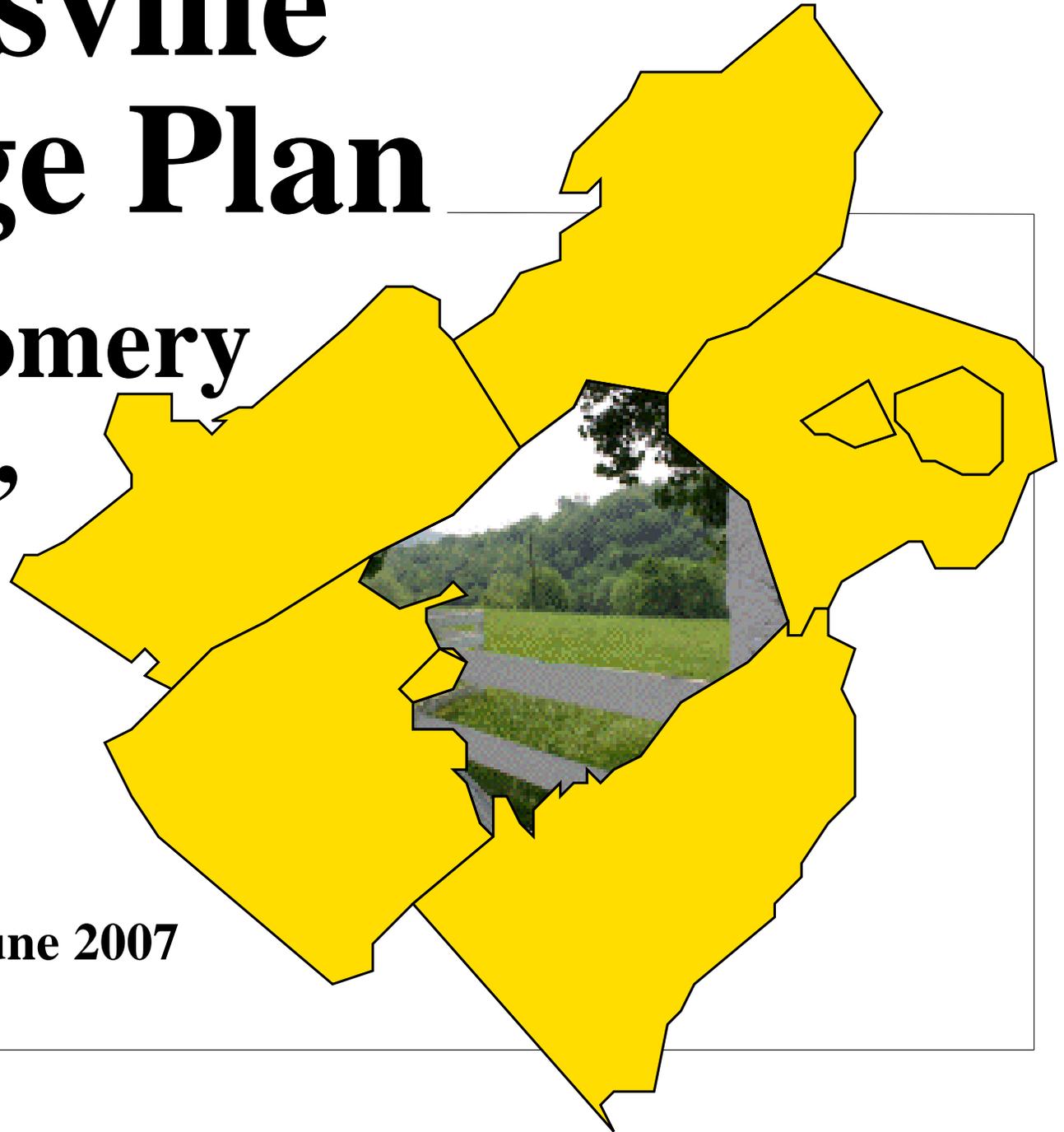# Shawsville Village Plan

Montgomery County, 2025

Adopted: 11 June 2007

The Village of Shawsville

Introduction

The purpose of the village plans is to guide development in each of the villages, while maintaining each villages distinct identity. The village planning process provides citizens in each of the seven villages (six plans) with a say in how their respective villages develop over the next twenty years. This additional input is important because of the County's focused growth approach, which will focus 80% of the County's growth between now and 2025 into the villages, village expansion areas, residential transition areas, and the urban expansion areas.

Under the guidelines established in *Montgomery County, 2025*, villages are defined as " larger rural communities where limited mixed-use development activity has historically occurred and public utilities are available;...are separate and distinct from each other and from nearby towns;... and have served as and will continue to serve as focal points for surrounding rural areas." The village expansion area, on the other hand, is defined as the areas "adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core. It is assumed that the

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villages and village expansion areas are either currently served by public water and sewer and other public facilities (schools, parks, or fire and rescue stations) or where public water and sewer is likely to be provided in the future.

Planning Process and Community Input Results

The Shawsville Village Plan was developed through the combined efforts of citizens, Virginia Tech students and faculty, and staff from the Montgomery County Department of Planning and GIS Services.

The public input process for the Shawsville Village Plan can be divided into three phases: a door-to-door household survey, two community visioning sessions, and finally, review by the Montgomery County Planning Commission and the Montgomery County Board of Supervisors and adoption.

Household survey

On January 27, 2007, undergraduate students from the Virginia Tech Department of Urban Affairs and Planning distributed 474 surveys to the households in Shawsville. The survey asked residents what they do or do not like about Shawsville, what they would change, and what they think County government needs to know. The survey packet included information and an invitation to attend the community visioning sessions.

Those residents who responded to the survey say they love Shawsville's rural, quiet, small town atmosphere. Many also like its location: close to Christiansburg, Roanoke and Salem, but not near industrial areas.

When asked what they would change or improve about Shawsville, residents suggested:
- making things such as health care and restaurants more convenient;

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- improving transportation safety and access to public transportation;
- creating recreational opportunities for both the young and elderly;
- receiving adequate attention from County government;
- stopping the proposed inter-modal inland port;
- upgrading utility availability and reducing costs, especially for water.

Community visioning sessions.

