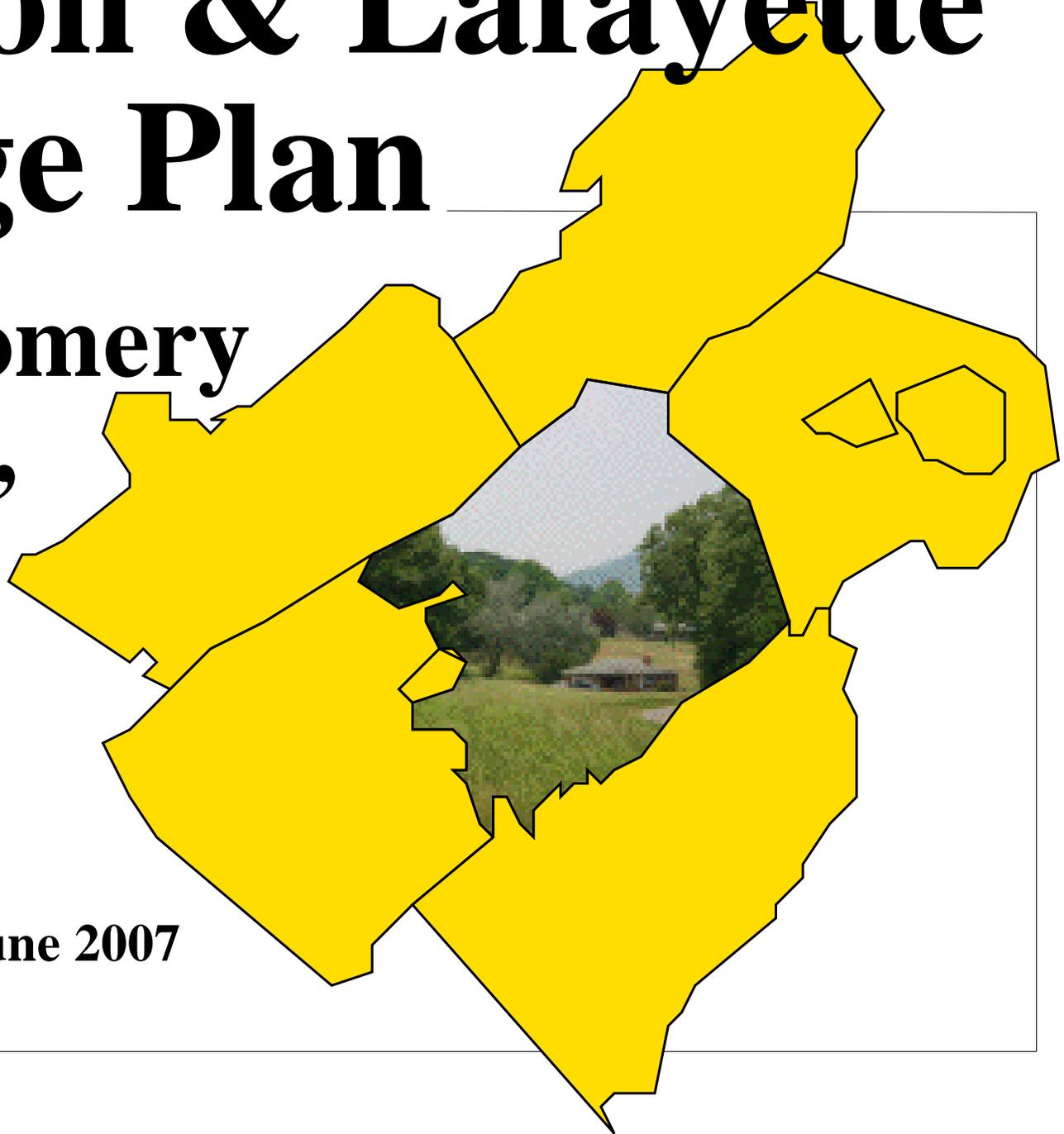


Elliston & Lafayette Village Plan

**Montgomery
County,
2025**



Adopted: 25 June 2007

The Villages of Elliston & Lafayette

Introduction

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

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



rescue stations) or where public water and sewer is likely to be provided in the future.

The Elliston and Lafayette plan is unusual in that it serves not one, but two distinct places: the Village of Elliston and the Village of Lafayette. Because of their close proximity, separated by the South Fork of the Roanoke River, the two villages share an expansion area and are served, in common, by a public elementary school (Elliston-Lafayette Elementary), a fire station, and public water and sewer system. Montgomery County recognizes, through the village plan, the uniqueness of both Elliston and Lafayette.

