

SOUTH PULASKI COUNTY PLANNING AREA

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SOUTH PULASKI COUNTY PLANNING AREA

Introduction

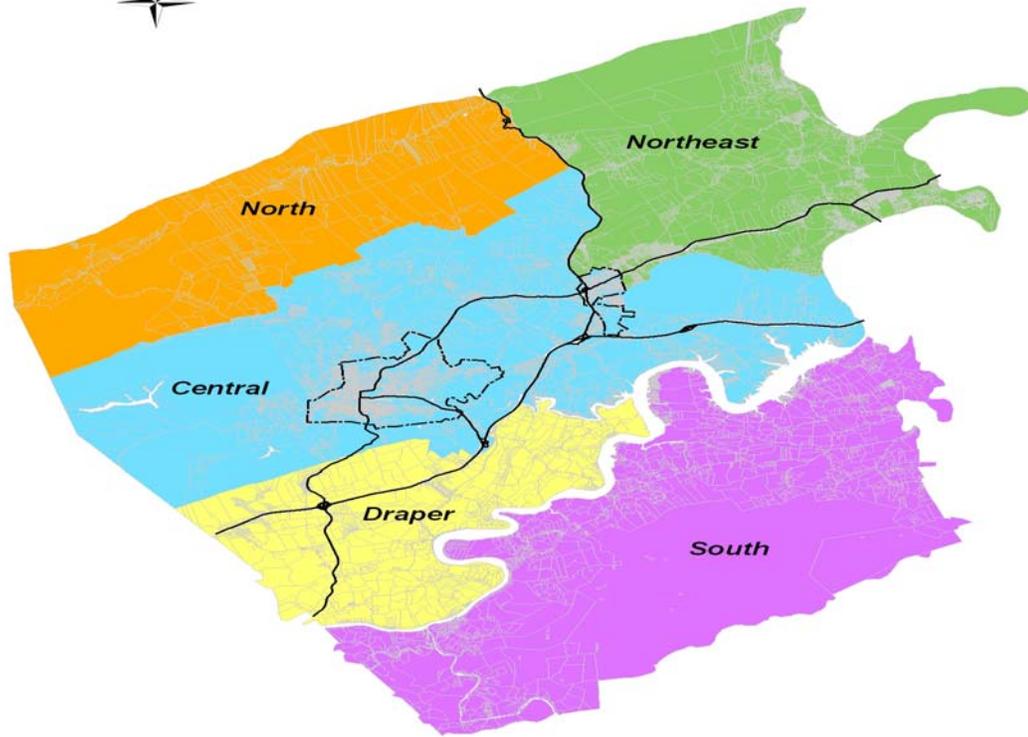
The Pulaski County Comprehensive Plan is divided into two volumes. Volume 1 covers county-wide information pertaining to history, geography, the natural environment, and demographics. Volume 2 contains planning area specific information. At the start of the Comprehensive Plan update in late 2006 the County was divided into five (5) planning areas (Northeast, North, Central, Draper and South). The division of planning areas was based primarily on two factors, community relationships, in terms of how residents perceive their location in the County, and the availability of census data to study the selected areas.

This document is the South Planning Area chapter of Volume 2. Each planning area chapter is drafted to stand independent of the others; however, the relationships between planning areas is significant and should be considered when making planning decisions.

Figure 1



PULASKI COUNTY Planning Areas



SOUTH PULASKI COUNTY PLANNING AREA

Description

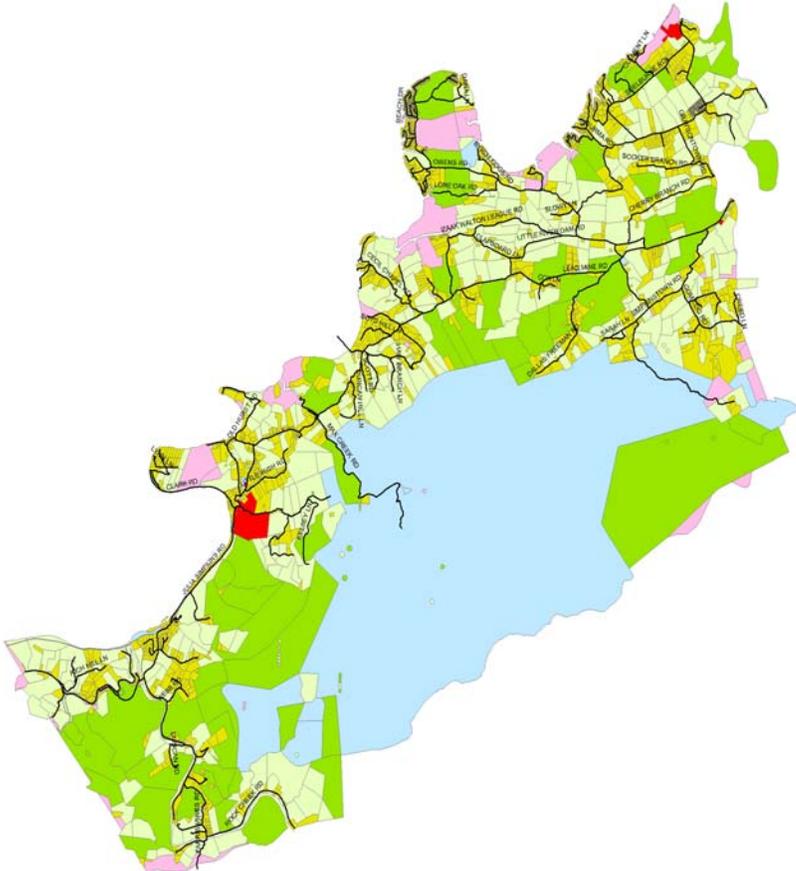
The South Planning Area includes approximately 54,000 acres of the county lying between the Floyd, Wythe, and Carroll County lines and south of Claytor Lake. This Planning Area is home to the second largest Boy Scout Reservation in the Country which occupies the upland topography. The boarder of the Area adjacent to the Lake is characterized by steep slopes and broken drainage patterns. The residents of this Area must travel beyond their vicinity for services because they are not offered. Residents rely on the Towns of Pulaski and Dublin, the City of Radford and the Counties of Wythe and Carroll for daily needs.

The South Planning Area contains the Snowville Elementary School. This school was renovated in the late 1990's and was expanded to serve up to 400 students. The Area has emergency Fire and Rescue services in both Snowville and Hiwassee. The South Planning Area also affords excellent recreation amenities by public access to Claytor Lake and the New River. The lack of public water and sewer in the Area is a concern as residential development continues to increase.

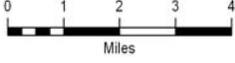
Figure 2 – Current Land Use



South Planning Area



- Class Code**
- No Data
 - Single-Family Res. (Urban)
 - Single-Family Res. (Suburban)
 - Multi-Family Residential
 - Commercial/Industrial
 - Agricultural 20-99 Acres
 - Agricultural Over 99 Acres
 - Tax Exempt



Existing Conditions

Citizens Participation

The Planning Commission held two public input sessions in the South Planning Area. The first meeting was held in August 2007 at Snowville Elementary School. This meeting was attended by approximately 100 people. Attendees were asked to fill out two surveys. One survey was general in nature and administered to all public input session participants across the county. The survey and comments can be found under Appendix 1. The second survey assessed the public's interest in receiving a public water supply. This survey was created specifically for the South Planning Area. The water survey and a summary of the results can be found in Appendix 2.

During the August input session participants were briefed on the Comprehensive Plan Update process then reviewed a series of maps set-up in stations. The maps pertained to major functions of the Comprehensive Plan such as future land use, transportation, zoning, and preliminary water supply findings.

A second public input session was held in November 2007, also at Snowville Elementary School. This meeting was attended by approximately 80 people. Again, attendees were asked to complete the general public input session survey. The survey and results can be found in Appendix 1. The second public input session focused on discussing the Future Land Use map for the planning area. Prior to discussing the maps, participants were briefed on the Comprehensive Plan process, along with demographic and land use trends occurring in the planning area between 1990 and 2000. Following the briefing and explanation of the two alternative future land use maps, the participants engaged in small group discussion at stations.

Participants of both public sessions provided extensive input and their efforts are reflected in this document.

Estimated Population Change

Various methods of population projections yield drastically different results, from declining population levels to a 25% increase. For discussion, the mid-ground seems to be a population adjustment from 35, 127 in 2000 to 37, 332 in 2010 and 39, 657 in the year 2020.

It is estimated that approximately 15% of the change in the county population will occur in the South Planning Area. Based upon this assumption, some 330 persons will locate in the Area by 2010 and an additional 350 to 400 by 2020. The projection would indicate that in evaluating change, a population increase of approximately 750 to 1,000 should be utilized.

As a result of the 2000 Census, the Blacksburg Urban Area was identified. The Area included the Towns of Blacksburg and Christiansburg and a portion of Montgomery



County. The Urban Area was evaluated to define the Metropolitan Statistical Area associated with the Urban Area. Pulaski County was identified as a part of the MSA. This designation is one of the data sources utilized by many business location specialists to recommend new locations for a wide variety of retailers.

Existing Land Use

An evaluation of the County's land records finds that the majority of the parcels, 2,755 are devoted to single family use. There are 449 parcels of land classified as agriculture, of which 368 parcels are between 20 to 99 acres in size, while 81 parcels are larger than 99 acres. Tax exempt parcels, 85, include cemeteries, churches, governmental land and the Boy Scout reservation. Commercial/Industrial lands account for 19 parcels, and 123 parcels are not classified. Figure 3 illustrates this land use data.