The first of these meetings was held at the Meadowbrook Library on February 10, 2007. This meeting included (a) an overview of the County comprehensive plan and the role of the seven villages in that plan; (b) a review of the household survey results; (c) group discussions on local needs and concerns; and (d) a vision and goals for the future of Shawsville. Participants identified seven areas of interest:
1. Land use and development, and especially the redevelopment and re-use of older structures.
2. Housing, with an emphasis on affordable housing for a diverse population.
3. Transportation, including improved traffic safety on local roads, the availability of

public transit, and the need for pedestrian/bike/golf cart connections to public facilities (e.g., schools to Meadowbrook).

4. Quality services, such as schools, water and sewer, public safety and emergency response.
5. Recreation and other community activities for all ages, but particularly for children and youth, and the elderly.
6. Wellness and a healthy community lifestyle, with access to quality health care services.
7. Business development and support, to provide better services to the area (e.g., grocery store) as well as job opportunities for local residents.

At the second community meeting on March 17, 2007, participants reviewed and finalized the goals, the strategies, and the future land use map. Participants added two areas of interest (natural environment and community-government relations), and several new strategies were incorporated into the original list as well.

Public hearings, plan review and plan adoption.

The Montgomery County Planning Commission a public hearing for the Shawsville Village Plan on April 18 2007, at the

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Meadowbrook Center and recommended adoption on May 9, 2007. The Board of Supervisors held a public hearing on May 29, 2007 and adopted the Shawsville Village Plan on June 11, 2007.

Historical Development Patterns

Historical evidence regarding the area that is known as Shawsville can be traced back to the mid to late 18th century. Fort Vause was constructed during this time to protect the Vause family and their surrounding neighbors from the French and Indian War. The area was one of the westernmost forts located in the Virginia Wilderness at the time.

Throughout the nineteenth century, Shawsville experienced organic growth that was largely influenced by its proximity to transportation systems. The area to be known as Shawsville began experiencing growth after a toll house from the Alleghany Turnpike was located there. In 1847, the Southwestern Turnpike was built through the area, and the town was then given its name. Shawsville is derived from Charles B. Shaw, who was the chief engineer of the state of Virginia at the time.

In addition to roadways, the railroad also had a major influence on the development of the town. The growth produced a railroad depot,

a bank, a hotel to accommodate travelers, churches, and a school house by the late 19th century. Much of the original business district, located along Oldtown Road, is part of a National Historic District, designated in 1991 by the National Trust.

In the early 20th century, the construction of Lee Highway shifted some of Shawsville's growth from the original "downtown" area to the south, where development occurred along the road. Over the past couple decades Shawsville has experienced very little growth, largely in part due to the construction of Interstate 81, which rerouted traffic and businesses from Lee Highway.

Current Conditions and Trends

Population

According to the 2000 Census Shawsville's population included 1,029 individuals, which was a slight drop of less than 1% from 1990 figures. Shawsville's population reflects the general characteristics of unincorporated Montgomery County.

The median age of Shawsville residents is 34 years, which is lower than other areas of the county, at 40 years old. The largest group is between the ages of 25 and 34, followed by ages 35-44. The next largest groups are infants and youths age 0-9. Children under 18 make up

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a quarter of the town's population, which seems to confirm the residents' belief that the area is a good place to raise a family.

The population is split almost evenly between males and females. Most people live in family households, with an average household size of 2.39 persons. Nearly 50% of all households are married couples, and another 38% of all households are single individuals with no children. Average family size is 2.79 persons, which is slightly smaller than other areas of the county.

Shawsville's population is predominantly white (95%), with few other racial or ethnic groups represented in the village. This includes 1% African American or Black, and less than 1% each Native American, Asian, or other races. 1.6% are of two or more races. Hispanic or Latino residents also represent less than 1% of the population. Interestingly, 72% of all minorities in the Shawsville area report they live in Kirk Hollow.

The census data also demonstrate the relatively transient nature of much of the population in Shawsville. More than 42% of all Shawsville residents lived in a different house in 1995, and 60% lived in another county at that time. Approximately half (54%) work in another county and a few (3%) work in another state; only 11% of the population both lives and works in Shawsville.

Most residents over the age of 25 have obtained a high school degree (61.8%) and 14% have bachelor's degrees.

Shawsville has a healthy labor force and a low unemployment rate, at 2.9%. Many area workers travel to Salem, Roanoke, Blacksburg and Christiansburg to work. The mean travel time for commuting workers is 25.5 minutes, which mirrors the average time for the standard American.

Median income for the area is $31,953. Seven percent of families live below the poverty level, while the number of individuals below the poverty level is 10.2%.

Natural Environment

Shawsville encompasses an area of just over 2 square miles in eastern Montgomery County. The village lies, as does most of Montgomery County, on a large tract of Bedrock which includes residuum, colluvium, and alluvium. Also included are areas of limestone and dolomite, which leads to surface concerns over karst terrain. The elevation of Shawsville is approximately 1440 feet above sea level.

The topography of Shawsville raises some important issues with regard to development. Slopes are severe (greater than 15%) in much of the area, and these steep slopes significantly constraint future development. Though flatter slopes are more suitable for development, many of these portions of Shawsville are located within floodplains, as the South Fork of the Roanoke River passes through the village.

Shawsville has a diversity of soil complexes; no one soil type dominates the area. Nearly all of the soils found within Shawsville are classified as either somewhat or very limited to development of dwellings with basements. . The area is also highly limiting for septic systems, although suitable soils can be found at the site scale throughout Shawsville. Soil compatibility should therefore be considered on a case-by-case basis for development. Public water and sewer services are available throughout much of Shawsville , which mitigates many of the issues related to soil suitability.

Existing Land Use

Rural character and small-town feel are what people think of when you say "Shawsville." The rural character of this area is part of its history and the citizens would like to see the rural nature be fostered into the future. One property of particular value to the community is the horse-farm which encompasses a large tract and can be seen from US Route 460/11.

The newly established Meadowbrook Center, which includes a YMCA, library, and small museum, is the current centerpiece for the Village. Commercial land use is prominent along the central artery, US Route 460/11, and especially in the area of the Meadowbrook Center. Here is where the motel, bank, and other businesses find their place within the community. All of these establishments are small and local in scale.