Planning Process

The Elliston and Lafayette Village Plan was developed through the combined efforts of citizens in Elliston, Lafayette, and the Elliston-Lafayette expansion area; members of the "Village of Elliston" community group; Virginia Tech students and faculty, and staff from the Montgomery County Planning Department. The plan was developed in a three step process: 1) a public input and visioning process; 2) a mapping process; and 3) the revision and adoption process.

Public Input and Visioning

During the late winter and early spring of 2004, *graduate and undergraduate students* from the Virginia Tech Department of Urban Affairs and Planning Department, under the guidance of Dr. Diane Zahm, held a series of three public meetings to garner citizens' input into the development of a village plan for the villages of Elliston and Lafayette, and the Elliston-Lafayette expansion area. These meetings were used to better understand the



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Elliston and Lafayette area, to identify local needs and concerns, and to develop a vision for the future. In addition to the public input sessions, held at Eastern Montgomery High School, the students also conducted community and business surveys and in-depth interviews with longtime residents. Their final report was submitted to the County in June of 2004 and a condensed version of the report was distributed to members of the Village of Elliston community organization in January of 2005. The plan was developed from the input from these meetings, as well as the input from the Community Facilitators Initiative and Community Survey and from the Student Community Survey, both conducted in 2003.

During the public input process, citizens identified six specific areas of concern:

- the need for increased jobs and light industrial, commercial, and tourism development;
- the need for additional or new public facilities (parks, schools, public safety facilities);
- the need to enhance the historic character of the two villages through historic preservation efforts and through the reuse and revitalization of existing buildings;
- the need for an improved transportation system, including an interconnected road network, and the provision of alternative



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and mass transit opportunities and facilities;

- the need for increased housing alternatives, including affordable, non-manufactured housing and assisted living facilities; and
- the need to preserve the natural environment, while protecting local agricultural resources.

In addition, the Virginia Tech students developed a series of future scenarios, based on the input provided by the members of the “Village of Elliston” community organization. Community meeting participants were asked to consider each of the future scenarios. From the input collected at the meeting, the students developed “Elliston-Lafayette: A Vision for 2054 and a series of four key citizen defined goals:

- 1) Maintain and enhance rural and small town character of the Elliston and Lafayette area;
- 2) Strengthen existing businesses and provide opportunities for new business and industrial development;
- 3) Establish strong transportation connections within and around Elliston and Lafayette; and
- 4) Develop a diverse and attractive housing stock to meet the needs of all Elliston and Lafayette residents, both now and in the

future.

Mapping Process

During the fall of 2004, staff from the Montgomery County Planning Department met with citizens and with members of the Village of Elliston community organization to develop a preliminary land use map for the villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area. Planning department staff developed a draft version of the future land use map based on public comments and suggestions. A draft version of the Villages of Elliston and Lafayette Future Land Use Map was presented to the citizens at the “Village of Elliston” January, 2005 meeting.

Revision and Adoption Process

Citizens were invited to comment on the map and the plan proposals. Additional copies of the map and of the student report were left with the organization for distribution through other community groups. Public comment on the proposed plan was accepted through April 15, 2005. Once the draft plan has been finished, the plan will be presented to the Montgomery County Planning Commission and later to the Board of Supervisor for consideration and for the required public hearings. *When* adopted, the



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Villages of Elliston and Lafayette Village Plan will become part of *Montgomery County, 2025*, the County's comprehensive plan.

Historical Trends and Conditions

Lafayette (1)

Lafayette, Virginia (originally named Fayette) is the one of the first planned communities and one of three chartered communities in the area that is now Montgomery County. (2) Located along the route of the Alleghany Turnpike, which was chartered in 1805 and constructed in 1809, Lafayette was officially chartered as a town by the Virginia General Assembly in 1828. The General Assembly approved the development of a platted community covering 10 acres (two of the six blocks included in the town original development plan). The original development plan, submitted to the General Assembly, including 6 four acre blocks with 8 half acre lots per block.

The original grid system is still visible in Lafayette's current road network. According to historic records, Lafayette had a six streets (three north-south and three east-west) and a

1. All historical information, unless otherwise noted, was taken from the *Montgomery County Historic Sites Survey* (1986), commissioned by the Montgomery County Board of Supervisors, funded in part by a grant from the Virginia Department of Historic Resources, and conducted by Gibson Worsham. Although the study is going on 20 years old and lacks historic information for the years since 1950, the information included in the study is deemed accurate and well documented. In addition, the study represents the only government commissioned overview of County history. Although other and more detailed histories exist of specific areas and locations in Montgomery County, the Historic Sites Survey is being used as the basis of historic information for all village plans because of its emphasis on land use and historic development patterns.

