water repeatedly, not rainwater. Construction on the Thompson's as well as boring pipe under US 221 left several neighbors on Rocky Road with sediment in their water. Streams in the Mill Creek watershed continue to have sediment clogging the stream beds. Properties have had their aquifers drilled into and blasted. The construction is far from finished. There are many complicated water crossings and steep slopes through an assortment of three historic districts. Conservation of steep slope areas and historic districts includes structures, road networks, and Native American artifacts and sacred spaces.



## Survey Comment #40 (Continued)

Maps and outlined items in the 200 Plan do not detail protection of these resources.

We are in the Giles County Seismic active Zone listed with the USGS Service. At least three earthquake events have been experienced on the plateau; the Mineral, VA earthquake, August 23, 2011 and since the inception of the pipeline; from Craig County December 10, 2019 and from Sparta , NC august 9, 2020.

Landslides and slips (shifting of pipe) are true concerns.

Roanoke County must set aside any rezoning and development in areas which could impact our shallow water resources. Even seemingly bare pasture has had pastures fill with oozing wetlands and sediment runoff. Stating that areas will be conserved is too general in the plan with no specifics for the Historic Districts.

Requiring conservation of only the steepest slopes is revealing of how unaware the County is of where some of the steep crossings are and how they sit above water.

Mention is made of erodible soils. No class 1 soil study was ever undertaken for the pipeline route. Even the most gently rolling of slopes such as Thompson's sloughed into runoff in streams hundreds of feet away.

Everyone deserves clean water. It would be very unfortunate if new building along the straightaway of US 221 for the sake of a "Rural Village" or "Rural Center" may yield damage to a very shallow aquifer. There are existing businesses in this Mill Creek watershed and homes along Tinsley and beyond where the County's Map 5 of flood zone acknowledges; stopping just before a large neighborhood.



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# Survey Comment #40 (Continued)



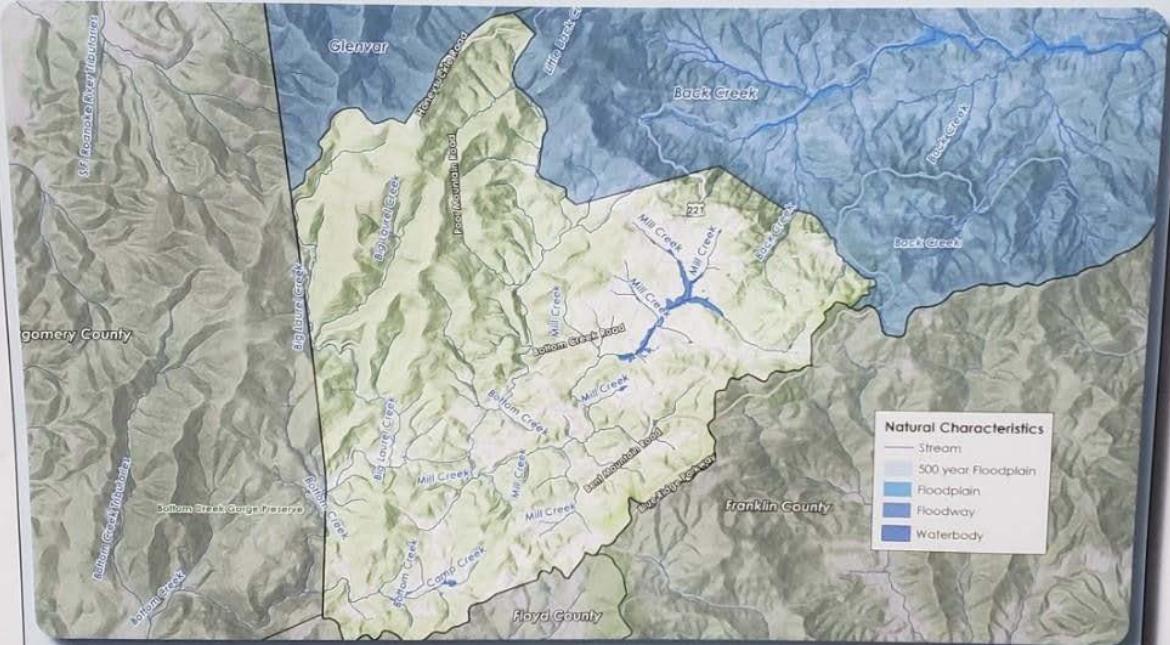
## Natural Resources

Land Cover  
Floodplains  
Soils

At over 2,600 feet in elevation, the Bent Mountain community is located on a plateau overlooking the Roanoke Valley. Over one third of the CPA is calculated as having a "steep slope," greater than 33%, and numerous creeks wind through this mountainous area. A freshwater emergent wetland is located along Mill Creek near the Bent Mountain village center along Route 221. Control of erosion and sedimentation and the management of stormwater runoff due to steep slopes and erodible soils can make land development difficult.