Residences are found throughout Shawsville. Mobile home parks have a presence in the area, but single family homes are the true essence of Shawsville. The mobile home parks provide affordable housing to lower-income residents, and residents new to the area.

Village land use includes a number of civic use parcels, including Public Service Authority facilities, two public schools, the Alleghany Rescues Squad facilities, and the Meadowbrook

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Center..

Housing

The Shawsville area includes 460 dwelling units. Only a small percentage of these units are vacant. The majority of all homes are owner occupied. This is true even for the large number of mobile homes in the village, because units are the property of individual owners, though they may sit on land rented from a mobile home park owner.

Two types of homes predominate the area: single family detached residential units and mobile homes. Shawsville includes only a few duplexes or multifamily residential units.

Nearly 50% of the homes in Shawsville were constructed between 1970 and 1989. Approximately 30% were built before 1970, and 20% were built after 1989. All of the units built between 1990 and 2000 were mobile homes; and between 1980 and 1989, 85% of all new units were mobile homes. Only a few mobile homes were constructed prior to 1980.

In the 2000 census, most properties are valued between $50,000 and $99,999, with a median value of $88,100. None were valued over $500,000 in the 2000 census. The average monthly homeowner cost for a unit with a mortgage was $875, and only 14% of homeowners spent more than 35% of their income on housing. This is an indication that

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housing in Shawsville is affordable, primarily as a result of the number of mobile homes.

Rental costs $450 per month, and 72% of all renters spend between $300 and $499 per month. Approximately 27% of all renters spend more than 35% of their monthly income on rent.

Transportation

US Route 460/11 bisects the village. This four lane road connects Shawsville to the rest of Montgomery County, as well as to adjacent Roanoke County. U.S. 460/11 intersects Alleghany Springs Road at the center of the village core. To the north of u.s. 460/11 is Old Town Road, Shawsville's original thoroughfare through the "downtown." Old Town Road runs parallel to u.s. 460/11 and connects to it on the west and east sides of Shawsville.

A five-mile long connector "smart road" is planned linking Blacksburg to Interstate-81. Of importance to this planning area is the location of the new highway's interchange with Interstate-81 and whether or not local traffic will be able to access Interstate-81 and the Blacksburg connector at this interchange. If access is planned to be provided, then portions of the planning area would provide an attractive rural setting for persons wishing to locate within commuting distance of Blacksburg/Virginia Tech or Roanoke/Salem metropolitan area or both. This would include the Shawsville area.

The Norfolk and Southern Railroad is located to the north of US 460/11 and runs parallel to it. Norfolk and Southern provides freight rail service to the area. There has been discussion of the return of passenger rail service with Christiansburg being mentioned as a potential site for a station.

Lack of public transportation options can be seen in census statistics regarding travel to work. Out of 485 workers, 86% drove to work alone, and 8% carpooled. Approximately 4% of Shawsville residents work at home. Recently, the Smart Way bus added a stop in Shawsville

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on a trial basis. Smart Way (Valley Metro) is a regional public transportation service, operated by the Greater Roanoke Transit Company. This service links the Roanoke Valley and the New River Valley.

Public Facilities and Services

Shawsville has two public schools: Shawsville Elementary School for grades PK-5, and Shawsville Middle School for grades 6-8. High school students, grades 9-12, attend Eastern Montgomery High School in neighboring Elliston.

Shawsville's library is located at the Meadowbrook Center, at the intersection of US Route 460/11 and Allegheny Springs Road.

Shawsville is served by the Montgomery County Sheriff's office, located in nearby Christiansburg, and by the Shawsville Rescue Squad and the Elliston Volunteer Fire Department. Emergency services are alerted through the Montgomery County Department of Emergency Services' 911 dispatch system.

The Montgomery County Public Service Authority (PSA) provides public water and sewer throughout most of Shawsville. These services are concentrated along the corridors parallel to US Route 460/11 and Alleghany Spring Road. In certain locations topography, soils and geology have limited the ability of the PSA to provide services. Locations not

Shawsville Village Land Use Summary

Overall Assumptions for Total Expansion Area: 1370 acres, approx (1).; Current Infrastructure Capacity: 630 d.u. approx.. (1); Projected Gross Density: 1.5 du/ac. approx.

Settlement Type	Acreage	Existing Units	New Units	Total Units	Maximum Density
Low Density Residential	490	90	110	200	1 du/acre
Medium Density Residential	330	135	135	270	2 du/acre
High Density Residential	100	165	100	265	3 du/acre
Mixed Use: Residential	60	81	104	185	4 du/acre
Open Space	390	4	6	10	n/a
Village Totals	1370	475	455	930	1.5 du/ acre

Assumptions:

1) While the acreage of Shawsville, included in the future land use map is 1533, the buildout assumptions are based on the acreage less the horse farm on the south side of US 406/11 and the steep slopes on the north side of the Norfolk Western Railroad tracks (1143 acres). At full buildout, which is beyond the horizon of this plan, Shawsville will have no more than 2300 dwelling units.

2) At current rate of growth, Shawsville is not expected to reach full buildout without significant redevelopment within the existing core. Exempting the Mountain Creek development on the eastern edge of the village, , Shawsville has the slowest rate of growth of any of the villages in Montgomery County. The last major subdivision developed in Shawsville was Fort Vause in 1974. Future growth in Shawsville will be limited by the capacity of public water and sewer, which has a an unused capacity of 155 before reaching the 80% threshold.

3) Low density areas are designated for single-family dwellings and are not appropriate for higher density uses, such as manufactured housing parks or apartment complexes. This is in part due to limitations imposed by the presence of the railroad dividing the low density areas of Shawsville from the higher density uses between the tracks and U.S. 460/11 and along the U.S. 460/11 corridor.

4) Much of the medium density development areas are located within existing neighborhoods. Any increase in density in those neighborhoods will be from redevelopment and the construction of accessory dwellings. The density number also assumes the development of some duplex units/ accessory dwelling units within existing neighborhoods as the neighborhoods age.

