

# Summary

## Comprehensive Plan

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

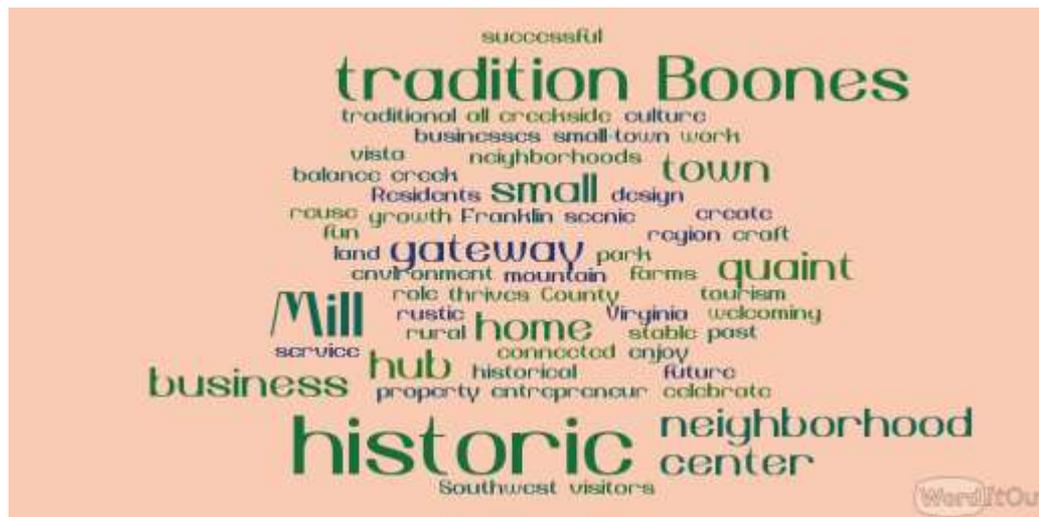


This document is composed of key excerpts  
from the Comprehensive Plan

December 9, 2015

# 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

*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.*

# Goals

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.

# Priority Projects for Implementation

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

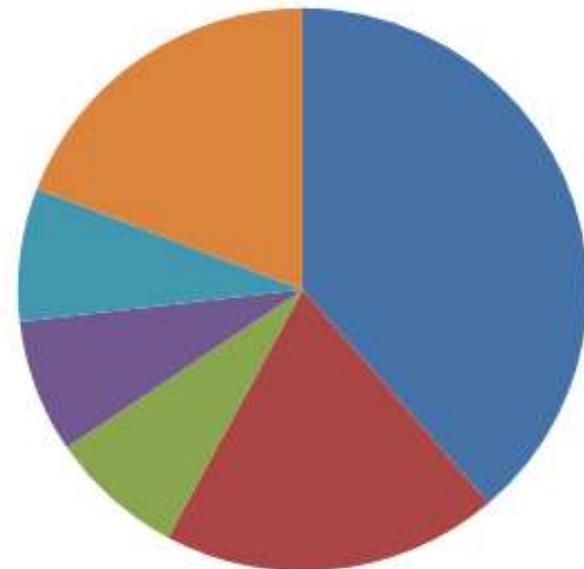
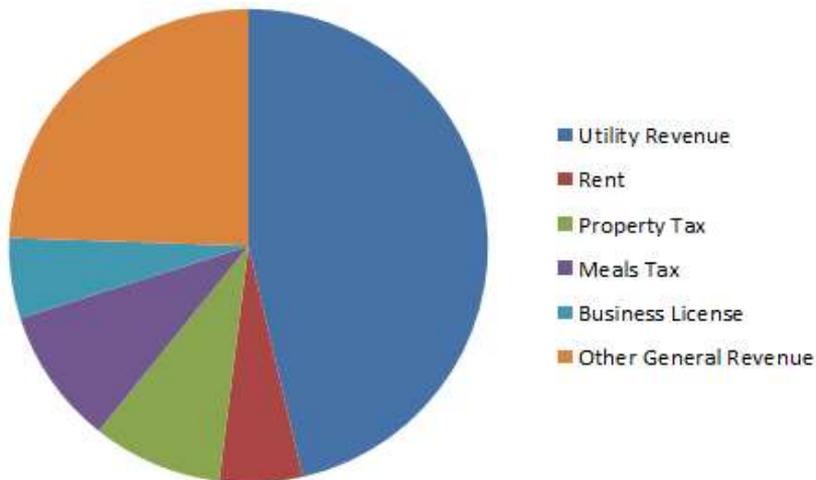