2,098 acres of land (16%) in this CPA are under conservation easements. A conservation easement is designed to protect agricultural, forest, historic, or open space resources. It prevents the development of a property while allowing continued private ownership and rural use such as farming or forestry. An additional 221 acres (2%) of land is under public and private protective management.

In 2017, the Federal Energy Regulatory Commission approved construction of the Mountain Valley Pipeline (MVP). The pipeline will carry natural gas 303 miles from West Virginia to Virginia. Nearly 8.5 miles of the pipeline will be located in Roanoke County. Concerns about the pipeline for the Bent Mountain community and its resources include landslides, impaired bodies of water, and pollution.



**Natural Characteristics**

- Stream
- 500 year Floodplain
- Floodplain
- Floodway
- Waterbody

Bent Mountain Planning Area | Roanoke County 5

# Appendices



## Map 5 Issues:

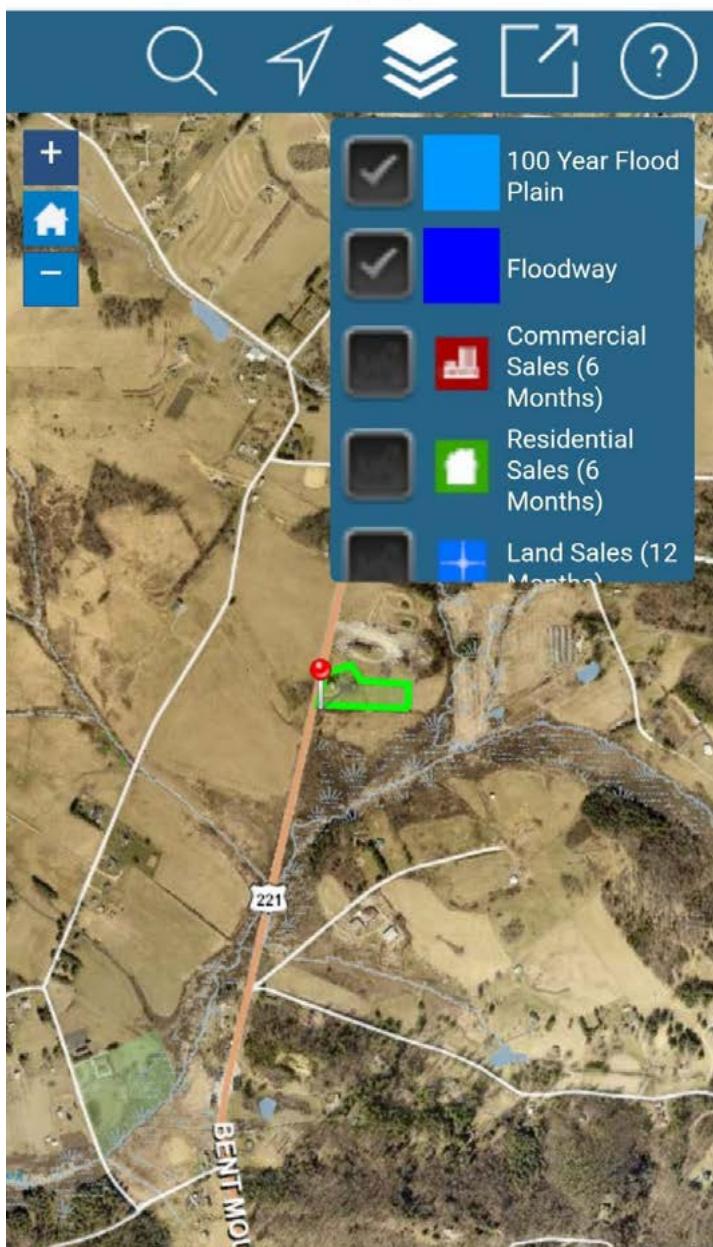
- Discusses pipeline but does not show placement.
- discusses development yet shows no accurate roadways for reference \*has "blue" highlighted as water yet this is incomplete (see following discussion)
- references steep slopes and storm water runoff yet the steep slopes are not next to the highway
- does not acknowledge the two critical watersheds (Mill Creek and Bottom Creek) on the plateau which intersect to flow to the South Fork of the Roanoke River and supply clean water to Spring Hollow Reservoir
- Mill Creek is considered Waters of the United States
- this map and others omit a key concern of citizens in the path or adjacent to the MVP that their only sources of drinking water here come from springs and wells. Roanoke County has acknowledged that they cannot build infrastructure to provide water to citizens, should their water be compromised. It cannot be provided to them from the valley below.
- concerns include active seismic zone on the plateau, landslides, highly erodible soils
- given the unique geology of shallow aquifers which are over bedrock we have a shallow water table. Any construction for development should face more intense scrutiny as to the influence of disrupting or contaminating these aquifers.

