COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
731 HARRISON AVENUE
SALEM, VIRGINIA 24153

Charlie Kilpatrick, P.E.
COMMISSIONER

July 7, 2016

To: Steve Sandy, Director of Planning & Community Development
Franklin County, Virginia

From: Carol Linkenhoker, Planning Specialist
VDOT Salem District Planning

Subject: RE: 220-North Corridor Plan

VDOT received a request to review the above referenced corridor plan, a supplement to the county's comprehensive plan, to ensure local/state plan and program consistency as required under §15.2-2223, Chapter 729 of the 2012 Acts of Assembly. VDOT's reviews of the plans are to ensure that they are consistent with the Commonwealth Transportation Board's (CTB) statewide transportation plan (VTrans, created in accordance with §33.2-353), the Six Year Improvement Program (created in accordance with subsection B of §33.2-214), and locations of routes approved by the Board (in accordance with subsection A of §33.2-208). Comments on these specific criteria are as follows:

Statewide Transportation Plan (VTrans):

- Designated Growth Area (DGA)
  - Traditional neighborhood design (TND) is recommended under Future Land Use Policy Recommendations for the Regional Business park Zoning District on page 22 and again in the section on the Designated Growth Area on page 33.
  - The corridor plan references §15.2-2223.1 of the Code of Virginia regarding Urban Development Areas.
  - A map of the Designated Growth Area is shown on page 33.
- Corridors of Statewide Significance (CoSS)
  - The corridor plan accurately identifies the corridor as being on a CoSS.
  - Consider listing the specific CoSS as listed in VTrans, North Carolina to West Virginia Corridor.
- Corridor plan is consistent with VTrans.

Six Year Improvement Plan (SYIP):

- A search of the current SY2017 shows no significant projects within the area of this corridor plan.
- Corridor plan is consistent with SYIP.

Routes Designated by the CTB:

- Corridor plan accurately identifies the 220 corridor as being on a CoSS. Consider listing specific corridor, North Carolina to West Virginia Corridor.
- Corridor plan references the "Future I-73 Corridor" and three "Future I-73 Interchanges". Consider adding text to indicate that the I-73 corridor has been approved by the CTB. On page 12, suggest replacing "Future I-73 will run" with "The Commonwealth Transportation Board approved I-73 corridor runs".
- Corridor plan is consistent with routes designated by the CTB.

General Comments:

- Pages 5 and 33: change "State House Bill 2 legislation" to "Virginia's Smart Scale (§33.2-214.1)"
- Page 12: Consider listing the park-and-ride lot in Boones Mill instead of saying "No park-and-ride facility serves the corridor".

Additionally, VDOT staff reviewed this plan to ensure consistency with Access Management Regulations (24VAC30-73) and the Access Management Design Standards located in Appendix F of VDOT's Road Design Manual. Although these comments should be taken under advisement, incorporation of these comments into the plan is not required in order to ensure consistency with Chapter 729.

Access Management Comments:

- The second sentence states "Access management standards are intended to improve traffic flows along Rt. 220 by providing greater separation between curb cut entrances, and by reducing turning movement conflicts at critical intersections and median crossovers." This appears to imply that an analysis was performed to support the Standards noted below. Please clarify.
- The bulleted list of items titled "The Mixed Use Commercial District is based on the following standards:" are not consistent with VDOT's access management spacing standards. Please note the following:
    - Corner clearance: VDOT corner clearance is defined as the distance, measured perpendicular to the major roadway, from the nearest edge of an

entrance on the minor side street to the nearest edge pavement of the major roadway intersection. The VDOT minimum standard is 225 ft.

- VDOT minimum entrance spacing standards vary for roadway classification, speed limit and type of proposed access. See the excerpt below from the VDOT Road Design Manual, Appendix F.