# Top 10 Strategic Actions for Implementation in 2016

- 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.

# Plan Implementation and the Town Budget

- Keep utility rates competitive
- Keep tax rates low
- Use rental income and business growth to fund service improvements



# **“Population growth in the surrounding area is an opportunity for Boones Mill.”**

**Table 2: Population Projections, Weldon Cooper Center**

	Franklin County	Roanoke County	Roanoke City
2014 Population	56,793	93,569	99,320
2020 Projection	62,412	98,413	99,287
2030 Projection	68,461	104,063	101,174

# “Boones Mill has good fundamentals as a place to start a business”

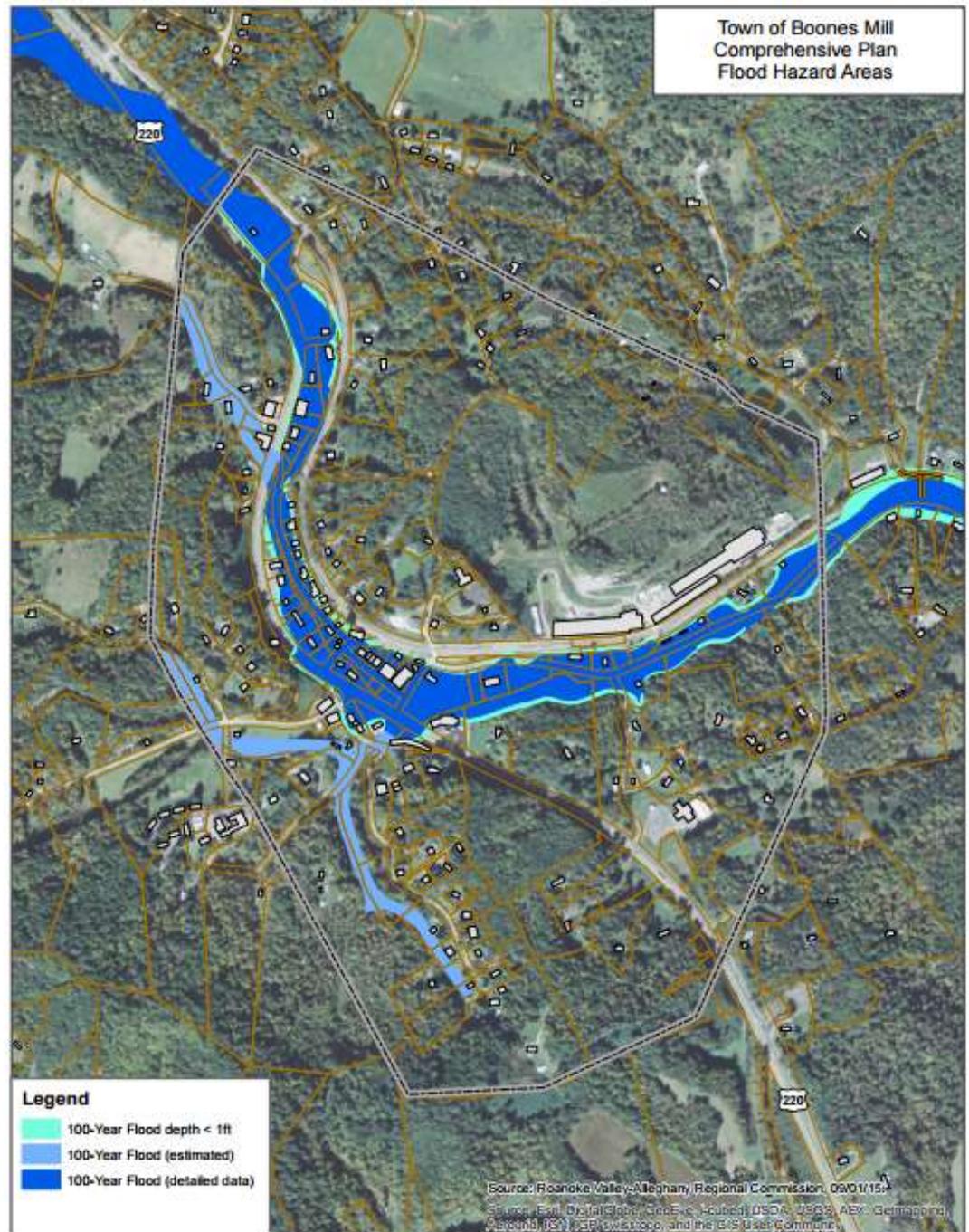
Table 13: Franklin County Monthly Labor Force