As the County's land records indicate, residential land use is a major activity in the planning area. The US Census indicates there are 1,398 housing structures in the Area. Between 1990 and 2000 286 of those structures were built, or 20 percent. From 1970 to 2000 there were 825 housing structures built, or 60 percent of the housing stock. The trend from 1970 until 2000 is approximately 250 to 300 homes built every 10 years, or 25 to 30 per year.

The trend of 25 to 30 homes per year is expected to continue, if not increase. How the community decides to develop will drastically impact the landscape. For instance, if large lot residential development of 5 acre lots is encouraged at a rate of 30 homes annually that will result the consumption 150 acres, or 1,500 acres in a decade. If moderate size lots of 1 acre are encouraged at 30 homes per year, then only 30 acres is consumed, or 300 acres per decade. Simply selecting large lot opposed to medium lot development is more than likely not the answer, rather a mix of large, medium and small lots will be needed to maintain community character.

As future residential demand increases, changes to the zoning map (Figure 4) may be necessary. When considering adjustments to zoning districts, consideration should be given to the Future Land Use Plan (Figure 12).



Figure 3 - Current Land Use

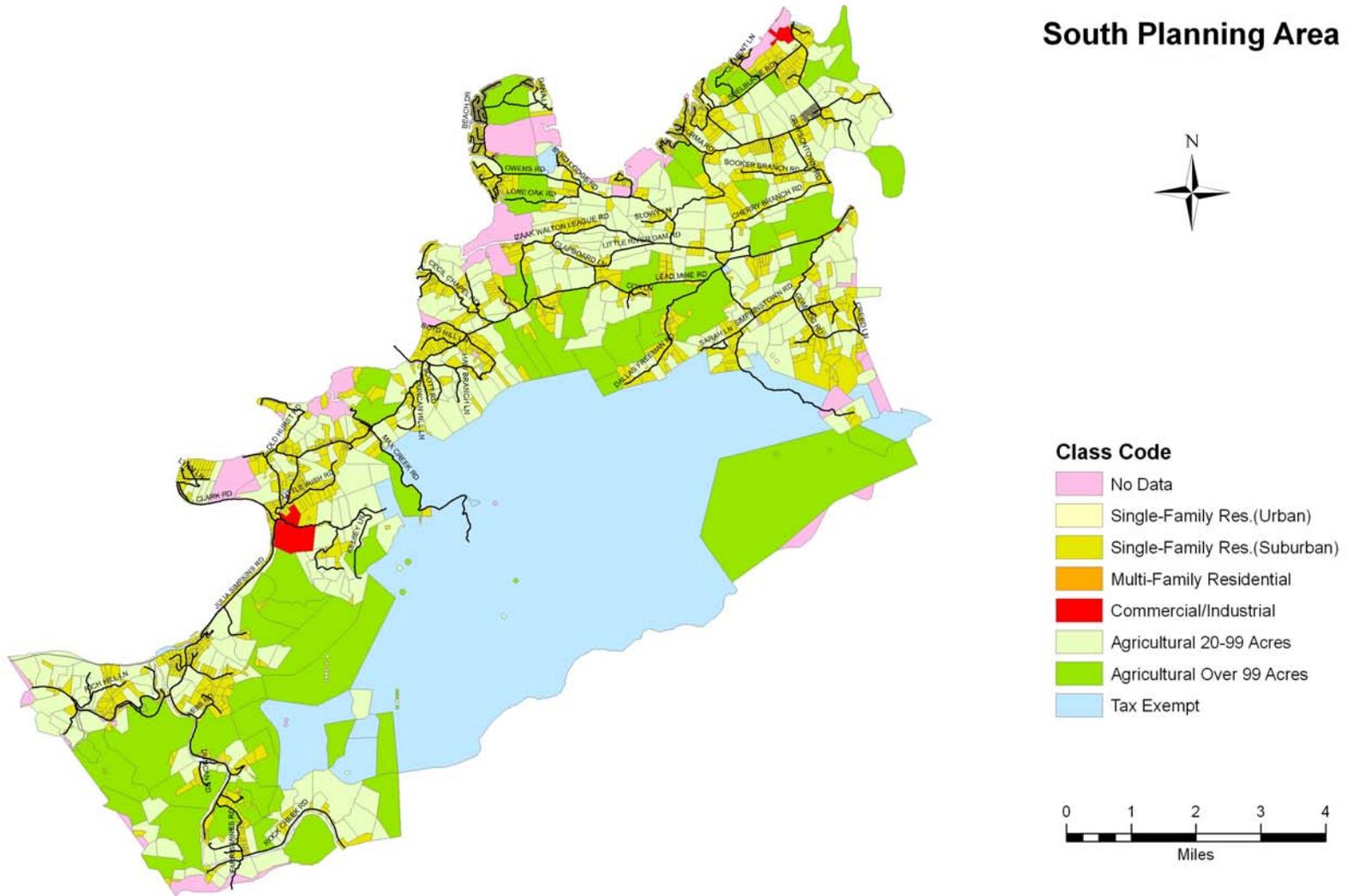
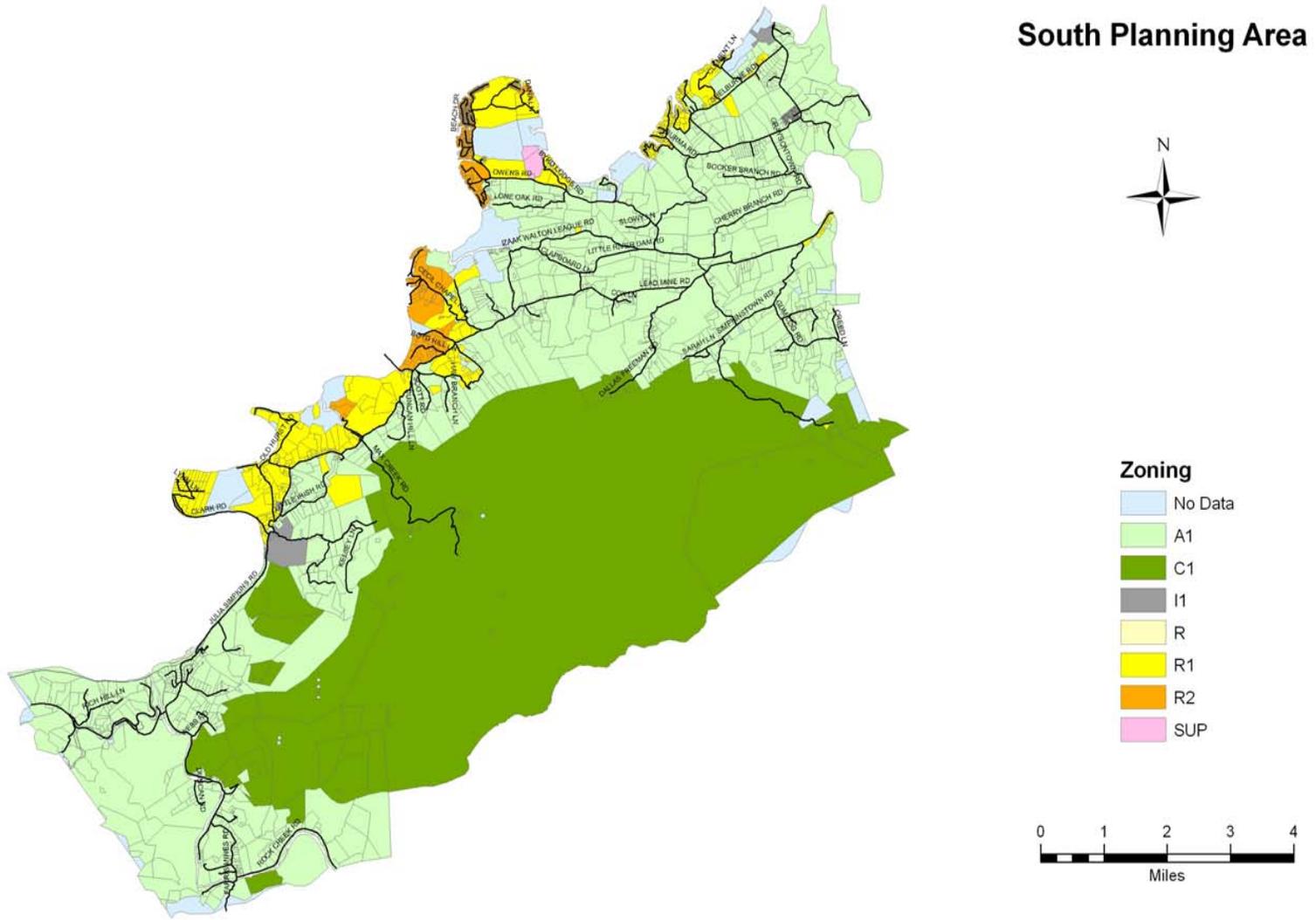


Figure 4 – Zoning



Zip Code Analysis

Utilizing the County land records, an analysis was performed to identify how many property owners listed their land in the Planning Area as their principle address. To perform this analysis two zip codes were utilized, 24347 and 24141. The purpose of the zip code review is to determine how many property owners are “part-time” residents, those who do not reside at the property year-round. There are several considerations that must be taken into account during this exercise. First, the 24141 zip code extends into the City of Radford and into parts of Northeast Pulaski County. Therefore some land owners may live outside the Planning Area, but have a zip code that corresponds to the Area. Further, some land owners may elect to utilize a Post Office box and pick-up their mail when they are in the Area. Both of these considerations may result in an increase of the percentage of land owners who are part-time residents.