5) Residential development within the mixed use neighborhoods are likely to occur adjacent to or above commercial development, especially within the historic district where live/work units are appropriate and follow historic development patterns. In addition, redevelopment projects may take a TND approach which mixes use types within the same development (eg: residential, commercial, civic uses).

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served by public water use private wells and septic systems.

The County Collections division provides litter control and solid waste services to Shawsville. This division operates 10 staffed consolidated recycling and waste collection sites where all County citizens may deposit household waste and recyclables, appliances, mattresses, furniture, etc. The solid waste site for Shawsville is located in Elliston-Lafayette. To help in this effort Montgomery County also hosts public "clean-up" and recycling events, such as Broomin' and Bloomin', Hazardous Waste Collection Day, and Paint Exchange.

Private companies provide other utilities, e.g., cable, internet and phone services. American Electric Power provides electricity to the Shawsville area.

Community Organizations

In Shawsville, people value the way that relationships can strengthen a community, therefore there are many opportunities for involvement: the Ruritan Club, the Parent-Teacher Association, the Mountain Valley Charitable Foundation, and the Ministerial Coalition of Churches.

The Ruritan Club is a civic service organization, meant to foster fellowship, goodwill and community service. Members meet

Photo by Planning Staff

monthly to plan events for Shawsville, promote public welfare, and create economic opportunities within the community. They raise money for specific projects and scholarships. The Ruritan Club is highly connected with Linking Individual Needs in Community, or L.I.N.C.

The Parent-Teacher Association is a local chapter of a nationally recognized organization meant to cultivate good relationships between parents and teachers on behalf of the children, in effect to better the schools. The area schools have highly active PTAs, based from Shawsville Middle School.

The Mountain Valley Charitable Foundation is specific to the needs of this Appalachian small town. The group provides services to citizens of Eastern Montgomery County through scholarships, historic preservation, and supplemental funding for a community newsletter. The Ministerial Coalition of Churches incorporates 12 churches as members in order to coordinate the sponsorship of the local food pantry, and also to plan for community revivals. These four groups encourage community togetherness, and make Shawsville a well cared-for place to live.

Planning Assumptions and Land Use

During the village planning process, participants relied on five key planning assumptions:

- Population growth will continue during the next 25 years, in general accord with the County's Comprehensive Plan. (At slightly more than 1% average annual growth; up to about 25,000 more people in the County as a whole by 2030, with 6,000- 8,000 in the unincorporated areas and the remainder in the two towns;

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- Residential development will be concentrated mainly in the County's designated growth areas, including the Urban Expansion Areas, the Residential Transition Areas, and the seven Villages and six Village Expansion Areas;
- Residential development densities in the Shawsville area will occur in general accord with the County's Comprehensive Plan, with 2 units per gross acre;
- Small amounts of job growth will occur in the immediate vicinity of Shawsville mainly village-scale businesses and telecommuting jobs; and
- Public water and sewer service will be limited to those areas designated in the Shawsville Village Plan.

There are a number of assumptions specific to Shawsville that contributed to the overall future land use scheme: 1) Shawsville, historically, has had and will continue to have a thriving, mixed-use business district; the presence of natural and manmade obstacles,, including the presence of a major highway and a parallel rail line, steep slopes, and floodplains pose limitations on potential development in

Shawsville,; and growth pressure in Shawsville comes from development from the east in Roanoke County and Salem rather than from the western portions of Montgomery County.

Neighborhood Types and Land Uses

Mixed Use Development

Mixed use development has been the rule rather than the exception in the majority of the Villages in Montgomery County. Part of this is due to the nature of small, contained, and constrained spaces. Unlike their larger counterparts, which have the luxury of land and expansive public works and may more clearly separate uses, villages and village expansion areas are constrained by limited public facilities, especially the possible extent and capacity of public water and sewer. Given the limitations, all of the land use designations are based on the assumption of mixed use development.

Mixed use development means that while certain uses may be deemed most appropriate for a specific area of the village, the primary use designation does not preclude other types of development in, near, or in lieu of the primary designation. In a sense, this approach means that portions of the villages and village expansion areas are treated, in essence, as large planned unit developments. Indeed, the mixed use approach to village development encourages the creation and strengthening of the sense of community with the village by making goods, services, and jobs more readily available and accessible to residents. The approach also assumes that future development, rather than destroying or overpowering the historic core, will be designed to strengthen the historic development patterns, add to the quality of life of residents, and provide appropriate levels and scale of development.

Residential Neighborhoods

The Shawsville Village Plan designates three residential neighborhood types: Low, Medium, and High Density. The designations do not mean that there will be two, three, four, or more dwelling units on every acre of land, but they do provide a guide to the number of dwelling units, overall, that can be developed on a specific parcel (gross acreage). The designations were used to match the village plan to the existing ordinance. Residential development in the low density neighborhoods is intended to be stick-built or modular single-family housing. The Medium Density neighborhoods may include a wider variety of housing types, including: single-family dwellings, accessory dwellings, duplexes, triplexes, and quadplexes as infill. Currently, high density residential is defined primarily as manufactured housing parks, but may also include larger scale multifamily developments and redevelopments. As with the Medium Density neighborhoods, the Mixed Use neighborhoods are appropriate locations for a wider variety of housing types, including residential and commercial uses within the same structure or development.

Shawsville Village Plan: Statement of Preferred Future

The following statement of the preferred future of Shawsville was created by the citizens at the first meeting and evaluated and refined at the second meeting. This Vision Statement essentially summarizes the key goals for the future of the village.

In the Year 2030, Shawsville:

Shawsville is an ideal location for people who value the character of a small town. Through careful planning it has achieved a reputation as a place that offers affordable housing, convenient shopping and dining, recreational opportunities, and quality services, and still has beautiful farms and forests, and scenic views of the mountains.

The village has preserved its historic structures and traditional farming areas. Development has frequently focused on the redevelopment or revitalization of pre-existing commercial properties. One of the most valued reuse projects resulted in a small grocery/general store and some additional spaces for cafes and shops. Now, the daily needs of residents can be accommodated in Shawsville rather than Christiansburg, Blacksburg, Roanoke or Salem. The relative convenience of these larger communities draws people to this area of Montgomery County to live,

Photo by Chris Valluzzo

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and public transportation has made links to regional shopping, offices and restaurants much more accessible.