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
August, 2014	28,075	26,411	1,664	5.9%
September, 2014	28,085	26,566	1,519	5.4%
October, 2014	28,202	26,749	1,453	5.2%

## Employment by Sector

Sector	Franklin County	Virginia
Education & Health	22.6%	21.5%
Manufacturing	14.8%	7.5%
Retail Trade	12.9%	10.8%
Construction	11.1%	6.5%

“**Floodplain regulations** limit new development close to Maggodee Creek. These limits effectively incentivize historic preservation and careful reuse of existing historic structures. The floodplain rules can, in this way, become an asset to plan implementation and the town’s success. The Town redevelopment property is on higher ground, fully clear of any floodplain. This makes successful reuse of the Town’s 70 acres all the more valuable and important.”



# Table 28: Transportation Project Priorities

Priority	Project Description
1	<b>Route 220 Safety and Access Improvements</b> A highway corridor of statewide significance, smooth traffic flow must be balanced with safety and local access. The Town desires a speed limit reduction to 35 for a half-mile segment downtown. Also, raised grassy medians should be constructed to calm traffic, without harming access to local businesses, and long open driveways should be narrowed to limit the number of access points.
2	<b>Town Development Property Access Improvements</b> The entrance drive should be widened, and the railroad crossing should be improved with arms. The private access should become a public road, with one segment running northeast to connect to Primrose Road, and another segment connecting to the park and ride lot and northwest part of the redevelopment property, a future neighborhood park. This is approximately 3000 feet of two-lane roadway.
3	<b>Downtown Streetscape</b> Details still need to be planned. Features should include sidewalks, improved public parking, a connecting trails along the creek to the redevelopment property, downtown benches and signage, and planters and street trees.

# Community Facilities



- **“Developing Boones Mill Park should be a high priority.** The existing county parks are located at least 10 miles from Boones Mill and inconvenient for town residents who cannot or do not wish to travel to enjoy open space and parkland amenities. The Franklin County draft master plan for Parks & Recreation identifies Boones Mill as one of five underserved communities.”
- “a much larger wastewater treatment facility will be needed at ultimate buildout of the growth area. The existing facility has not yet reached 70% capacity, but it would fill rapidly if the town secured a new dense residential customer (such as apartment complexes), or if new business and industry used large amounts of wastewater (such as restaurants or a brewery)”

# Community Facilities

- “A **library** in Boones Mill will be increasingly desirable given population growth in the town and in the northern parts of Franklin County. A library is consistent with the vision of town as a hub of traditional community. If a new library is built, it should be located within the downtown area or new business area in close proximity to the population and related services. Renovation of an existing historic structure is one option. New construction on Town property is another. The County’s draft master plan for Parks & Recreation anticipates **co-locating a neighborhood park with a branch library.**”
- The renovated train depot “will become a museum and cultural center, including space for special events such as musical performances or farmers market.”