Figure 4, Zip Code Data, illustrates in blue the parcels with zip codes in the South Planning Area. White parcels are those with zip codes other than 24347 and 24141. There are 3,431 total parcels and 1,777 parcels utilize a South Planning Area zip code. Therefore 51% of the parcels reflect an Area zip code. This potentially indicates that 49% of the parcels are owned by people outside the South Planning Area.

By reviewing the parcels location and size, several of the parcels may be utilized for recreation purposes along the New River and Claytor Lake. However, a considerable amount of parcels are not in close proximity to those amenities. Several of the larger parcels away from the river/lake are reflected as agricultural use in Figure 3, Current Land Use.

The composition of full-time and part-time residents is significant when implementing policies. For instance, during the public input session in August, numerous participants indicated a desire to have trash collection moved to Monday. This request is likely a result of part-time residents and the timing of their property use. The November input session this request was not as prevalent. Further, with this type of 50/50 composition varying visions for the community future exist. As this community moves forward, the composition is a significant aspect to consider when making policy decisions.



Future Land Use

Assumptions

The Planning Area is located south of Claytor Lake and the New River. The area is physically isolated from significant retail and service centers contained in the Towns of Pulaski and Dublin, the City of Radford, and the counties of Wythe and Carroll. Typically the barrier the lake and river present, residential development would be slow; however, the water features serve as major amenities and development has occurred at a rate of approximately 275 homes per decade, or 25-30 annually. Not all residential development is attributed to the lake and river. Residential development is occurring along the Little River Dam Road and Lead Mine Road corridors. Considering the decreasing supply of suitable land along the water features, more land in the traditional farming areas will be converted to residential uses. This conversion is particularly alarming to the residents of the Area and is well documented in the public input sessions found in Appendix A and B. The property owners, dictated by the market, ultimately make the decision to convert property from agriculture to residential. The County and community should be prepared for more residential development and make available the services residents desire.

A population increase of 750 to 1,000 residents by 2020.

Single family residential development will continue to be an upward trend.

Improvement of water supply and wastewater disposal for Snowville Elementary School is necessary.

While public water and sewer may not be feasible currently, the PSA should consider the possibility in the future as more customers are available.

Citizens Review of Plan Alternatives

The Planning Commission provided the citizens of the Planning Area an opportunity to comment on the draft development alternatives. The resulting discussion found that citizens want the land use pattern to remain the same. However, this is difficult in a dynamic market whereby 25 to 30 single family homes are built annually. In order to address the citizen concern the future land use plan provides for development nodes and agriculture corridors. This strategy will provide for the housing demand with limited land consumption and retain the agricultural viewshed along the major thoroughfares in the Area. Following two public input sessions and three drafts of a Future Land Use plan, the map on page 12 reflects the community input toward future land development patterns.



Residential Land Use

The South Planning Area has two primary land uses, residential and agriculture. There are very limited amounts of other land uses occurring in the Area. In the fall of 2007 a preliminary engineering report was completed to analyze the potential to provide public water to residents in this Area. The concept reviewed was to connect to the City of Radford water supply system at their southern most limits and extend a line along Little River Dam Road and go south down to Allisonia. The report found that this could be accomplished with two storage facilities and fire-flow could be accomplished as well. During the August public input session held at Snowville Elementary School a second survey was administered to gauge the public interest in the water supply project. The survey resulted in approximately 70% against the project and 30% in favor. The PSA will retain a copy of the engineering study and review the document when the community desire is present and the customer base increases to make the project more equitable. As residential development continues in the Area, improvements to infrastructure and government services will be required. Providing the needed services may be expensive due to the geographic location of the Area.

Protection of Agricultural Production

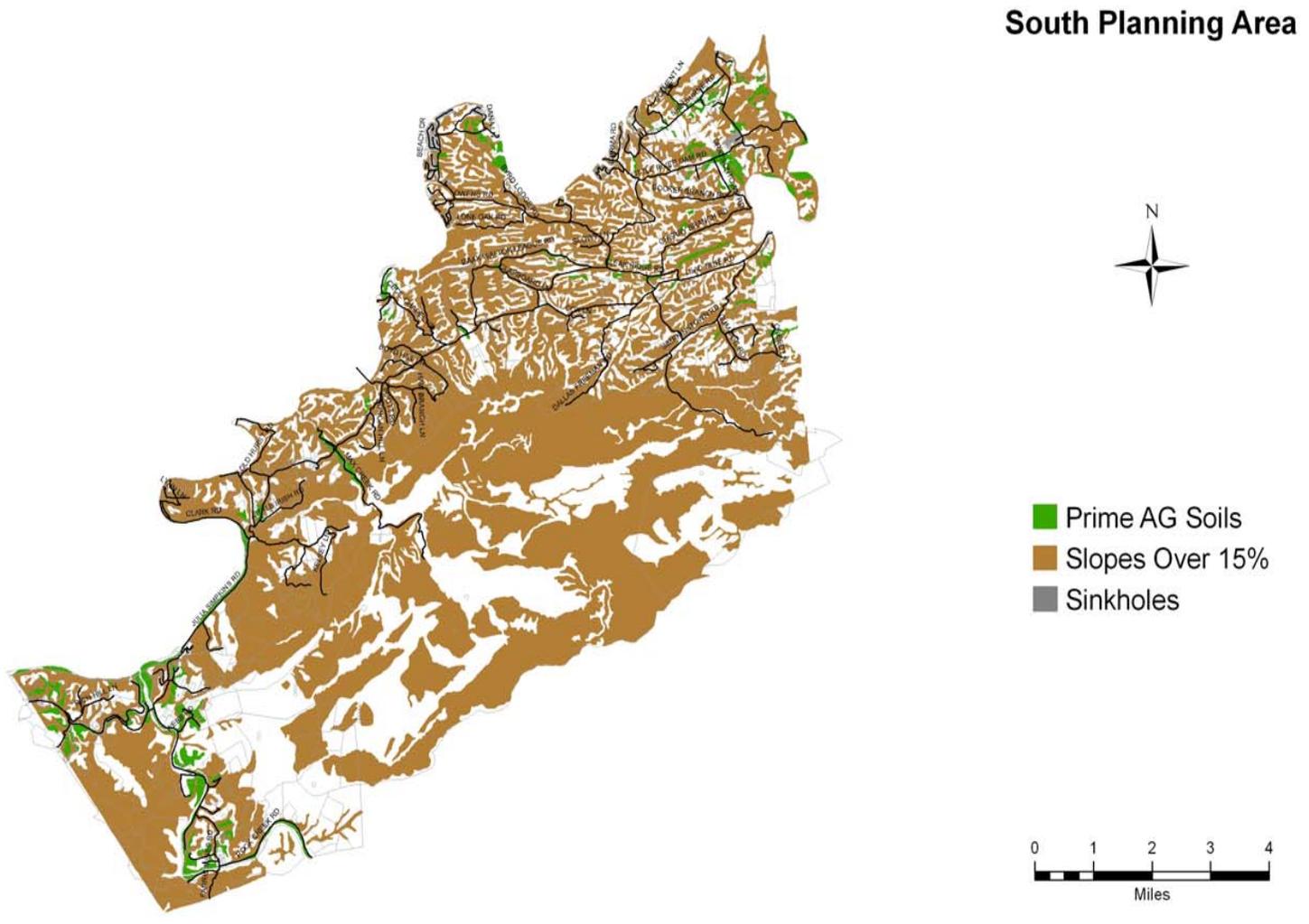
While not the most intense agricultural area in the County, this Planning Area does host significant agricultural operations. It is important that the agricultural uses in the Area remain protected from encroachment; particularly the working farms on prime soils (see Figure 5 Prime Agricultural Soils Map and Slopes greater than 15%). Major developments should be where access to the Planning Area is easily supported; south of Radford, Lowman's Ferry Bridge, and Allisonia. In order to support affordable housing and lifestyle preferences, zoning districts covering the prime agricultural areas should allow limited division of property for residential purposes, not including subdivisions on less than 2 acre lots. Further, continuing land use taxation is vital to the support of the agricultural industry.

Agricultural Land Use Taxation

Most of the lands in the Conservation and Agricultural Districts which are devoted to agricultural production are currently being taxed at the agricultural land use rate. It is this rate which would serve as the floor rate for lands with conservation easements. However, forest lands and other non-agricultural qualifying uses would have pre-easement tax rates higher than the agricultural land use rate. In order to preserve agricultural land use activities it is important for the County to correctly assess properties during land valuation periods. It is also important to establish the agricultural tax rate at a level where production can still occur and profits from production can be realized.



Figure 6 - Prime Agricultural Soils and Slopes 15% and Greater



Map created by the NRVPCD, 2008, using Pulaski County data.



Conservation Easements

Conservation easements are legal agreements that property owners make to limit the type and amount of development that may occur on a property (see VA State Code §10.1-1009, 1010, et al). The easements are often a landowner’s decision to affirm land use decisions in perpetuity as well as a response to federal and state tax incentives. To qualify for the tax benefits of a donation, the easement must be in perpetuity, rather than a predetermined term limit.