Shawsville is a close-knit community with people that genuinely care for one other and share a commitment to the village. The local schools provide a quality environment where youth grow and learn, and are ultimately prepared for the job market or for a college education. A welcoming feeling is tangible in the family owned restaurants and businesses at the village core. People know one another and feel safe and secure here, especially with the fine services provided by the Sheriff's Office and other County departments, and the local volunteer fire and rescue squads. The community has developed a strong working relationship with the County and is actively engaged with elected officials and staff in decisions related to community goals, needs and opportunities.

Over the last 25 years, Shawsville has dedicated itself to becoming a community with active and healthy residents. People take advantage of the variety of recreation opportunities that are available in the village and nearby. The elderly find multiple options for retirement here, including the senior living facility, which is connected to other areas of the village by a walking path that will accommodate golf carts.

Shawsville Village Plan: Policies

The following policies were developed in meetings with village citizens. These policies are to guide the actions of the County, State Agencies, the Town of Blacksburg and private landowners to achieve the preservation and development of Shawsville in accord with the Vision of this Plan.

SVP 1.0 Land Use Policies

SVP 1.1 General Policies

SVP 1.1.1 Overall Gross Density for the Village Planning Area. The overall density of the village planning area should never exceed two (2) dwellings per gross acre at full build-out (not expected to occur for at least two or three decades).

SVP 1.1.2 Compatibility is Fundamental. The density, type and character of new development must be compatible with the existing village, the vision of the village's future, and be generally consistent with the Land Use Plan Map. New development must be compatible with the traditional forms and architectural character of the village.

SVP 1.1.3 Guidelines Are Firm But Flexible. The policies of this plan are firm guidelines for the County and for developers. While there is flexibility in how to achieve these policies, all new development should follow them in spirit and in action.

SVP 1.1.4 A Variety of Housing Types Should be Built. The County will encourage a variety of housing types, costs and net densities, in order to provide high quality housing for a range of ages and income levels. Most housing will be single-family detached units, but may include accessory units, small single-family detached dwellings, apartments on the second floor levels of employment or civic buildings, and housing for elderly citizens.

SVP 1.1.5 Village Gateways. Establish Clear Gateways at the Major Road Entrances to the Village. Landscaping, signage, grading and pavement design should be used to create a sense of transition into the village on US 460/11 from the east and west. These gateways should be understated, with a traditional, rural village character, with street design, landscaping and architecture that will naturally slow traffic as it approaches the village.

SVP 1.1.6 Proffers Are Expected to Mitigate Impacts. Any rezoning to a higher intensity of land use, particularly residential land uses, will be expected to provide proffers of land, infrastructure and/or funding to off set the impacts of the development, particularly on capital facilities such as roads, parks, schools and public safety.

SVP 1.1.7 Incorporate Universal Design Features. A portion of dwelling units within any given residential project should feature "universal design" in order to provide for all age groups and to allow people to "age in place" within the village.

SVP 1.1.8 Maintain the Historic Settlement Pattern of the Village. This Plan strongly encourages new development to follow the historic pattern of development in Shawsville, including small-scale, compact development, and maintaining a variety of building setbacks, entry configurations and parking arrangements.

SVP 1.2 Future Land Use Map. Achieve the Vision for future development as defined in the Future Land Use Map

SVP 1.3 Rural Character. Maintain the rural character of the Village of Shawsville.

SVP 1.4 Low Density Residential Neighborhoods: Land Use and Urban Design

SVP 1.4.1 Density. Density in Low Density Residential Neighborhoods should not exceed two (2) dwelling units per gross acre.

SVP 1.4.2 Uses. Land uses in Low Density Residential Neighborhoods should be limited to single-family dwelling, secondary accessory dwellings, and home occupations.

SVP 1.4.3 Infill Development. Infill development should

complement and be consistent with existing neighborhood development styles and patterns.

SVP 1.4.4 New Development. New development should complement and be consistent with existing neighborhood development styles and patterns; should have a street pattern and pedestrian facilities which interconnect with the existing transportation system within the village; and should follow traditional neighborhood design (TND) guidelines established by the County.

SVP 1.5 Medium Density Resident Neighborhoods: Land Use and Urban Design

SVP 1.5.1 Density. Density in Medium Density Residential Neighborhoods should not exceed four (4) dwelling units per gross acre.

SVP 1.5.2 Uses. Land uses in Medium Density Residential Neighborhoods should be limited to single-family dwelling, secondary accessory dwellings, limited multifamily dwelling units (duplexes, triplexes, and quadplexes) which fit with the character of the neighborhood, home occupations, and appropriate home businesses.

SVP 1.5.3 Infill Development. Infill development should complement and be consistent with existing neighborhood development styles and patterns.

SVP 1.5.4 Redevelopment. Redevelopment should complement and be consistent with village-scale development styles and patterns and should fit within the existing transportation framework for the village.

SVP 1.5.5 New Development. New development should complement and be consistent with existing neighborhood development styles and patterns; should have a street pattern and pedestrian facilities which interconnect with the existing transportation system within the village; and should follow traditional neighborhood design (TND) guidelines established by the County.

SVP 1.6 High Density

SVP 1.6.1 Density. Density in High Density Residential Neighborhoods should not exceed eight (8) dwelling

units per gross acre.

SVP 1.3.2 Uses. Land uses in High Density Residential Neighborhoods should be limited to multifamily and manufactured housing developments, which fit with the character of the neighborhood, home occupations, and appropriate home businesses.

SVP 1.6.3 Infill Development. Infill development should complement and be consistent with existing neighborhood development styles and patterns.

SVP 1.6.4 Redevelopment. Redevelopment should complement and be consistent with village-scale development styles and patterns.

SVP 1.6.5 New Development. New development should complement and be consistent with existing neighborhood development styles and patterns; should have a street pattern and pedestrian facilities which interconnect with the existing transportation system within the village; and should follow traditional neighborhood design (TND) guidelines established by the County.