# 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.

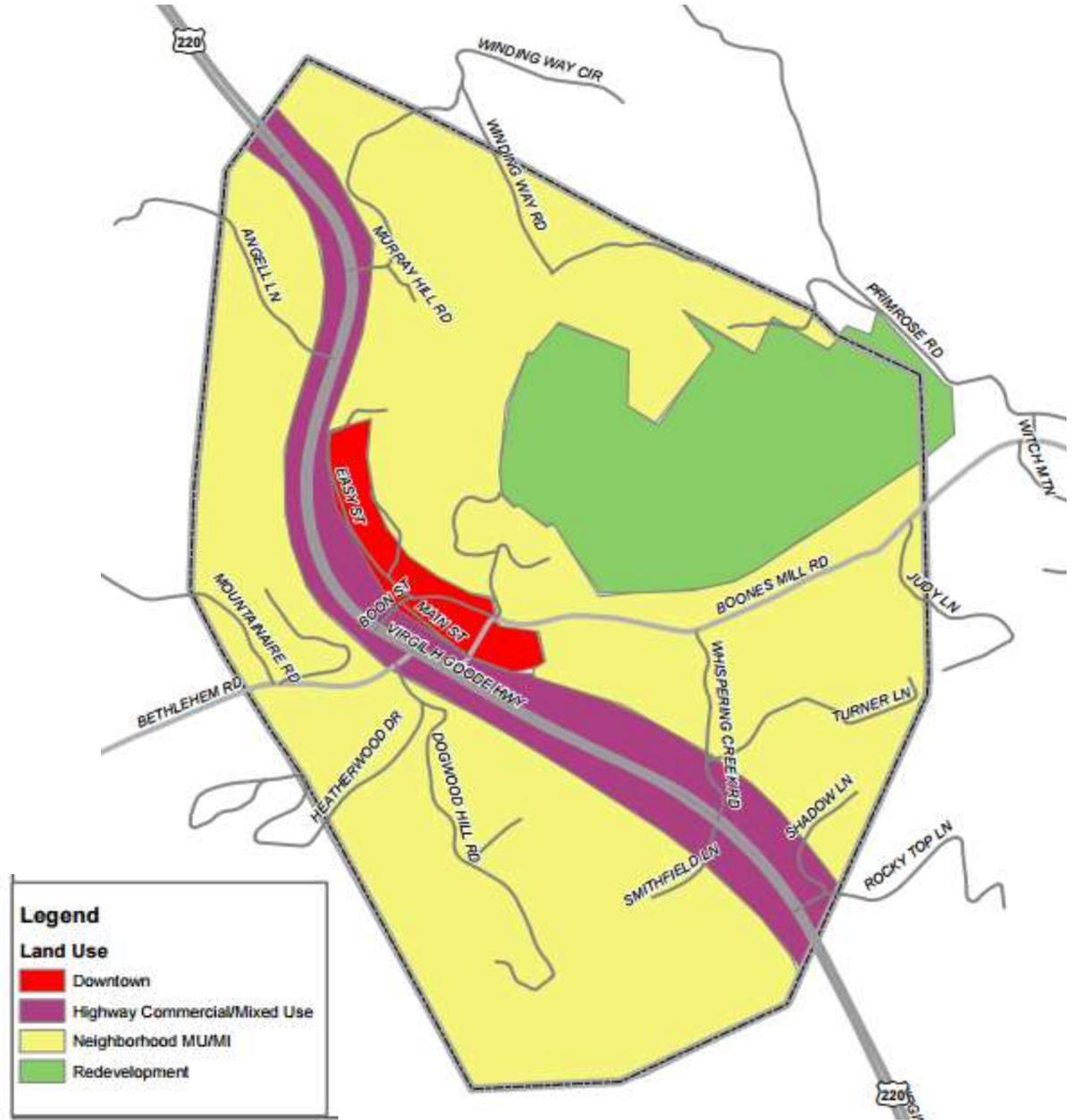
# Future Land Use

Highway Business

Downtown

Redevelopment  
Area

Stable  