The easement prevents development of a parcel and protects the conservation value of the property. The result is seen as a public value of protecting “rare” and/or “unique” conservation values associated with a particular parcel of land. Both “rare” and “unique” are terms used in the federal tax code. The measure of “cost” of an easement is determined by a qualified appraiser calculating the value of the easement by assessing the market value (development potential value) of the property before the easement is given and subtracting the value of the land after the easement is donated. There is not a value of “public benefit” calculated for the parcel in terms of protecting “rare” and/or “unique” conservation assets.

The reduced value of the property becomes a perpetual cost to the locality in terms of the reduced property value. In the absence of protecting “rare” and/or “unique” conservation values for the community, this cost can become very high.

As a result, the acceptance of the land use implications of any conservation easement should be based upon the net value to the public including the perpetual control of land use decisions being made by a current land owner in a dynamic economy and community. Based upon the considerations in the County’s Comprehensive Plan, Conservation Easements should be determined to be a use of land. As such the zoning ordinance should be amended to include conservation easements in the Conservation District and Agricultural Districts and Residential Districts.

South Easement Receiving Areas

The South Planning Area contains numerous significant natural resources. A current concern for citizens is water quality of the New River and Claytor Lake due to human impacts in close proximity to these water features. Another concern for citizens is the loss of agricultural viewsheds along thoroughfares and from the perspective of being on the river/lake. Easements that protect viewsheds along the river/lake and provide for a decrease in human impacts to water quality are desirable. Further, in Figure 6, areas outside of the Planned Unit Development and Residential designations are likely to be suitable. Some areas within those designations may also be suitable; however, residential demand should weigh more heavily in those areas.

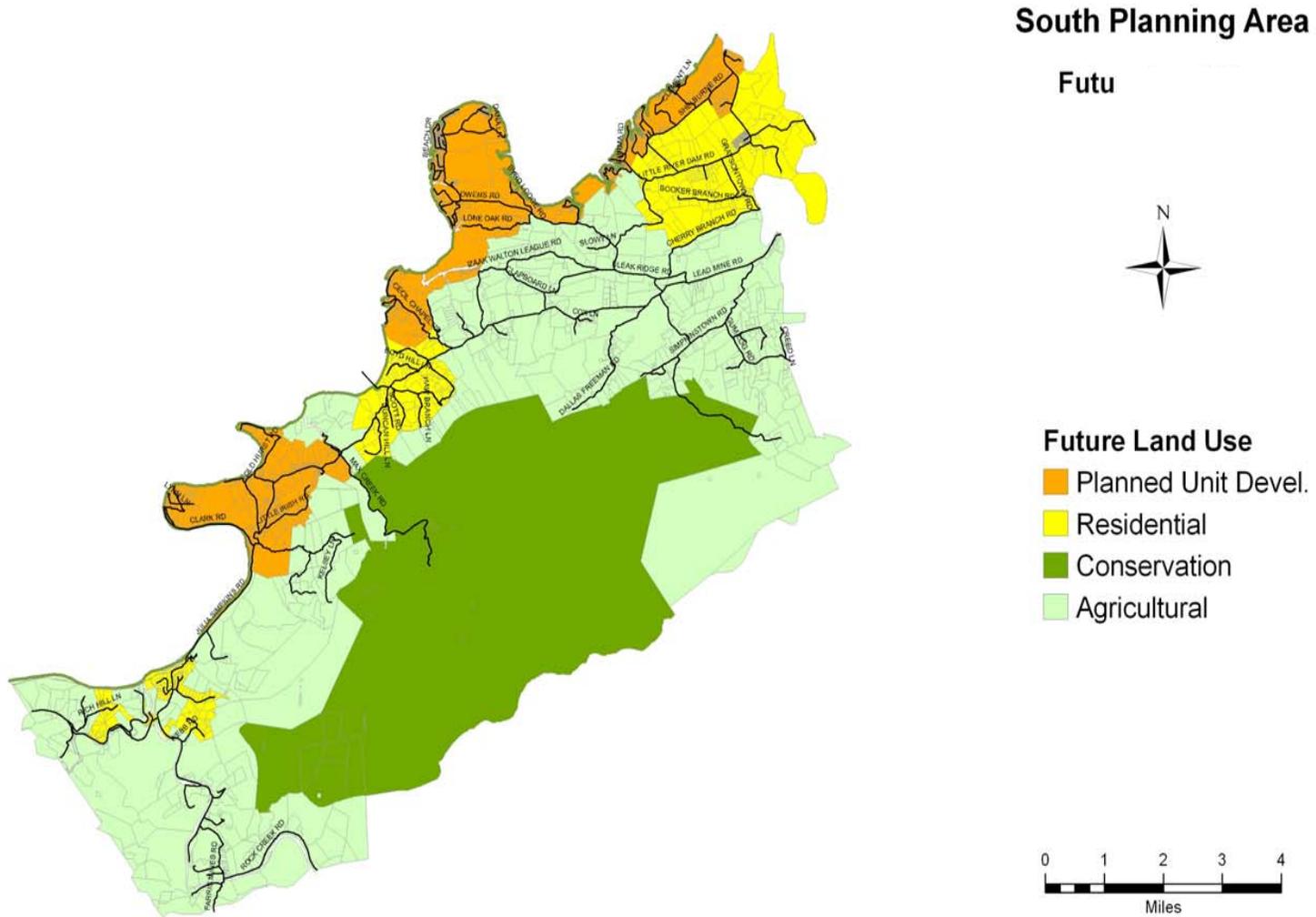
Taking into consideration the pace of residential development since 1970, not all remaining parcels with access to the water features or in agricultural viewshed should be put under easement. In the South Planning Area particularly, a balance must be struck between



meeting the supply of land for the residential demand, and permanently conserving significant resource lands that community members highly value.



Figure 7 - Future Land Use Plan



Map created by the NRVPCD, 2008, using Pulaski County data.



Land Use Action Plan

Short Term

- **Consider adopting standards allowing alternative wastewater treatment systems as technology develops to encourage environmental stewardship and maintaining resources.**
- **Update zoning ordinance and map.**
- **When updating zoning map, review A-1 district for correct identification of residential land uses opposed to agricultural.**
- **Retain agricultural economy.**
- **Continue the roadway improvements identified in the six-year plan.**
- **Encourage residential developers to implement Planned Unit Development to promote wise land use.**

Medium Term

- **Construct the most important water/sewer facilities.**
- **Investigate providing/improving internet utilities to the Area.**
- **Retain agricultural economy.**
- **Support limited commercial development to serve residents of the Area.**
- **Assure adequate public facilities to support development in the area.**
- **Continue land use taxation.**

Long Term

- **Seek to implement transportation projects identified in the Transportation Action Plan.**
- **Encourage trail development to provide connectivity to the New River Trail and the City of Radford.**
- **Continue to support emergency services in the Area.**
- **Retain agricultural economy.**
- **Continue land use taxation.**



Transportation

Transportation Policies

The transportation network in the South Planning Area is critical to building a successful community development pattern. This planning area largely contains agriculture and residential uses with very limited services offered in the Area. As such, the transportation network should allow for safe, reliable, and efficient access to service providing communities beyond the South Planning Area. Currently Little River Dam Road, Lead Mine Road, Julia Simpkins Road, and Lowman's Ferry Road serve as the main thoroughfares. During the next 10 years the County should work to reconstruct segments of these roads to better serve the community. Below is a list of policies created from public input followed by specific transportation projects for the planning area. Figure 7, Transportation Improvement Map, illustrates the proposed transportation projects.

The policies below apply to the South Planning Area:

- **Improve transportation network to service providing areas of Radford, Pulaski and Dublin.**
 - Little River Dam Road
 - Lead Mine Road
 - Julia Simpkins Road
 - Lowman's Ferry Road
- **Formalize a pedestrian/bike plan between the New River Trail State Park and Radford.**
- **Make road improvements to increase safety in major thoroughfares.**



County Six Year Improvement Plan (current)

1. Replace Big Reed Island Creek Bridge:

\$1.8 million dollar project to be complete by 2013. This project has current funding for engineering.

Transportation Action Plan

Short Term:

2. Replace Max Creek Bridge:

Estimated Cost: \$1,200,000

During the intersection rebuild with Julia Simpkins Road, this bridge needs to be replaced to better accommodate large vehicle traffic, particularly busses to the Boy Scout reservation.

3. Rebuild 10,750 feet of Julia Simpkins Road:

Estimated Cost: \$4,600,000

Two segments contain poor line of sight and dangerous curves severely limiting the level of service.

4. Construct Bikeway-Walkway along Julia Simpkins from Lowman's Ferry to New River Trail:

Estimated Cost: \$1,200,000

This connection will allow people in the Lowman's Ferry Bridge area access to the New River Trail and creates one leg of a connection to Radford.

5. Max Creek – Julia Simpkins Road Intersection Rebuild:

Estimated Cost: \$1,400,000

Reconstruct intersection to support bus traffic.

Mid-Term:

6. Widen/Straighten/Resurface Little River Dam Road:

Estimated Cost: \$5,000,000

Two segments contain poor line of sight and dangerous curves severely limiting the level of service.

7. Widen/Straighten/Resurface Lead Mine Road:

Estimated Cost: \$6,700,000

One segment contains poor line of sight and dangerous curves severely limiting the level of service.