SVP 1.7 Mixed Use Neighborhoods

SVP 1.7.1 Encourage Infill Development. Most of future growth in the mixed use neighborhood area should be infill and redevelopment of existing sites. Ensure that new infill development is compatible with the existing rural, historic character of the architectural fabric and siting of structures, especially along Old Town Road. Such development should be a small-scale mix of shop fronts and civic buildings interspersed with residential properties.

SVP 1.7.2 Encourage Mixed-Uses. Land uses along Mixed Use Neighborhood should be a mix of residential, commercial, office and institutional uses. Limit new commercial and employment uses to village -scale, individual or stand-alone buildings with small building footprints that are architecturally compatible with the existing commercial and institutional uses.

SVP 1.7.3 Encourage Live/Work Units. Encourage "live/work" units, which feature a shop or small-scale

office use on the ground floor and a residential dwelling above or behind the shop, not more than two stories above the street.

SVP 1.7.4 Minimize the Impacts of Road Improvements. Evaluate and minimize the impact on historic structures from any publicly or privately funded road or streetscape improvements within the planning area.

SVP 1.7.5 Design Details. The County and the Shawsville community will strive to maintain the rural, informal character of the historic mixed use village neighborhoods by:

(a) Locating new or expanded parking areas behind or to the side of the buildings; screening parking from adjacent uses with landscape buffers and using alley access where feasible.

(b) Providing a strong pedestrian orientation along the street frontage, with parking located mainly at the rear of the buildings

(c) Prohibiting auto-oriented functions like drive-through windows

(d) Encouraging new buildings to generally match the setbacks of adjacent buildings while also maintaining a variety of setbacks and orientations.

(e) Orient building fronts toward main streets, and service backs of buildings through alleyways, wherever feasible

(f) Encouraging porches, street trees, street furniture, sitting areas and other pedestrian-friendly design elements.

(g) Encouraging adaptive reuse of historic structures.

SVP 1.8 US 460/Rt 11 Road Corridor

SVP 1.8.1 Avoid Reverse-Frontage Development. New development adjacent to US 460/11 and on Old Town Road should face toward the respective road.

SVP 1.8.2 Manage Access. Develop and implement an access management plan along US 460/11 to limit the number of access points on the road, consistent with the land use and design policies for this corridor.

SVP 1.8.3 Encourage Connectivity. Encourage inter-parcel connections between all sites along US 460/11 for both vehicles and pedestrians, including creating new connections to existing neighborhoods that need better and safer access.

SVP 1.8.4 Calm the Traffic. Calm traffic that flows into adjacent residential areas through the use of traffic-calming devices and street design, and to provide safe pedestrian crossings.

SVP 1.9 Reuse and Revitalization. Encourage reuse and revitalization as a way to accommodate growth strategies.

Action Steps

• Adopt zoning district language, development regulations, design guidelines, or other tools to enable development that is compatible with the existing scale and character of Shawsville, which includes:

- residential clustering
- conservation of open space, farms and forests
- village commercial rather than regional, large-scale or big box development
- preservation of historic structures and scenic beauty
- density bonuses for meeting or exceeding open space conservation, affordable housing, or other goals.

• Protect and enhance tree canopies and tree cover as a scenic and environmental resources, through tree protection ordinances, landscaping requirements as part of development regulations, or other measures.

• Promote sustainable development approaches that protect watersheds and stream corridors, reduce development in floodplains, enhance water quality, and minimize the impact of storm water runoff.

• Develop comprehensive corridor design guidelines for new development and redevelopment in the US 460/11 corridor to ensure compatibility with the existing, historic design context, including signage, lighting, and streetscape.

• Review and amend the County Zoning and Subdivision Ordinances and other development standards to ensure that they do not present barriers to achieving the vision for Shawsville and to implementing the policies of this plan.

• Redevelop properties along US 460/11 to increase density and provide opportunities for mixed use development, e.g., first floor commercial with office uses above.

• When feasible, rehabilitate existing structures, or remove and replace them with appropriate and compatible new development.

• Evaluate the potential reuse of the Shawsville Middle School building and/or site for senior housing.

• Adopt flexible ordinance language to deal with issues related to rehabilitation, e.g., parking requirements.

SVP 2.0 Government and Planning

SVP 2.1 Communications and Collaboration. Promote communications and collaboration between County agencies and the village residents they serve.

SVP 2.1.1 Improve Local Relations and Service Opportunities. Improve local relations and expand service opportunities with the Montgomery County Sheriff's Office, the Public Service Authority, and other County departments and agencies. Where possible, this should include satellite offices or regular staff office hours at the Meadowbrook Center.

SVP 2.1.2 County Outreach and Education. Expand County outreach and development programs so that community organizations are included in identifying and responding to community problems and needs. As part of this process the County should provide technical and staff support, funding, and opportunities for collaboration on program development and operations.

SVP 2.1.3 Web Presence and Community Information. Create a Shawsville village web page and/or link on the Montgomery County government site, with data specific to the village and surrounding community, (e.g., statistics on population, schools, income and poverty), postings on programs and events; information about possible grants or other funding opportunities, etc.

SVP 2.1 Collaboration is Key. The County will collaborate with other government entities to ensure that the policies of this plan are implemented and the Vision is achieved.

SVP 2.3 Work Closely with VDOT to Achieve the People's Vision. The County will work closely VDOT to ensure that the urban design, mobility and public safety policies of this plan are implemented. Cooperation between the County, VDOT, and private developers will be critical to the success of this plan.

SVP 2.5 Encourage a Unified Community. The County will encourage the people of Shawsville to act as a single, unified community when working with the County, Town and State in implementing this Plan. The citizens committee appointed for this Plan is one step toward that unified approach. The County encourages the citizens to take a leadership role in implementing this Plan once it is adopted.

SVP 2.5.1 Citizen Advisors. Continue to work with civic and community groups in Shawsville on finalizing and implementing the Shawsville Village Plan.

SVP 2.5.2 2030 Vision. Village residents, businesses and public officials will keep our eye on the Vision for 2030 to make the long term Vision an "embedded" element in the collective minds of the community.

SVP 3.0 Cultural Resources

SVP 3.1 Meadowbrook Library and Meadowbrook Center. Provide ongoing County support for the Meadowbrook Library and for further development of community facilities and county services at the Meadowbrook Center.