Neighborhoods

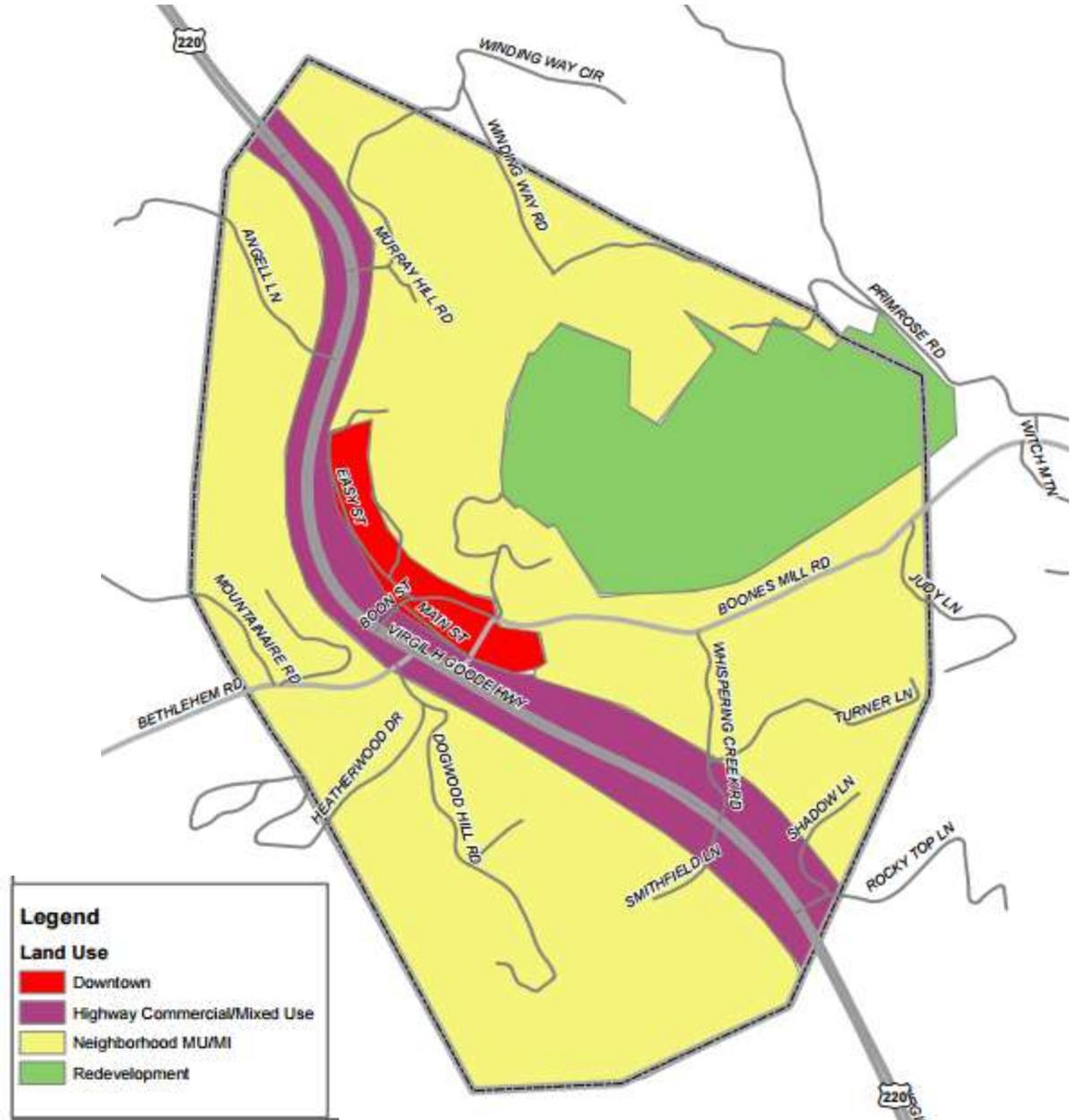


# Future Land Use

## Highway Business

“a small hotel, new restaurants, and convenient retail and services businesses”