8. Provide Bikeway-Walkway along Lead Mine Road:



Estimated Cost: \$800,000

This trail could serve as the middle connection between the New River Trail and the City of Radford.

Long-Term:

9. Widen/Straighten/Resurface Owens Road:

Estimated Cost: \$4,000,000

Owens Road serves a significant amount of residential users along the lake and this is a major infrastructure component to be improved for those residents.

10. Widen/Straighten/Resurface Cecil Chapel Road:

Estimated Cost: \$1,300,000

One segment contains poor line of sight and dangerous curves severely limiting the level of service

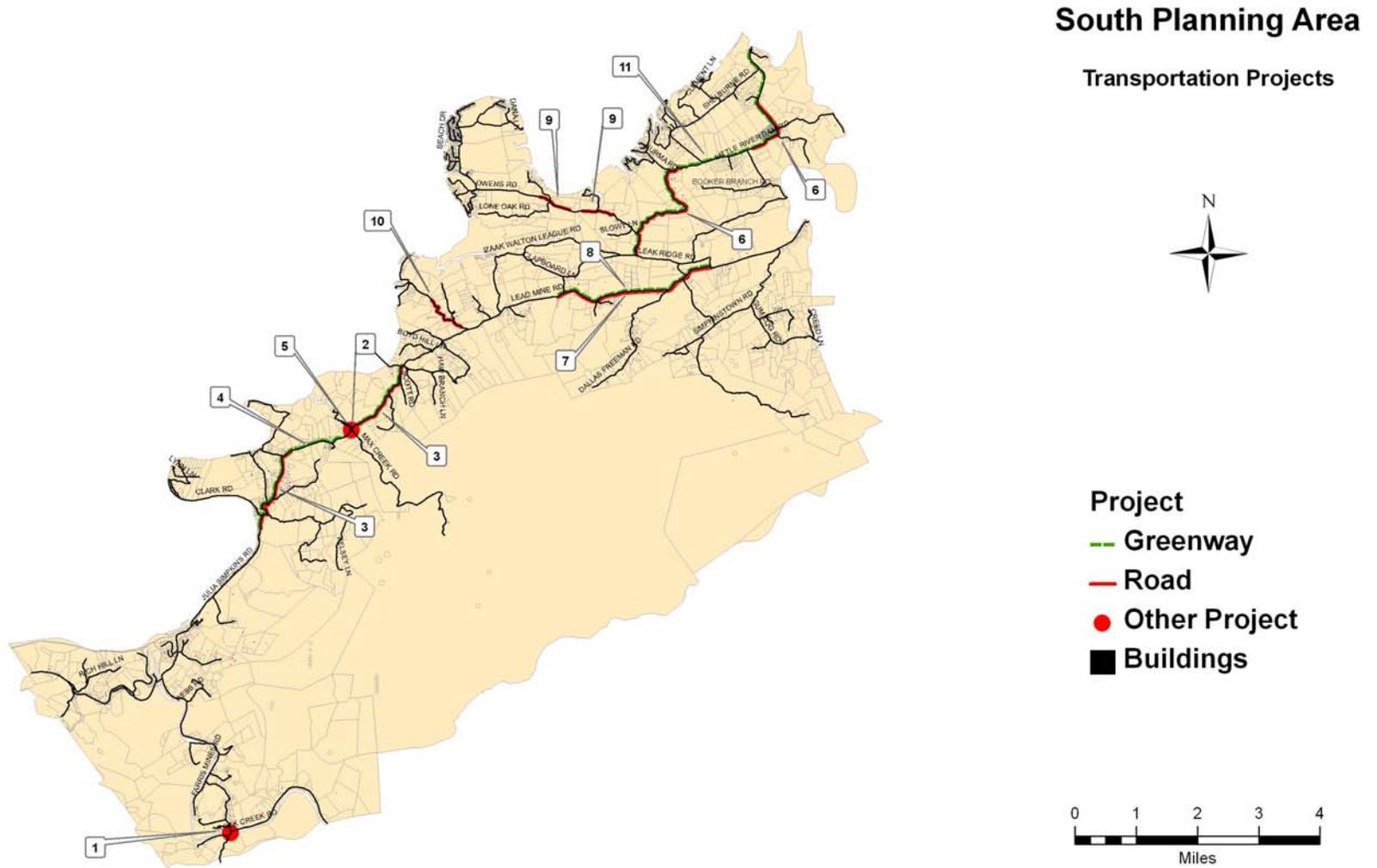
11. Bikeway-Walkway to City of Radford:

Estimated Cost: \$1,700,000

Construct a trail in the northeast portion of the planning area along Little River Dam Road to provide alternative transportation to the City of Radford and the New River.



Figure 8 - Transportation Improvement Map



Coordination of Land Use and Transportation

Effective as of July 1, 2007, §15.2-222.1 Coordination of State and Local Transportation Planning. Localities that receive a rezoning, site plan or subdivision request that substantially affects transportation on state-controlled highways must submit a Traffic Impact Analysis to the Department of Transportation for review. Comprehensive Plan amendments that substantially affect state-controlled highways must also be submitted to the Department of Transportation for review.

Alternative Transportation and Recreation Policies

- **Preserve and protect New River corridor. Encourage development of river access facilities and user services in the Area.**
- **Foster cooperative relationships with State and Federal agencies and outdoor guide services/private sector to market these assets and promote Pulaski County as an origin/destination for New River/New River Trail passive recreation trips.**
- **Coordinate with the City of Radford to develop river access recreational facilities for the citizens of both jurisdictions.**
- **Support the development of a canoe trail from North Carolina to West Virginia.**
- **Work to preserve corridors for trail development that will ultimately connect the New River Trail to the City of Radford.**



Recreation Action Plan

Short Term:

Pursue dialogue with BSA to explore opportunities for access to BSA trail network, including possibilities for a connection to the New River Trail.

Market recreation opportunities/assets.

Preserve and protect the New River Trail State Park corridor. Encourage development of trail access facilities and user services in Allisonia and Hiwassee areas. Foster cooperative relationships with State and Federal agencies and outdoor guide services/private sector to market these assets and promote Pulaski County as an origin/destination for New River/New River Trail passive recreation trips.

Continue development of Harry Dehaven park.

Medium Term:

Continue agency/private sector coordination/cooperation efforts to develop needed facilities and market recreational opportunities.

Consider the establishment of a regional recreational facility authority.

Continue development of river access facilities.

Long Term:

Develop bike trail/lane along Lead Mine/Julia Simpkins/Little River Dam Roads.

Encourage development of lodges/hotels/bed and breakfasts/conference facilities to service recreational traffic, businesses, etc.

Consider the development of conference/meeting facilities at Harry Dehaven Park.

Community Facilities

The South Planning Area contains several significant public facilities for the County and the community. The elementary school in Snowville serves not only as an educational facility, but also a community gathering location. Both public input sessions for the Comprehensive Plan process were held at this location and the facility proved to be a true community asset. Also in the immediate area of the elementary school are the Snowville Fire Department and Rescue Squad. There are three boat launches in or adjacent to this planning area providing access to the New River and Claytor Lake. Harry Dehaven Park is a county park located on the shores of Claytor Lake and provides recreational opportunities in the Area.



Figure 9 - Community Facilities Map (Locations on following page)