Highway Functional Classification	Legal Speed Limit (mph)①	Minimum Centerline to Centerline Spacing (Distance) in Feet			
		Spacing from Signalized Intersections to Other Signalized Intersections ②	Spacing from Unsignalized Intersections & Full Median Crossovers to Signalized or Unsignalized Intersections& Full Median Crossovers ③	Spacing from Full Access Entrances & Directional Median to Other Full Access Entrances and Any Intersection or Median Crossover ④	Spacing from Partial Access One or Two Way Entrances to Any Type of Entrance, Intersection or Median Crossover ⑤
Principal Arterial	≤ 30 mph 35 to 45 mph ≥ 50 mph	1,050 1,320 2,640	880 1,050 1,320	440 565 750	250 305 495

If you have questions or need additional information, please contact me at (540) 387-5228.

cc: Michael Gray
Scott Woodrum
Todd Daniel
Brian Casella
Lisa Lewis
Lisa Cooper

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
1	Data & Technology	Walking/Biking trails; Adult/Youth athletic fields; family park/Picnic area; Water park; coffee shop	Widen Brick Church Road; Flashers on Southbound lanes prior to VA Furniture to signal traffic entrance/exit; stop light would be ideal if possible.	Peaceful & quiet neighborhood; Natural surroundings	None
2	Well established business that wants to move here or branch out; Good paying with benefits; Something to give Franklin County youth an opportunity.	Natural gas; Water; Low Taxes	Long decel and excel lanes	People; Taxes (low)	None
3	Data Center; Light manufacturing; college or schools (Higher Ed Satellite Campus)	Natural resources; Recreation; Smith Mountain Lake; Scenic; Mountains	Access Roads; Reduce traffic impact on US 220; Trees & Foliage barriers to reduce traffic noise.	Rural; quiet; close to Roanoke; Beauty of Mountains.	No heavy manufacturing! No distribution centers!
4	All types as the need for jobs goes from low end to high end pay scale	We need to continue to upgrade schools and recreation. We also need natural gas lines, water & sewer systems	We need I-73 to be built & a connector to go from 220 to I-73, this would relieve traffic on 220 to a manageable level.	None	None

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
5	Mixture of long-term industry (Light manu), retail & locally owned businesses. No Wal-marts, Targets or chain companies	Restaurants - Locally owned preferrably	None	It feels like the country but it has convenience. It saddens me to see farm land being exchanged for concrete and traffic, though I understand the idea is to help this area economically.	Keep the beauty of the land as much as possible. It houses the most beautiful scenery for each evening's sunset.
6	Mixture of Business Professionals and Operational associates	The 220 location would be ideal for some retail & restaurants with room for light manufacturing. We would welcome local chains like "Famous Anthonys" or even "Chick-fil-A".	Standard Maintenance	The blend of rural area with convenience to Rocky Mount & Roanoke	I think it is a great location for a recreational attraction that could bring in revenue for the County (Kayak Park, Water slides)

220 North Corridor Survey Questionniare Study

Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
Businesses that need highly paid skilled workers. The Co. should be willing to say no to prospects that only off low-skill, low-wage jobs. Go for quality over quantity.	Broadband! Fast and reliable internet service is a citical need for citizens, small businesses and industry. Without it, we will never be a player in economic development efforts. Even if the new business park is served by high speed internet, the people making the decisions to locate here are going to be looking at connectivity in their potential homes as a factor in wanting to live here or not. We suffer from poor internet service across wide swaths of the county and it is having a huge negative impact on attracting businesses and is holding back existing businesses. Widespread broadband service should be the Co's top economic development priority.	Better use of parallel rail line. The "pumpkin vine" could be a game changer for the Co, if a greenway were developed along its right-of-way (this has been in other areas) and passenger rail service resumed. The would connect Henry, Ferrum, Rocky Mount, Wirtz and Boones Mill directly to the booming medical corridor in Roanoke with the newly restored Virginia Passenger Station and terminal with a direct link to the Roanoke Greenway. It would also connect us to Martinsville and North Carolina. A regional authority should be formed with the goal of purchasing the line from Northern Southern, leasing it back to them for their limited freight use, and removing them from liability and reluctance to allow compatible adjacent uses. A partnership with VA Museum of Transportation could provide a regular rail line from steam excursions to bring people to Franklin County.	Scenic beauty, rural culture, and outdoor recreational opportunities.	This is a good move for the Co, but it needs to fit in with the surrounding countryside and be as asset that can be used by the entire community as well as place for new businesses to locate.