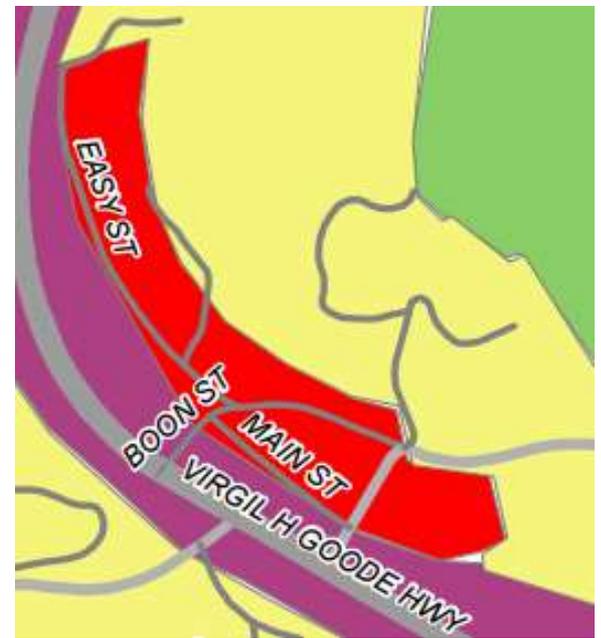
“Access management on 220 is a potential concern, so sharing existing driveways should be encouraged.”



# Future Land Use

Downtown area:

“focus on supporting existing businesses, occupying existing structures and renovating as needed, and improving downtown character. Restaurants have strong potential, as do retail shops oriented to both residents and tourists”

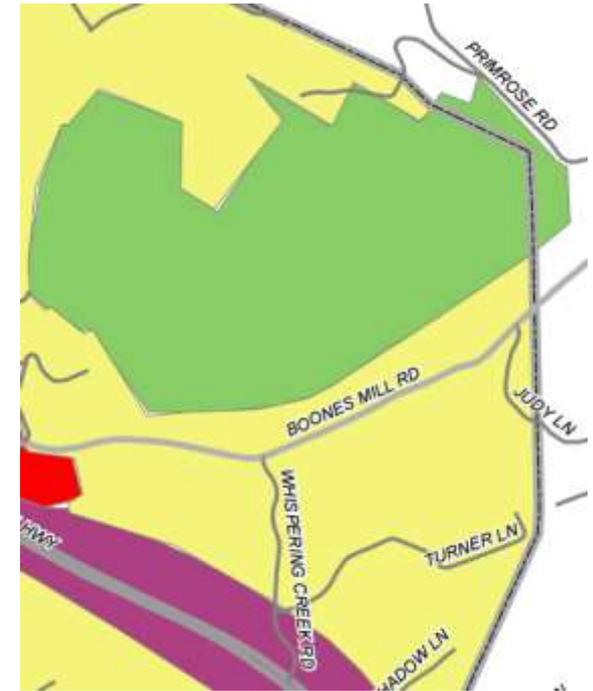


“Preservation of historic structures is a high priority. However, there is flexibility in the uses for historic buildings.... Retail conversions of historic homes are generally desirable, as are professional offices. In both cases, apartments above the ground-floor business are also appropriate. Preserving the visual character of the building is important, and a mixed flexibility of uses helps to preserve historic buildings and the vitality of the neighborhood.”