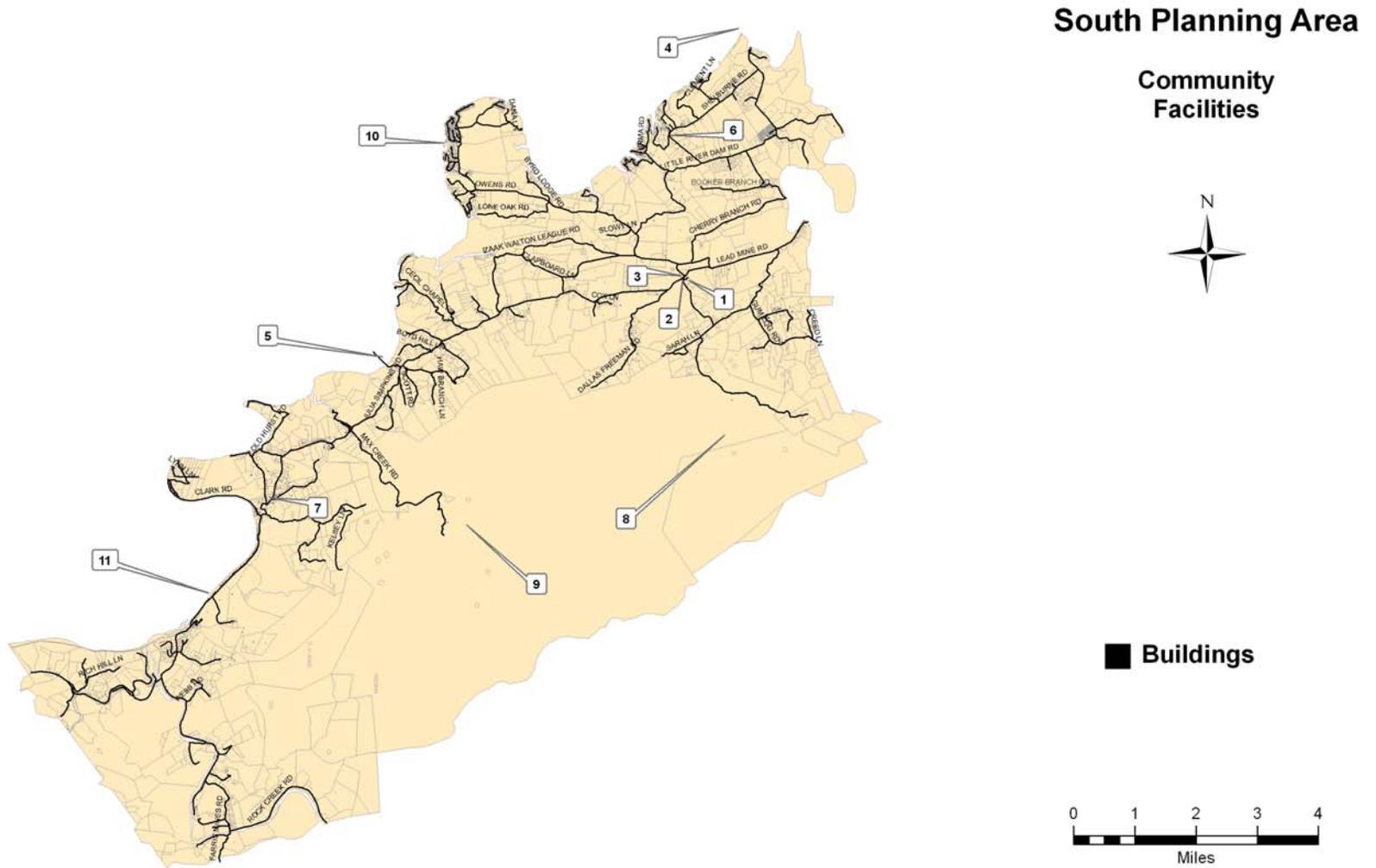


Table 1 – Community Facilities

- 1. Snowville Elementary School**
- 2. Snowville Fire Department**
- 3. Snowville Rescue Squad**
- 4. Little River Dam Road New River Boat Launch**
- 5. Lowman’s Ferry Road Claytor Lake Boat Launch**
- 6. Shelburne Road Fire Auxiliary**
- 7. Hiwassee Fire Department**
- 8. Boy Scout Camp Ottari**
- 9. Boy Scout Camp Powhatan**
- 10. Harry Dehaven Park**
- 11. Allisonia New River Boat Launch**



Appendix A

South Planning Area Public Input

August 6th, 2007

(South of New River/Claytor Lake)

1) What do you like about your community?

- It's a quiet, rural area
- Privacy
- Peaceful and friendly
- Open space
- Rural area in Virginia mountains
- Peaceful area with beautiful scenery, good people.
- People are so friendly. We plan to retire soon to our house in Claytor Estates
- Small and well located
- As it is
- As it is
- Peace, quite, friendly neighbors
- Peaceful place to live (beautiful)
- Quiet lake
- Rural character
- Rural atmosphere
- Privacy
- Close community
- The residents, no congestion
- Sparse population, lots of undeveloped land, privacy
- Rural, close-knit, quiet
- NOT a "community" in terms of roads, street lights, over regulation, and services we don't need
- The zoning
- Quiet, New River Trail, River
- People, geography, rural nature
- Everything but the roads
- Quiet
- Quietness of area
- Quiet, peaceful
- It is peaceful, we like the residents that live here
- Clean
- Housing density (no large developments exist)
- Open space
- Quiet rural nature, low density housing
- People friendly, great neighbors, quiet, safe, little population
- It's rural nature
- Rural, friendly, small community, yet conveniently close to shopping, etc.



- Rural atmosphere, can see stars at night, hear cows and roosters during the day, see gardens growing, the elementary school, the way community works together.
- Everything
- I like my community as it is-just have a neighbor who has old cars sitting on is land and camper
- Rural, not cluttered up
- Rural character, scenic views, small community, open lands/space, abundant species
- Peace, quiet, country scenery
- Rural, scenic, recreation areas (water), low population density
- Friendly and supportive
- Open space and farm land
- Quiet, safe, beautiful place to live, people, school system, most of all the lake.
- Sense of community, rural nature, green space, lake, Little River (protect it)
- Size and quality, country side, mountains, lake
- Peace and quiet
- We are happy with the ruralness of Snowville and would like for it to stay that way. Peaceful, quietness is what we enjoy here.
- Peaceful atmosphere, excellent rescue/EMT services, caring people and neighbors, excellent school facilities/education
- People try to help people-care about one another
- Close knit
- It's quiet and peaceful
- Hasn't changed too much since I was young
- Serenity, conservation, wildlife, friendliness
- Peaceful and quiet-a place for respite, agricultural and forestry practices, good neighbors who take responsibility and help each other individually
- Open spaces
- The rural character and open space
- 2) What would you change in your community, if you could?
- Impose noise level law to eliminate LOUD motorcycles, etc
- Dog noise, roads, destroy abandoned property
- Nothing
- Limit building
- Keep it free!
- Less government interference
- Less deer, better road paving, better control over DeHaven Park
- Have Public Water
- Nothing
- Nothing
- Better roads
- Nothing
- Paved road
- Better roads
- Improve the roads, and ask the County to develop and maintain a wireless internet service and charge a fee to the users.
- New Fire Department
- Better upkeep and repair of roads
- Less development
- I would stop selling farm land for housing projects



- Have a park for children nearby in the community
- I do not like mandatory garbage fees for a summer home used 6-8 weekends/year
- Nothing
- I would like to see a new road into Hoover Color from the intersection of Rts 672 and 693
- Not allowing campers to camp on the lake area without water nor sewerage available (Lot 78 in Lakeview-which is owned by the residents of Lakeview)
- No business (rental homes or bed and breakfasts/tourist homes) in community
- Roads updated with lines and add speed limit signs
- Widen bridge (culvert) on Little River Dam Rd to close to Graysontown Rd, widen and straighten Little River Dam Rd.
- Less development and less government
- Better (straighter) roads and public sewer system
- Road condition-lines in middle of road, posted speed limit signs, limit or stop fireworks on nights other than national holidays.
- Better roads, schools more accessible, better utilities
- Would like to see public water and sewer, organized recycling program (pick-up at house), high speed internet access, trash drop off for weekend lake goers so trash isn't sitting out until Wednesday pick-up
- I'd like to be able to walk close to home but Shelborne Road is too narrow, too busy for this to be done safely, public water and sewer would be a big asset, also high speed internet, need a place for a gas station/convenience store
- Better roads at a slower pace so we can afford it by County spending.
- Minor road improvements
- Garbage pick-up from Allisonia on Monday and provide boxes for each area...something, finally get a new place for our rescue squad
- Nothing, more farmland and agriculture
- Trash dumps, water pollution, destruction of scenic and wildlife areas, trashy yards
- Less mandatory use of public services provided
- Less development
- Have the County inspect all road paving and repairs. I see too much substandard road repair
- Small tracts with mobile homes
- Keep it a single family residential zoning. There is not a "need" for multi-family or apartments this far from the Interstate.
- Add additional (improve) athletic facilities, specifically snowville baseball field
- I would put a Post Office in Snowville and give Snowville back its identity. More work on roads and roadways. EMT is good, but too many units come to emergencies. The athletic field of Snowville School needs to be desperately addressed.
- The higher taxes for persons living on Claytor Lake who have made this area home for 20+ years. Need Senior Services. Need for lake clean-up resources
- Have an actual building for our rescue squad. Have more recreational building for youth.
- Widen roads (Rt 693), better park areas, more parking
- We need a rescue squad hall in Hiwassee
- Nothing except for a closer Post Office. Need the Snowville PO back.
- More funds in our area-better fire and rescue buildings/equipment, more police patrol
- Residents/property owners should always have full info so they make decisions, no pushing rules through in secret as in the recent Claytor Lake shoreline restrictions.
- Less development
- I would discourage mindless sprawl



3) What do you like about Pulaski County?

- My roots are here, land has been in family since 1800's, like its rural character (but I fear that is changing)
- Friendliness and beauty
- Good weather
- Always been my home
- OK Government-keep it small
- The people
- OK
- Rural nature, beautiful lake, friendly people
- People and environment
- Great place to vacation
- Rural character
- Natural beauty and Claytor Lake
- Growing community
- Small town atmosphere
- Beautiful country
- Rural, close knit, quiet
- Low density, not as much government interference as some places
- The SMALL schools that are left
- Quiet, New River Trail, New River
- Rural, development centered along the Interstate, good services
- What I like or dislike does not matter, I'm just on and have only one vote, and change doesn't come easy
- Weather of seasons
- It's home after 61 years living in Pulaski County
- Zoning
- Low tax rate (real estate)
- Open country
- Good accessibility when calling main telephone number
- It's down home. It's accessibility to larger cities and Interstate
- The people, the geographic area, the quality of life
- I like the way we work together. I like our hills, lake/river
- Scenic and small town feel
- Jobs and recreation are both accessible
- Reasonably rural, low traffic, pretty
- Rural
- Beautiful nature areas and farmland
- Rural area, beautiful landscape in heart of Blue Ridge Mountains. However, we need more industry, like Wythe County has grown with
- The natural resources and the people
- The green spaces, country side, not over populated, lake still has a "workable" amount of residence, weekenders, and boaters for environment
- The beauty of landscape (mountains, waterways, etc, plus slow growth)
- Slow growth
- Slow growth
- People are helpful, kind, and considerate
- Country, mountains, not like a big city



- The rural area I live in
- Agriculture
- Rural, less city life
- Peaceful and quiet
- Farm-open space
- Relatively low traffic

4) What would you change about Pulaski County, if you could?