Erodible soils even on mild slopes have run off to contaminate streams and the watershed. See as an example the Thompson farm. Further concerns include contamination of wells springs by construction; drilling into aquifers, blasting and trenching.

Map 5 highlights what many pages in the presentation are missing; an integrated overlay of the many factors that need to be considered together. Otherwise, without coordination this threatens preservation and conservation of land and water resources on Bent Mountain.

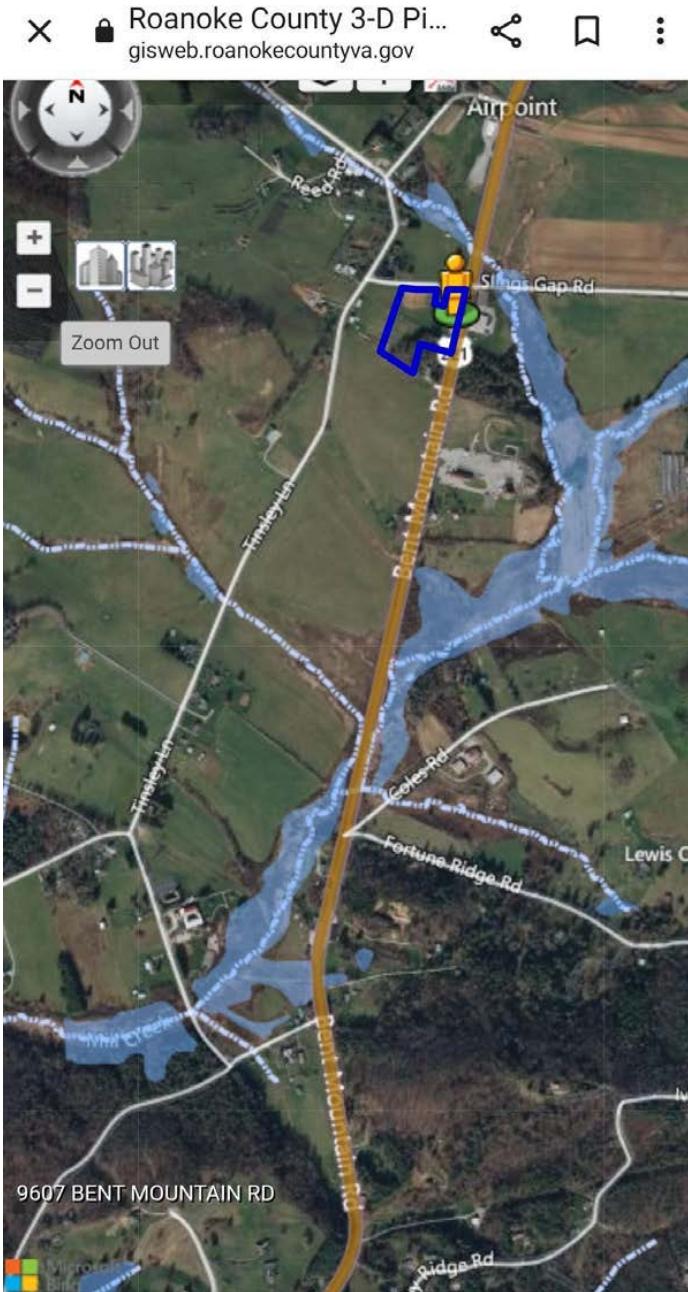


X Tax Parcel Viewer  
taxview.roanokecountyva.gov



NO wetlands marks left of highway and no GIS flood mapping and no 100 year flood plain mapping

# Appendices



Large overview of straightaway on Bent Mountain Rd per Roanoke County 200 Plan. Note incomplete flood markings to left of highway. These markings do not show up when one tabs streets, streams and flood. It is ONLY when one tabs waterbodies that a flood plain of blue shows. This is an error and is also incomplete. This is inconsistent with what the public sees in GIS mapping.



