

# **Strategic Update:** **Comprehensive Plan**

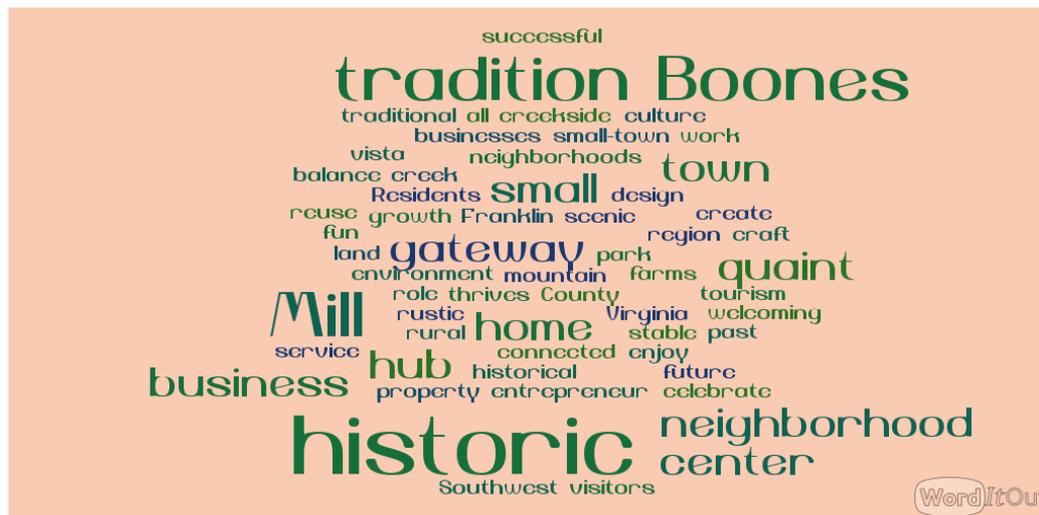
***Town of Boones Mill***  
*Incorporated 1927*



A strategy update for 2017  
December 2016

# Introduction and Purpose

“It is the intention of the Mayor and Council to provide for the orderly and designed growth of the community, supported by public facilities and services such as water and sewer systems, police and fire protection, parks, roads and schools. This Comprehensive Plan is a vision for Boones Mill’s future, based on community values.”



# Vision adopted 2015

*Boones Mill is a quaint small town. It thrives in its historical role as the hub of a rural community. Residents and visitors enjoy traditional neighborhoods and successful small businesses.*

*Boones Mill is a gateway, welcoming all to Franklin County and Southwest Virginia. We celebrate our culture and community.*

# Vision changes?

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*Boones Mill is a gateway, welcoming all to Franklin County and Southwest Virginia. We celebrate our culture and community.*

# Goals adopted 2015

1. Create a community that will serve as a regional center for residential, commercial, and employment development, consistent with our traditional role as a community hub.
2. Protect Boones Mill's natural, historic, and scenic resources.
3. Maintain a high quality of life for Boones Mill residents.

# Goals changes?

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# Last Year's Priority Projects for Implementation

- Depot renovation
- Building 2 renovation
- VDOT infrastructure improvements
- County's Boones Mill Park
- Wastewater Facilities



# Priority Projects for 2017

- **Redevelopment Front Phase:**
  - Depot, Building 2, Farmers Market
- **Small business development around town**



Building No.2 Renovation



Preliminary: 07 April 2016

# Top 10 Strategic Actions for Implementation in 2016

- Ensure the integrity of the Town spring and wells; complete research and any negotiations such that **pipeline** activity does not endanger the water supply.
- Continue restoration of **Train Depot** using VDOT funds and volunteer efforts.
- Hold temporary **community events** such as a farmer's market, musical performances, and holiday celebrations.
- **Renovate Building 2.** Complete the industrial renovation and lease out 50% of the space.
- Support **small business** development in town: both new construction or renovation of vacant buildings.
- Advance VDOT partnership to improve **access roads** on the redevelopment property.
- Negotiate conveyance of the development property's access roads to VDOT as **public roads**.
- Evaluate and launch **downtown enhancements** such as compact parks, plantings, or fixtures like benches, in partnership with existing businesses and community groups.
- Make an engineering assessment of Building 3 and Building 4; **plan** for renovation or demolition in 2017.
- Negotiate planning with County partners for development of Boones Mill **Park** on roughly 10 acres of the development property and a Boones Mill **Library** branch in Building 2.

# Status of Strategic Actions from 2016

- **Pipeline** Route was revised farther away from town.
- **Depot** engineering is complete, volunteer efforts are ongoing.
- **Community events:** Fishing Rodeo, Car Show, Apple Festival were successful.
- **Renovation underway at Building 2.** Complete April 2017. One lease and one prospect.
- **Small business:** Pet Salon, Tree Service, Distillery all opened in town. Brewpub coming soon.
- **Access roads** on the redevelopment site are in design through Primrose Project.
- **Public roads** can be conveyed to VDOT upon improvement
- **Downtown enhancements:** No significant progress.
- **Building 3** has recommended funding for design work as a farmers market.
- County's **Southway Business Park** is developing. A County-run park on Town-owned land is not likely in the near future, and a Boones Mill **Library** branch in Building 2 would require a creative partnership due to limited funding.

# Top 10 Strategic Actions for Implementation in 2017

- Support renovations of at least two **downtown buildings**.
- Support at least four **small business startups** with new business licenses.
- Continue restoration of **Train Depot** using VDOT funds and volunteer efforts.
- **Renovate Building 2**. Complete the renovation and lease out 90% of the space.
- Renovate Building 3 as a year-round **farmers market**.
- Restore the **Boon-Hardy Cemetery** as a historic asset.
- Apply for CDBG funds advancing the **Primrose Project** for quality housing.
- Hold **community events** such as festivals with music performances.
- Complete **downtown enhancements** such as compact parks, plantings, or benches, in partnership with existing businesses and community groups.
- Build up **Town finances** and end the year with improved fund balances.

# 7 Key Performance Indicators: Steady, Sustainable Progress

Indicator	Current	2017 Goal
# of business licenses	35	39
Monthly metered water use	14,500	18,000
# of utility customers	215	220
% Leased space in Building 2	30	90
Monthly Rental Income	\$2,400	\$4,000
# of Main St. closures for events	3	4
# of staff vacation days taken	31	33

# Economic Development

- “The region around the town is growing, and the economic trends are broadly positive. **Boones Mill is well positioned to take advantage of the region’s good fundamentals.**”
- Town residents broadly share a consensus vision for the growth and development of the town.
  - New services will be beneficial for all. Shops and restaurants are especially appealing.
  - A diverse mix of businesses will be appealing to residents and tourists both.
  - We should not forget to support existing businesses to grow and expand if desired.
  - The regular high traffic on U.S. 220 is an opportunity for business.
  - We should revitalize the historic downtown with new businesses preserving existing structures.
  - Boones Mill is a pleasant place to live, and it should remain so: growth should not create nuisances for current residents.

# Boones Mill Comprehensive Plan

complete plan online at

<http://www.townofboonesmill.org/government/community-development/>