SVP 3.2 Encourage Awareness and Knowledge of Local History. Encourage better understanding and education about the value of its historic resources and ways that they can be better preserved.

SVP 3.3 Encourage Historic District Expansion. Encourage the expansion of the Shawsville State and National Historic Districts to include all qualifying sites and structures.

> **SVP 3.3.1 Historic District.** Work with property owners to extend National and State Historic District to include other historic sites and structures in and around the historic neighborhoods of the village.

> **SVP 3.3.2 Technical Assistance.** Assist owners of eligible properties who are interested in applying for the Virginia Historic Register and the National Register of Historic Places.

> **SVP 3.3.3 Code Enforcement.** Provide adequate code enforcement support and a balanced approach to enforcement that considers issues of rehabilitation, alternative techniques, and any federal or state regulations for historic properties.

> **SVP 3.3.4 Encourage Adaptive Re-Use of Historic Structures.** Encourage the adaptive re-use and rehabilitation of historic structures throughout the Shawsville area.

SVP 4.0 Economic Resources

SVP 4.1 Village Scale Economic Development. Foster business and employment opportunities in Shawsville and Eastern Montgomery County.

> **SVP 4.1.1 Grocery Store.** Investigate options and opportunities for bringing a small grocery, food co-op, natural foods, or general store, and/or a farmer's market or community supported agriculture program to the community.

> **SVP 4.1.2 Wireless Access.** Provide wireless access throughout the village and surrounding areas, in support of telecommuting, e-commerce, and education; and possibly as a foundation for research on the community's

health and wellness (see Health goal, below).

> **SVP 4.1.3 Small Business Support.** Improve opportunities for small business development in the form of antique shops, professional services, bed and breakfast inns, cafes, or other family-owned businesses, through zoning, financial incentives, or technical assistance programs, e.g., Radford University Small Business Center, SCORE, etc.

> **SVP 4.1.4 Tourism.** Develop a regional tourism-based economic development strategy, for example, by creating an "antiques corridor" to link Shawsville to surrounding localities.

SVP 5.0 Educational Facilities

> **SVP 5.1. Schools.** Foster community support for education.

> **SVP 5.2 Adult Education.** Investigate the demand and opportunities for continuing, adult or community college education in Shawsville.

> **SVP 5.3 School Campus Approach.** Consolidate all Shawsville schools onto one campus.

SVP 6.0 Environment Resources

> **SVP 6.1 Agricultural and Scenic Resources.** Protect and enhance the rural agricultural and scenic resources that give Shawsville its special character.

SVP 6.1 Preserve Floodplains. The County will encourage preservation of the 100-year floodplains in their natural state to protect against floods and to function as an integral part of the County's network of open space.

SVP 6.2 Preserve Buffers Adjacent to Floodplains and Karst Formations. The County will encourage the preservation of a natural riparian "buffer strip" adjacent to floodplain areas and setback buffers from Karst sinkholes, in order to protect and enhance water quality and to maintain wildlife habitat areas adjacent to stream corridors.

SVP 6.3 Encourage Pervious Paving Materials. The County will encourage the use of pervious paving materials for parking

lots and driveways where feasible to maintain groundwater and surface water quality, and to reduce sheet flows from paved areas.

SVP 6.4 Discourage Development on Steep Slopes. The County will discourage development on slopes over 15% and encourage these areas to be maintained as open space to minimize erosion, downstream flooding and pollution.

SVP 6.5 Manage Development on Moderate Slopes. The County should ensure that new development on slopes between 10% and 15% incorporates retaining walls, erosion resistant plantings and careful site planning in order to minimize land disturbance and erosion potential in these areas.

SVP 6.6 Promote Regional Stormwater Management. The County will create guidelines and regulations for coordinating stormwater management facilities on a regional and sub-regional basis rather than site by site.

SVP 6.7 Solve Existing Drainage Problems. The County will work with landowners and VDOT to address existing drainage problems in existing neighborhoods.

Environment Resources Action Steps

- Promote sustainable development approaches that protect open space, agricultural land and viewsheds; protect rare and endangered species; protect watersheds and stream corridors; reduce the environmental impact of development in floodplains; enhance water quality; and minimize the impact of storm water runoff.

- Protect and expand tree canopies and tree cover as scenic and environmental resources, through tree protection ordinances, landscaping requirements as part of development regulations, or other measures.

- Adopt a storm water management plan to mitigate stream impacts from urban development.

- Identify rare and endangered species in the Shawsville village area, and take measures to protect and promote these and other wildlife.

- Develop and disseminate a community education program on Shawsville's natural environment and the impact of human

development on land, water, vegetation, and animal life.

- Develop standards for regional and sub-regional stormwater management facilities the County Engineer will develop guidelines and regulations for developers to coordinate plans for stormwater management facilities.

- The County will work closely with local rural landowners to maintain a green buffer of farmland and open space surrounding the village, through techniques such as agricultural zoning, agricultural and forestall districts, agri-tourism and open space land acquisition. The County will work to develop incentives for landowners to preserve those areas, including an economic development strategy for agricultural areas.

SVP 7.0 Housing

SVP 7.1 Housing Opportunities. Provide rental and owner-occupied housing opportunities that are affordable to a wide range of individuals and families, including seniors.

SVP 7.1.1 Affordable Housing. Adopt regulations or institute incentives for the creation of affordable home ownership opportunities, including:

- residential clustering, zipper lots, zero lot line development, reduced minimum lot sizes, etc.
- construction of townhouses, condominiums, and accessory residential units
- density bonuses for affordable housing development

SVP 7.1.2 Homeownership. Investigate opportunities to transition renters and mobile home owners to property/home ownership.

SVP 7.1.3. Senior Housing. Evaluate the potential reuse of the Shawsville Middle School building and/or site for senior housing.

SVP 7.1.4 Manufactured Housing Parks. Adopt development regulations and design guidelines that enhance the quality and character of mobile home parks, e.g., related to landscaping and streetscaping, tot lots and recreation areas, greenways and paths that connect to schools and community facilities).