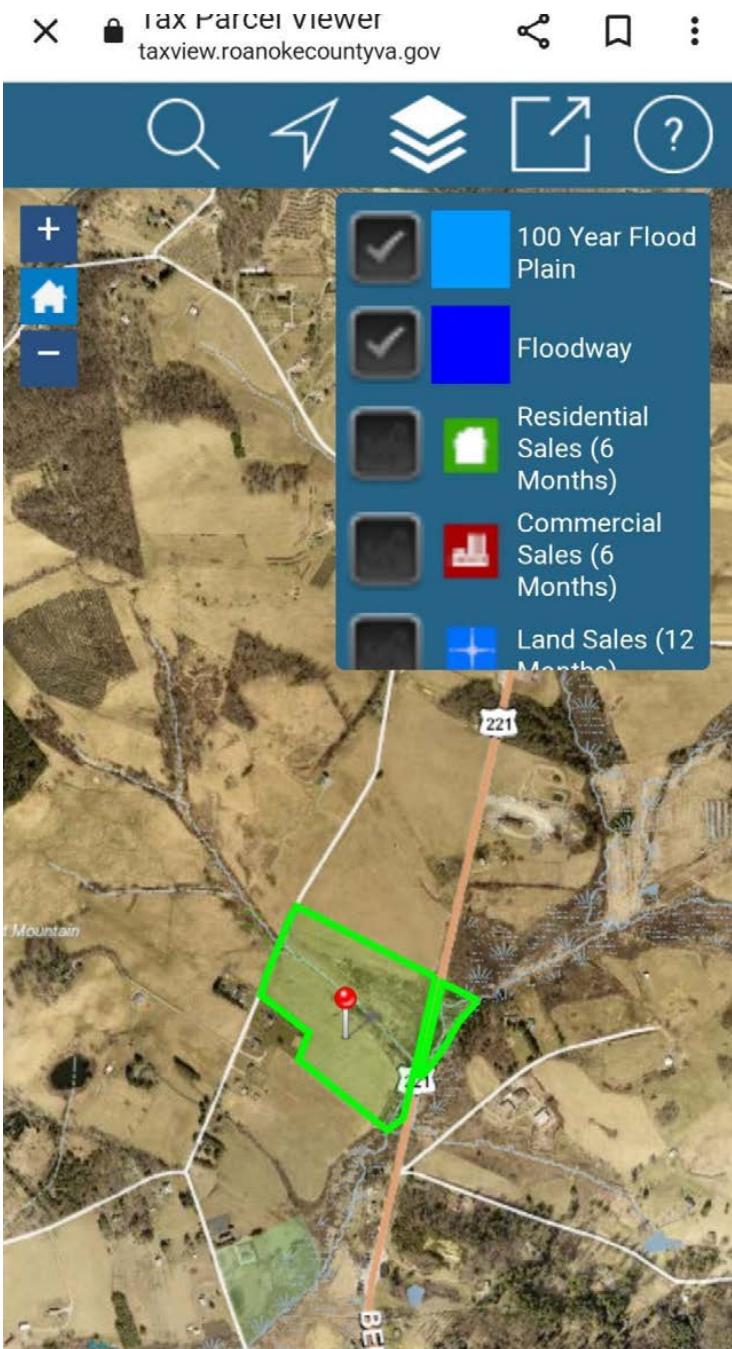
In another GIS search with Roanoke County the regular GIS records; streets, streams and waterbodies have two separate window tabs for flood and another for an overlay of 100 year flood (as noted above as one comes up the mountain). These functions are not available on Bent Mountain and in fact, they stop in the Back Creek Elementary School area of Roanoke County GIS viewer.

This was made known to the Roanoke County Pipeline Advisory Committee during public comments years ago. All of the Bent Mountain waters on US221 are part of the headwaters and are the watershed of Mill Creek which are crossed by the MVP on Mill Creek proper and in multiple other areas including access roads.

*Mill Creek is a Waters of the United States waterway. Mill Creek, after being crossed by the pipeline and the pipeline crosses nearby properties behind the Bent Mountain Center, has water flow that proceeds very quickly to its confluence with Tier 3 Bottom Creek; waters which support the South Fork of the Roanoke River and the endangered Roanoke Log Perch. Additionally, waters from the headwaters of both Bottom Creek and Mill Creek watersheds which coalesce to flow to the South Fork to provide clean water to support Spring Hollow Reservoir which supports the municipalities of Roanoke County, Roanoke City and Salem.*

Preserve Bent Mountain is a group of concerned citizens who watch for insults to these watersheds and their origins of springs, seeps wetlands and streams as these are the only water resources available to citizens. **EVERYONE** relies on a well or spring for their drinking and house hold water. The geology of Bent Mountain is unique with shallow aquifers over shallow bedrock. The insult of the MVP should add great pause to any possible encroachment on the Mill Creek watershed on Bent Mountain which any zoning change could alter.

# Appendices



Example of no GIS flood zone marking and no marking of 100 year flood plain marking on Bent Mountain between US221 and Tinsley.