- Eliminate crime/drug problem, don't enact rules, laws, restrictions without prior public input, lower taxes, have permanent low cost spay/neuter clinic for pets
- Better road paving
- Would be nice if they tried to work with people when getting permits, need to step-up customer service
- Tax rate (lower)
- Limited government
- More industries, less government
- Nothing
- I'd stop the move to re-zone farms and single-family land into R-2 (multi-family). I'd clean up Peak Creek, the main polluter of Claytor Lake.
- Do NOT want water line three here
- Get more progressive. Need more paved roads
- Set aside more conservation land
- Lower taxes
- Better pay for our law enforcement
- I would have the government be more conscious of the environment when making decisions about industry and business use of property
- Less housing development, clean up some areas, promote agriculture and open area preservation
- I would change being so hard on people when they try to get a septic system installed. More shopping centers
- More development around the lake. Better schools
- More jobs, businesses, recreation for youth (miniature golf, movies). Don't tax lake residents more than other residents in the county not living on the lake
- Need a community center for children
- Lower taxes on waterfront properties
- "Whiteline" edges of roads to help drivers see the edge of the road
- Lower taxes, less government
- Lower rates for garbage pick-up (rates increased without notice).
- More jobs, more industries
- Like the smaller, community schools. Not in favor of combining schools although it makes for fewer facilities and better cost efficiency, though the quality of education is not the same with high #'s of students under one roof.
- A greater concern for developing a "green" community-ie-more conscious development as to preserving green space, wildlife preservation.
- Not much
- Right now, nothing
- "Alternative commerce", jobs-business conducive to rural agriculture, music, ecotourism maybe
- More emphasis on education. Teacher pay is low and good teachers are leaving. 3.6% raise is not enough.
- Less development, limited government, encourage agriculture



- The HIGH assessment of real estate in the Claytor Lake area
- More open government. Publicize BOS meetings and agendas, along with other meetings. Better libraries.
- Very little
- Keep the schools up better. Providing for all and not just for some (be equal). The BOS needs to be more visible to the County and all citizens. The PSA needs revamping (garbage and trash pick-up). The School Board needs to think more of the children's education
- Need better informed Supervisors who work together for betterment of entire community. Need MORE industries other than Volvo and Volvo related businesses
- Get drugs out of County. Need more businesses to create more jobs
- Bring business into County, it's becoming a ghost town
- Improvement in roads. More business in area. Pulaski town is a ghost town
- School system isn't very good. Could use smarter Doctors
- Keep businesses from leaving. Communication between county board and people. Eliminate drug dealers, users, etc
- Restrictions and regulations need to be put before the public not pushed through in secret.
- More greenways, bike trails
- Sprawl

5) What kind of community do you want the area to be in 20 years?

- I hope it will not be wall to wall houses with no agricultural land left
- Same
- Very little changes
- Same
- As it is
- PLANNED
- ?
- Safe
- Retain rural character
- Same as it is now
- I would be happy if there is little change
- Don't want to lose our community as it is now
- Would like my particular area to remain undeveloped
- Pretty much the same as it is now
- Same as now, less clutter if possible
- Much as it is now
- Much better one. More people get to live on their own land
- Like it as it is now
- Same as today
- Same as we now have
- Business regulations in building homes and the zoning/administrator stick to the regulations and not let builder/home owners change regulations.
- Lakefront nursing home
- Rural, no large housing developments
- Same as today, except improve roads
- Single family homes, NO multi-family units, apartments, condos, etc.
- A safe place for families to live. A place where children will stay



- Would like our community to be aware of environment. Recycling. Evaluate how we dispose of waste.
- Basically the same-public water, sewer, high speed internet are needed
- Close to the same, just better roads and lower taxes
- A RURAL community
- Very much like now-quality of life retained and a place that still provides habitat for wildlife and birds
- The same as it is now
- Educated so people will know and care about their community and earn higher wages as education raises
- The same as it is now
- Remain as rural as possible. Keep the tax base down so all of us can retire near the lake we love so dear. We need more jobs/industry.
- Still predominantly rural, farms, the lake not overdeveloped, tourism for economy
- Still a peaceful place to live, not over populated causing a strain on the environment and the lake
- Pretty much the way it is now. We don't want to look like Fairlawn, Dublin, Radford. When people come to the county they want it to be country, not suburb.
- Community with more youth. Jobs that keep the best of Pulaski County High School here to give back to the County
- Peaceful, family oriented
- Up to date, an established Fire and Rescue Building with growing members. Also an area protected from riff-raff.
- Still quiet and peaceful
- Same as it is today, but better school system and better updated doctors
- Improvement of public fire/rescue building
- Rural-country
- A place I would still want to live

6) How long have you lived in this part of the county?

- Birth to 23 years old with 40 year absence, have been back for 1.5 years
- 5 years
- 60 years
- 38
- 27
- 40
- We have had cabin on lake 44 years
- 78
- 70
- 71
- 17
- 86
- 1
- 4
- 30
- 31
- 40
- 28
- 6



-2 years, lived across river in Montgomery County all of my life

-58

-5

-owned property 8 years as a summer home

-57

-60

-21

-8

-21

-Lifetime

-40

-28

-70

-6

-12

-35

-13 years wife/30 years husband

-30

-12

-3

-30

-21

-26

-33

-Most of my life

-35

-20

-15

-28

-65

-40

-45

-36

-40

-7

-62

-42

-40

-68

*** The residents polled average 34 years in the South Planning Area

7) Please provide any other input you feel is important to the future of your community.

-Industry and shopping centers are good to have BUT keep them in confined areas-don't let it pave over all good agricultural land. Give some sort of financial incentive for people to neuter pets.

-Limit regulations and taxes

-Less government

-DeHaven Park needs better policing

-I like rural atmosphere, no commercial uses are desired

-Allow controlled development on the lake



- Help develop more tourism
- I feel we need to give our law enforcement the money to keep good people. Better roads in our area
- Maintain rural character
- Just leave us alone
- Please develop more along the Interstate and around the lake. Please restrict development as much as possible in rural areas. Zone ALL agricultural land to 5 acre lots if developed
- Set up a group of citizens to act as advisors to BOS. Group needed to police bad regulations, poor government decisions, zoning/building fraud factors. Leash law needed across the County. Many dogs running at large without owner's control. Eliminate personal property taxes on vehicles. Enforce the litter laws, especially on roads/lake and clean-up trash in yards.
- Less government, limited growth
- Better maintenance of parks. Remove driftwood from lake. Empty trashcans more frequently.
- Keep a tight reign on growth
- In developed areas, a ban on dusk to dawn lights. Encourage more conservation easements. Garbage drop-off point for Lake or re-arrange pick-up schedule. Walker Farm development does not represent the type of growth that should happen in our community. That development should have been concentrated. Now each lot owner must mow huge lawns, and they can not even have horses (or other livestock) on their property (community agreement). This farm could have been developed with common open space for the residents and wildlife to enjoy.
- Stop so much spending on new schools and multi-million dollar projects. Make-do with what we have and remodel.
- Claytor Lake is the base of this community. We need to worry about maintenance and keeping it clean. It is what makes this a nice place.
- Perhaps we need sewer more than water. If people are given facts about development impacts they may be more inclined to pay for sewer than water
- Do not restrict a landowner's ability to donate a conservation easement-these are tools for public health, water quality, good place to live and to visit.
- We need to become environmentally aware and responsible. We need curbside recycling and more responsible county workers at the centers. Hours at the recycling and large item dumps are inconvenient for people who work.
- I have paid many thousands of dollars to be independent and have my own well/sewer
- I feel the county has helped the Snowville area very much by constructing the Snowville School. I see it as a vital part of the community, used as late as 11:0 at night-a wonderful place! Also, allow the construction of the aquatic Boy Scout center.
- Protect water quality of lake, rivers, streams, and view sheds. Encourage conservation easements. Protect the lake's shoreline.
- If the county has to choose between things such as a feasibility study and education, spend the money on education and pay the teachers what they deserve.
- Just for the sake of change-take a long look at the specialness of rural life and the world as to how it has come and see that a child's view of country is so life changing.
- More community meetings to keep citizens informed. Meetings held in each community at least 2x's year for information about county progress.
- More police patrol, show pride in "our" community. Beautify/refurbish old landmarks, historical sites.
- More strict drug laws and repeat offenders
- Go away and leave us alone
- Communication. Bring business to Pulaski buildings already there. Stricter laws for drug dealers and users



- We need to study other communities, other states, who have used various methods successfully, so that all options are considered, for example, Texas has higher sales tax, but NO income tax. California and Alaska use other options, and there are many others.
- Greenways-road projects should include pedestrian/bike lanes. Pulaski should connect with other communities with greenways like Radford.
- I think we should encourage permanent open space through the use of conservation easements.

Thank you for your participation. Your contributions will help shape the future of your community!



Appendix B

South Planning Area Public Input 11/1/07

(South of New River/Claytor Lake)

8) What do you like about your community?