SVP 8.0 Community Resources and Services

SVP 8.1 Adequate Community Resources. Ensure that Shawsville residents receive the quality services they deserve, including but not limited to education, public safety, parks and recreation, social services, and water and sewer.

SVP 8.1.1 Community/Government Relations. Improve local relations and expand service opportunities with the Montgomery County Sheriff's Office, the Public Service Authority, and other County departments and agencies. Where possible, this should include satellite offices or regular staff office hours at the Meadowbrook Center.

SVP 8.1.2 Emergency Services: Funding & Training. Promote emergency services in Shawsville by ensuring appropriate funding and training for the volunteer rescue squad (located in Shawsville), the volunteer fire department (located in Elliston), and the Montgomery County Sheriff's Department.

SVP 8.1.3 Emergency Services: Shared Resources. Share equipment and resources between the Shawsville Rescue Squad and the Elliston Fire Department, and ensure interoperability of communications systems.

SVP 8.1.4 Community Food Pantry. Continue to provide space and support for the Community Food Pantry.

SVP 9.0 Recreational, Health, and Wellness Resources

SVP 9.1 Greenway Park and Trail System. Support the development and implementation of the Village Transportation Links (VITL) plan in Shawsville and Eastern Montgomery County.

SVP 9.2 Pocket and Neighborhood Parks and Green Spaces. Encourage developers to provide pocket and neighborhood parks and green spaces in their development designs.

SVP 9.3 Co-Use of School Facilities. Encourage the development of a joint use agreement between the Montgomery County Public Schools and the Montgomery County Parks and Recreation Department for the multi-use of school facilities.

SVP 9.4 Village Park. Increase opportunities for recreation,

through the creation of a river park, and the development of a system of greenways and trails that allow Shawsville residents to walk or bike throughout the community, and specifically to connect the schools and the library/community center.

SVP 9.5 Camp Alta Mons. Take measures to preserve the land and facilities at Alta Mons for local hiking and camping opportunities.

SVP 9.6 Community Health and Wellness. Provide opportunities for healthy living, physical activity, and wellness.

SVP 9.6.1 Health and Wellness Data. Initiate a research program to gather data on the health and welfare of Shawsville residents.

SVP 9.6.2 Community Wellness Education Program. Work with the County, the Meadowbrook YMCA, Virginia Tech, and the community to develop a community wellness education program.

SVP 10.0 Transportation Resources

SVP 10.1 Pedestrian and Vehicular Safety. Promote safe pedestrian and automobile travel along US 460/11 and other roads in the village.

SVP 10.1.1 US 460/11 Intersection Improvements. Install traffic safety measures, e.g., a traffic light at US 460/11 and Allegheny Springs Road, Railroad Crossing signs at that intersection, and improvements to the cross-over at US 460 and Lilac.

SVP 10.1.2 Alleghany Springs Road Improvement. Upgrade Allegheny Springs Road to accommodate traffic in anticipation of new development, including the addition of bike lanes.

SVP 10.1.3 Newtown Road Railroad Crossing. Create a safe path for travel from one side of the railroad tracks to the other, in the village core at Newtown Road.

SVP 10.2 Public Transportation. Provide access to public transportation and alternative transportation options (bicycling, hiking/walking, golf carts, etc.)

SVP **10.2.1 VITL System.** Develop a system of greenways, trails and sidewalks that allow Shawsville residents to walk or bike throughout the community, and specifically to connect the schools and the library/community center.

SVP **10.2.2 Park and Ride.** Create park-and-ride centers or other options to promote carpooling.

SVP **10.2.3 Bus Service.** Offer public transportation options through Blacksburg Transit (the Two-Town Trolley) and the SmartWay bus.
Fund a local public transportation system to connect community residents to shopping, health care and social services, e.g., Eastern Montgomery County Service Provider.

SVP 10.3 Recognize that Roadways Are Public Spaces. This plan recognizes that public roadways are not just conduits for transporting people and vehicles. Rather, they are public spaces with important social and cultural functions, including viewing the community and meeting neighbors.

SVP 10.4 Make All Travel Modes Safe. Work with VDOT to ensure that pedestrian and bicycle mobility and safety have equal priority with motor vehicle mobility and safety on all public roadways.

SVP 10.5 Manage Access. Limit new access points on the major through-roads designated in this Plan.

SVP 10.6 Construct Roads in Conjunction with Rezoning Approvals. Require development applicants to dedicate right-of-way and build their portion of new roads, in conjunction with receiving zoning approvals for higher densities.

SVP 11.0 Utilities

SVP 11.1 Extent Public Water and Sewer Service. The County will provide and manage public water and sewer service for Shawsville. The County will require that new development connect to these systems and will prohibit new private wells and septic systems.

SVP 11.2 Limit of Public Water and Sewer Expansion. The County will limit water and sewer service to the designated Service Area set forth in this Plan. Providing public utility service only to the designated area will ensure that new development is compatible with the villages historic character, is affordable for the County to serve, and enhances rather than degrades the quality of life for local residents. A potential exception to this policy is the possibility of extending water service to the Brooksfield Road and Mt. Zion Road area to serve existing residents.

SVP 11.3 Treatment Capacity. The County will monitor available treatment capacity. The County will approve rezonings to higher intensity uses only in conjunction with assurances that adequate water and wastewater treatment capacity will be available. Treatment capacity will be expanded in accord with the County's long-range capital improvement plans. Public utility capacity will be planned to accommodate the orderly growth in the area, in accord with the County's overall Comprehensive Plan, rather than to create or "drive" that growth.

SVP 11.4 Capacity for Employment Uses. The County will reserve a modest amount of capacity (roughly 20% of total allocated to the planning area) for non-residential development/expansion.

SVP 11.5 Underground & Buried Utilities. Require developers to place utilities underground in all new developments.

Utilities Action Steps:

• Review all ordinances, and amend as needed to ensure that all new development is required to place utilities and wires underground.

• The County Public Service Authority (PSA) will work with the Planning Commission to develop a policy for allocating sewer and water capacity in the area in conjunction with rezoning approvals so as to ensure that treatment capacity is reserved for such approved development.

• Place overhead wires underground in the historic area.