# Future Land Use

## Redevelopment area:

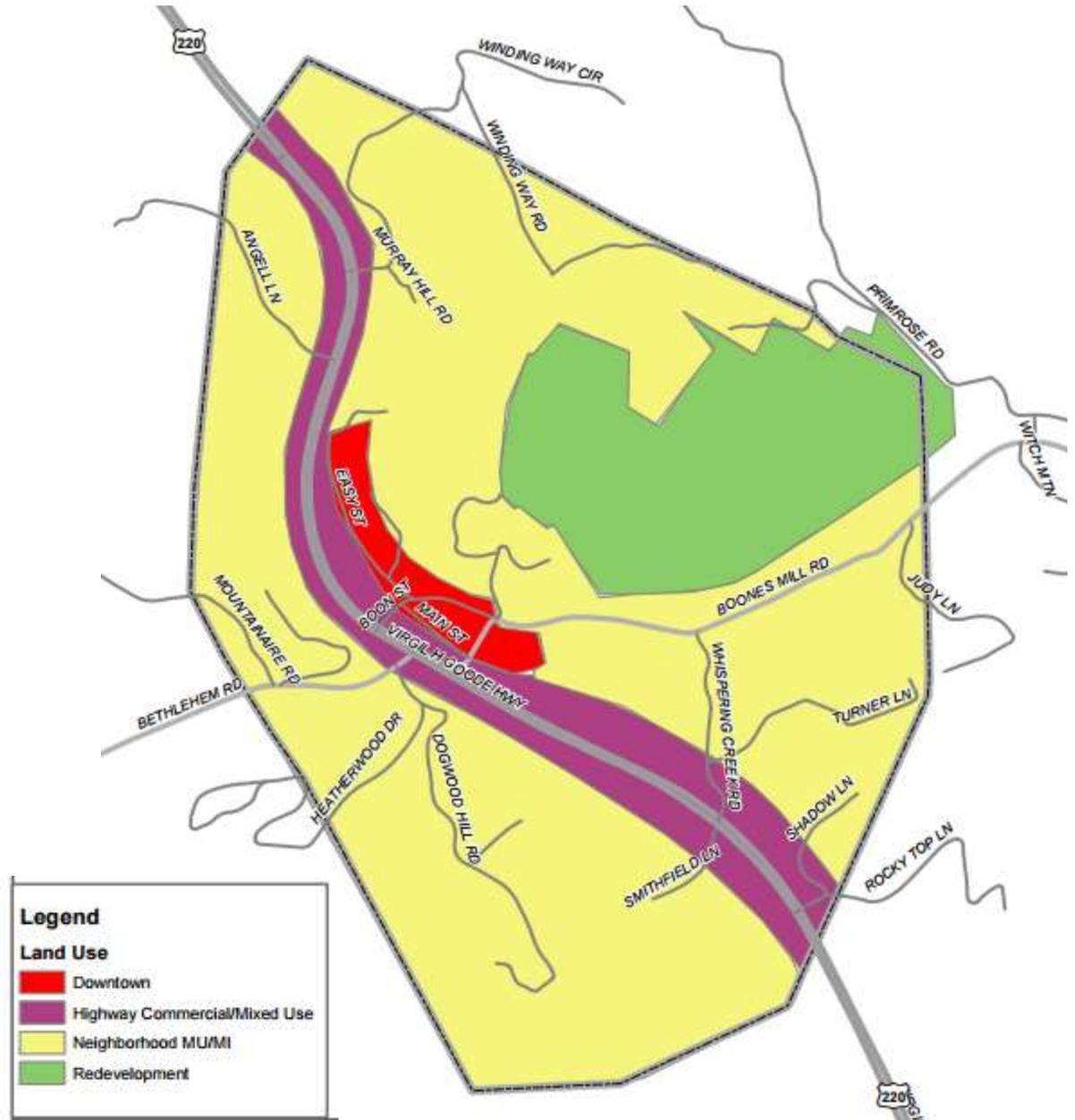
- Restored train depot
- Renovated buildings for lease
- 10-acre County park
- Restaurants, offices, and retail shops
- Brewpub, lodge, or similar agritourism
- Amphitheater/performance area
- Improved water & sewer utilities
- Improved interior roads
- Options to sell residential lots if needed



# Future Land Use

Neighborhoods

Slow growth only  
Infill construction  
Home occupations  
Small businesses



# Boones Mill Comprehensive Plan

complete plan online at

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