- **Tight knit, sense of pride.**
- **Rural area – hope it stays rural**
- **Rural!**
- **Quiet**
- **Trees**
- **Wildlife**
- **Open space**
- **Fields**
- **Farms**
- **I like living where there are no houses on each side of me.**
- **Private**
- **Quiet, low traffic**
- **Living in a rural setting**
- **Agricultural land**
- **Open space**
- **Forests**
- **The agricultural setting is important to our lifestyle**
- **Rural nature, lake**
- **The rural atmosphere with many recreational opportunities that is available**
- **Lack of much development**
- **Back to nature etc.**
- **People**
- **Fresh air**
- **People**
- **Rural setting for family development, excellent for recreation.**
- **Having our own elementary school for early child hood development.**
- **Having no industrial businesses in the area.**
- **I like it as it is**
- **Small, nice people, and of course, the lake**
- **Privacy**
- **Serenity of lake**
- **Quiet, beauty of nature**
- **Just like it is**



- A small residential community
- The view of the lake and the people
- Just fine the way it is
- Nice rural area without a lot of traffic but that is changing quickly with building happening everywhere.
- Peaceful
- Small, close community
- Security
- Natural surroundings
- Access to lake
- Peaceful, secluded, beautiful.
- Everything
- Peaceful
- Not over densely built
- Good services (garbage, etc.)
- Near De Haven Park – Scenic, fairly quiet lake, good roads, nice people, helpful needed services

9) What would you change in your community, if you could?

- Clean-up of “eye sores”
- Dog leash law is badly needed since county is growing. Have had 7 dog complaints to me in this area and attacked four times by dogs.
- Better roads
- Home
- No R-2 zoning in this area
- Drivers courtesy and abilities – enforcement of traffic laws
- Dog leash law
- Less people
- I would like to see agriculture encouraged more
- Less development
- Less houses
- Noise ordinance
- Real estate tax
- Keep the farms as farms without high taxes
- More industry
- Good paying jobs within driving distance
- It would be nice to have DSL internet service at home.
- Better, straighter and wider roads
- Less government interference in our daily lives
- Limit building in and around lake
- Stop light 693 - 672
- Nothing
- Ball fields at Snowville Elementary School that suits age group up to 12



- Add a post office back in Snowville
- I would like to see less trees blocking lake view
- Nothing
- Better roads
- I wouldn't change anything
- Better roads/maintenance
- Access to DSL
- Less people
- Limit Density
- Taxes
- Improvement of roads
- Additional recreation opportunities around lake area such as tennis courts.
- Little River Dam Rd needs railing along road way to prevent vehicles from going over the bank during snow/sleet.
- Would like to see retail services (grocery), a family full service restaurant, and recreational services (bike park and hiking park and a tennis court) on our side of the lake.
- Deer population
- Pave Waterview Lane.
- Upgrade public services – fire, rescue, law
- Better Roads
- Better roads where existing roads are improved and widened.
- Expand the Snowville Volunteer Fire Department to include community meeting facility
- Be able to buy up to date roadmap of Pulaski Co.

10) What do you like about Pulaski County?

- Beautiful, good people
- Peace and quiet
- The rural atmosphere
- The wonderful resources of our county. i.e.: lake, airport, interstate, parks, etc.
- They do a good job at the park area (There is room for improvement)
- Car tax
- Good schools, fresh water
- Trash pick up
- I'm glad to live in the county
- Beauty
- Open space
- Agriculture
- Rural nature, lake
- Claytor Lake (De Haven Park)
- The recreational opportunities, lake, trail and mountains
- Close to current residence in W.V.
- Rural area
- Mountains



- Diverse, good services, people
- Keeping the land in agricultural use
- Good neighbors, good schools
- Quiet, beauty of nature
- Open country, wild life, clean air
- Farms
- Open undeveloped areas
- No public water in south planning areas
- Claytor Lake

11) What would you change about Pulaski County, if you could?

- Better economy – less drugs
- Clean up trash throw out of cars onto our roads – make fines higher for this problem
- Eliminate personal property tax
- I would like to see Town of Pulaski cleaned up
- Female member on planning commission
- Kick out Wal-Mart
- The drug and crime problem is a blight on the county
- Better paying jobs in areas all ready having suitable infrastructure in place – i.e. town of Pulaski, Fairlawn, Dublin
- Nothing, when you start making changes, the area loses the characteristics that make it attractive
- Better development control
- Planning Committee
- More progress (industrial, commercial, etc) in Town of Pulaski
- Less drug problems
- Lower property taxes
- Roads to De Haven
- Park area cleaned up and someone with knowledge how to park according to county laws.
- Bring more jobs so county residents have employment when graduating high school/college.
- Lower the bad image of some communities in Pulaski County
- More “Green” businesses/industries
- More friendly to industry and business
- More property owner pride
- Representatives
- Commercial development somewhere along lake front accessible by water and land.
- Restaurants and other facilities
- The taxes are too high
- Elimination of property taxes (unconstitutional)
- Elimination of mandatory trash pick up
- Less government interference



- **Widen roads, take out blind curves on Little River Dam Rd and Owens Road**
- **More jobs, better schools, and better supervisors**
- **Car tax should be eliminated**
- **Mandatory garbage pick up**
- **Claytor Lake**
- **Council/Board over Pulaski County**
- **More development along lake and interstate. Less in rural areas.**
- **Eliminate the personal property taxes on vehicles. County does not calculate taxes fairly and on timely schedule. Examples: For last 3 years, County has assessed a vehicle for the same fee/tax, without changing or lowering the price. Ex: 1998 vehicle purchased for \$5000 in 1998, now \$4080 for last 3/4 years. Book price on research is only \$1720. Found this example with other people also.**
- **Better Roads and business in town**
- **Street lights and stop lights 693 – 672**
- **Better roads and a bridge across the lake**
- **A bridge across Claytor Lake round about Dublin, maybe Peaks Creek entry into lake.**
- **Pretty scenery, comfortably rural yet with good access to needed stores, welcoming people, good care of roads.**
- **Keep all the farm land in farms for our families in the years to come.**
- **Have better schools**
- **Better roads and business**
- **Improve the economic situation/attract new jobs**
- **Mixed, residential and farming**
- **More business**
- **Would like to see additional employment opportunities for residents**

12) What kind of community do you want the area to be in 20 years?

- **No change – other than clean up**
- **Some additional development around interstate and additional jobs**
- **Very similar – comfortably rural**
- **Rural, agricultural**
- **Better roads and wider roads**
- **No drug problems**
- **A nice place to live and raise family**
- **I would like to see a minimum of development**
- **Perpetuation of agriculture**
- **No public water/sewer**
- **A rural residential area which encompasses farmland and low residential areas.**
- **Mostly as it exists today**
- **Same as now or less houses**
- **More bike trails**
- **Conservation areas**
- **Much the same as is now**



- Rural, mostly agricultural
- Better roads – safer
- Single family dwellings without high density housing
- About the same
- Same as now
- Our community – same – rural – quiet – no increase in traffic
- Same as is as far as land goes – continue to be a farm/agriculture – not residential/subdivision city look
- High value farms with well kept fences and colorful barns
- The same as it is now
- I hope very much the same as it is now
- Same as it is right now
- Actually, about the same except for item 4
- Just like it is
- Less isolated brought about by bridge across lake
- Same as right now- love it
- Rural – have very limited growth
- Pretty much the same with the above enhancements
- Controlled development for individuals and town homes. Add restaurants and grocery stores in lake area.

13) How long have you lived in this part of the county?

- 45 years – since birth
- 86 years
- Since birth
- 9 years
- All my life, 47 years
- 5 years
- 17 years
- 44 years
- 52 years
- 7 years
- 5 years
- 40 + years
- 30 years
- 1 year
- 30 years
- 45 years
- 42 years
- 65 years
- 40 years
- Since birth
- 10 years



- 4 years
- 14 years
- 1 year
- 60 years
- 7 years
- 20 years
- 6 months
- since birth
- 20 years
- 68 years
- 20years

14) Please provide any other input you feel is important to the future of your community.

- Better roadways
- Don't discriminate against lake property owners over their high property taxes verses land owners in towns (cities) other owners away from the lake. Have same tax rates on property taxes for everyone. Have strict building regulations/codes in print, applied equally. I have evaluated some regulations and you've not applied correctly or even fill in the required offices.
- Keep all our industries here instead of sending them to other countries.
- Someone needs to be at De Haven Park that is responsible to keep clean. Person in trailer do not do anything and you need to get rid of current resident – He does not stay there and another person lives there
- This community is an asset to the entire county and I encourage the Planning Commission to use wisdom in making decisions to guide the community
- I am concerned about septic in areas with concentrated houses.
- I am concerned about development near the lake.
- There needs to be more focus and concern about erosion
- Rumors of recreation area in Allisonia – Around Trussell? What is this?
- Monitoring and enforcing zoning laws
- Less traffic
- Keep me informed of meetings and would like to receive a copy of minutes of various meetings.
- FOCL and Sheriff Department need to do more cleaning of the lake trash.
- Why do people living on the lake have such a high tax rate?
- Growth planned rather than “just happens”
- Better roads to the De Haven Park area and water and sewage
- We need more jobs with good pay and benefits in this area. There is no reason for our children to stay here
- Our roads need to be widened and maintained well as a result of more traffic from trucks (building material truck, cement truck) buses for school.
- Less traffic
- Monitoring the lake for erosion, etc.



- Controlling lakefront development to make sure the lake maintains and improves in quality neighborhoods.