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
8	It would be nice to have a decent restaurant in the area. Maybe a Cracker Barrel, 220 is a busy road. And outdoor store like a Bass Pro Shop would be great, close to the lake, but also surrounded by prime hunting area. Just please no more car lots.	Restaurants, recreational activities and retailers	Merge/Turning lanes need to be extended along 220. We live just off 220 and have to cross traffic to get into our subdivision. I am always in fear that I will be rear-ended because the turning lane is so short. Sometimes traffic on 220 has come to a complete stop because someone is trying to turn and cross traffic.	The land is rural and peaceful, but close to Roanoke for business and SML for recreation	I do hope the pipeline project is rejected as this comes very close to our subdivision and this proposed business park. I also hope there would be not only retail business in the business park but also possible a recreational area as well. Community pool, tennis courts, walking trails or track, things that would encourage people to get outside and enjoy nature
9	Anything that provides a large number of mid-paying jobs.	I-73 would be great. All utilities. Maybe a large shell building.	I-73	Laid back nature	Lots of unused business park space in Henry Co.

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
10	Those that believe in a clean environment and not looking to destroy everything to make a buck. (Breweries, outfitters, restaurants...)	EXISTING INFRASTRUCTURE, not starting from scratch. Our County has existing empty, huge buildings/facilities that should be looked at before building new, at taxpayer expense.	None needed. Slow down the trucks on 220 and make them us right lane only!	It's a beautiful, natural, clean place to live. We moved here from N. VA 4 yrs ago, and picked this place as it is so unspoiled. At least for now.	I feel our Board of Supervisors has sold their souls to secure this unnecessary business park, not to mention their support of the Mountain Valley Pipeline. None of it is necessary, none of it is needed. It will destroy our area, our roads, our water... If this all happens on your watch "gentlemen" we'll be moving! Shame on YOU.

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
11	Retail sales, large and small; Light manufacturing, technology oriented; sales outlet for locally grown meats, eggs and produce; health and wellness clinics; etc. Note: There are a lot of miles traveled between this region of the county and Rocky Mount for frequent shopping trips. The Business Park should be developed to meet some of that need and reduce a lot of travel time. In other words let us work toward meeting the needs of people living in this region of the county for this Business Park.	Community gathering centers, both indoor and outdoors (Parkland). The Franklin County Government needs to work at becoming a park of this community with a menstrated reverence for the land and for the people who live here.	There will need to be significant improvement in the existing road network serving the area and the business park itself. As this business park develops, there will be a need for some form or forms of public transportation. Without good public access the business park will not be successful.	The land and the people that live here!	Work with VDOT to upgrade Rt 220 with adequate turning lanes and median crossovers, signalized intersections and additional travel lanes as needed. Develop a comprehensive plan at a large enough scale to adequately define a goal for the type of development planned for the Business Park.

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
12	Environmentally conscious employers - focused on sustainability and renewable energy.	The least amount of environmental impact to the land - the natural lay of the land should be enhanced and the least amount of trees removed (none!). I think any structures built should be up to modern environmental codes - a truly "green" building.	A safer way to turn north onto US 220 from Brick Church Road.	I enjoy the rural beauty and mountainous landscapes as well as the privacy, clean air and water.	Living so near this proposed business park has me deeply concerned for my family's health and well being as well as the sanctity of our farm. We like the quiet and clean air - I have deep concerns over a business/industrial park causing light pollution, noise pollution and air pollution. Please respect the value of life we have in the rural areas of the County... we choose to live where we do because we like the quiet and privacy, the clean air and water, and a rural/ "Country" way of life.

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
13	High Tech business with a future focus so that the job market will grow.	High speed internet connectivity. High quality schools, healthy environment, easy access to resources for young family and aging populations.	The existing 220/I81 corridor already has far more traffic than it was designed to safely accommodate. Other states require tractor trailers to adhere to lower speed limits and have separate lanes for thru traffic. There needs to be a service road for access by the businesses along the current 220.	The natural topography, farmlands, and close knit rural communities. It is a beautiful place to live.	The infrastructure needs to be strategically planned to maximize the long term employment opportunities without sacrificing the existing natural resources.
14	White collar business, NOT industrial. High-tech jobs for young people. Something attractive and professional	Not the gas pipeline! It's shameful the county is trying to piggy back on an eminent domain project to take land from it's community landowners. Community development is not an eminent domain issue, yet the path the pipeline has taken has been influenced by the county. Shameful!	Traffic Light as Brick Church Road and 220	The rural character. The farmland, rolling pastures, wild wooded areas. Franklin County is beautiful, let's try to keep it that way.	N/A

220 North Corridor Survey Questionniare Study

	Employers to attract	Amenities to attract new business	Transportation Improvements	Enjoy Most in FC	Additional Comments
15	My first choice would be to have no employers there. Since we don't have a choice, a brewery would be nice. Something high paying, in the technology field but NOT a distribution center for a wal-mart or something similar, heavy industry or anything that would have late hours.	High speed internet, spending money on schools instead of pipe dreams. Invest in the education of the residents, help the youth of today to be more employable.	Better traffic flow and improved intersections.	The sense of community, open space, quiet and darkness at night	I highly encourage looking into solar for power. There would be a lot of potential roof space for solar panels. If something is built having something to reduce the light and noise pollution will be important. Nice looking buildings and grounds so that the views of neighbors aren't destroyed by the blight of industry.

David J. Werner

Ms. Lisa Cooper
Franklin County Planning & Zoning
1255 Franklin Street
Suite 103
Rocky Mount, VA 24151

June 24, 2016

RE: Proposed Southway Business Park

Dear Ms. Cooper:

Our home is adjacent to the proposed Southway Business Park and we wish to register some objections to the REP Permitted Uses as provided to us on June 10, 2016.

We hereby object to and request removal of the following permitted uses:

1. Freight Stations. The concern is for constant, heavy truck traffic and the noise and air pollution that accompany this type of operation;
2. Convenience Stores. We object due to typically high retail traffic, noise, and nighttime operations;
3. Drive-in restaurants/walk-ins. (We note later on this list that another permitted use is "Restaurant, including carryout, but excluding drive-through"). Again, drive-in and drive-through restaurants are retail traffic generators, nighttime operations, noise and pollution, not to mention that constant smell of French fries.
4. Food and Grocery Stores. Again, retail traffic and extended hours.
5. Hospitals. 24/7 noise from air conditional operations and traffic, including emergency vehicles. This is a rural part of the county.
6. Motels, Hotels, tourist, and resort facilities. Again, retail traffic generators with 24/7 operations.
7. Outdoor theaters. Traffic generators and night time noise pollution.
8. Indoor theaters. Traffic generators with heavy weekend activity.
9. Collection facilities. What does this include? Refuse? Waste? Chemicals, Clothing? We object to any of these type uses.
10. Public garages. Is this parking or retail auto repair? If auto repair, we object due to noisy operations and traffic generation.
11. Public utilities. We object to natural gas transport pipelines!!!

As we will be traveling in July and unable to attend the public hearings, we respectfully request that our objections are heard by the Planning and Zoning Commission as well as the Board of Supervisors.

Sincerely,

David J. Werner

David J. and Betty B. Werner

513 Parkview Dr., Rocky Mount, Virginia 24151 540-334-1344 dave@fourcornersfarm.com