2. At the time Lafayette was chartered, Montgomery County stretched westward and included Pulaski and Wythe counties. Other chartered communities existed in the greater county area, but only three exist within the current County boundaries: Lafayette, Blacksburg, and Christiansburg.

public square located at the corner of Union and Main. At its peak in the 1830s, Lafayette supported 43 residences, as well as extensive industrial and commercial development. At one time, Lafayette boasted of a large mill, a boot and shoe factory, a tanyard, a cooper, four blacksmiths, sundry mechanics, two general stores, and a tavern. In 1835, Lafayette represented the single largest population center between Salem and Christiansburg. The twenty year period between 1828 and 1848, saw continued commercial and industrial growth, as well as community development. In 1848, the Methodist Church was constructed, facing the public square.

Despite its growth in the 1830s, Lafayette's fortunes began to change and decline after the state chartered the Southwest Turnpike in 1846. In 1847, the lead engineer for the project from the Virginia Department of Public Works determined that routing the Southwest Turnpike "through Lafayette would add 3/4 mile to the road and would locate two necessary bridges at less favorable river crossings." Despite protests from the town, both the Southwest Turnpike and later the Virginia-Tennessee Railroad bypassed Lafayette to the southeast.

Although there has been some subsequent development on the border of the village core, most notably the addition of Rowe Furniture and additional residential development along



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Lafayette Road, on Canary Road on the other side of the Roanoke River, and along to US 11/460, there has been little recent development or redevelopment within the village core. This is due, in part, to the lack of public water and sewer within the majority of the village core.

Elliston

Unlike Lafayette, the development of Elliston was organic (3). Development occurred along existing transportation routes or in close proximity to transportation facilities (Big Spring Depot). The formation of Elliston near the turn of the century (c. 1900) was the result of the melding of two distinct communities: the railroad-related Big Spring Depot and the African American community along Brake Road and Calloway Street.

3. Unlike Lafayette, Elliston follows the organic development (string town) patterns present in the other villages in Montgomery County, most specifically growth adjacent to existing transportation routes. Whereas Lafayette is defined by a distinct grid pattern and an interconnected street network, Elliston and the remaining villages have elongated patterns of growth and little planned interconnectivity, with growth developing along both sides of primary transportation routes. Although some interconnectivity has occurred as additional parallel roads have been added to accommodate increased traffic, the primary growth has been continued to be organic.

4. *Big Spring Road was later renamed Big Spring Drive.*

Although there had been significant agricultural development along the South Fork of the Roanoke River, Big Spring Depot, named for the mineral spring nearby, did not develop as a village until the construction of the Big Spring Mill (1850), located at the north end of Big Spring Road (4) and the construction of Big Spring Depot (1854) by the Virginia-Tennessee Railroad at the south end of Big Spring Road. The subsequent development of Big Spring occurred along both sides of the road leading between the Mill and the Depot. Although the majority of the development along Springs Road was residential, a small



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commercial district developed on property immediately adjacent to and across Big Spring Road from the Virginia-Tennessee Depot.

Following the Civil War, an African-American community developed along Brake Road. It was one of three significant African-American communities in the county. The development of the primarily residential community along Brake Road and Calloway Street followed a similar development pattern as along Big Spring Road. In addition to residential development, the Brake Road community was anchored by Big Spring Baptist Church, an African American church built with funding provided by Captain Charles Schaeffer (Christiansburg Institute), and the Friends' Freedmen's Association. Big Spring Baptist was the first church built in what is now Elliston.

The historical development of Elliston could have been significantly different if a land speculation scheme, proposed by the Pittsburgh Development Company in the late 1880's and early 1890's, had actually panned out. In 1890, the Pittsburgh Development Company proposed the development of Carnegie City, a "boom town" on the site of what is now Elliston. The proposal included the development of an iron and steel supply factory (which was subsequently built) and the siting of the shop for the Norfolk and Western Railroad (previously the Virginia-Tennessee Railroad) in Carnegie City rather than Big Lick (Roanoke). The Norfolk-Western chose to locate in what is now Roanoke and the land scheme collapsed, in part, because of the depression in 1893. Railroad officials subsequently renamed Carnegie City to Elliston, after Major William Munford Ellis, the husband of one of President John Tyler's daughters.

Despite the lack of success of the Carnegie City proposal, Elliston experienced at least

5. According to the Cooper Weldon Center at the University of Virginia, a census designated place (CDP) is a "densely settled concentration of population that is identifiable by name, but not legally incorporated; their boundaries have no legal status; and they do not have elected officials."



Photo by Chris Valluzzo

some success both as a resort community, supporting three hotels, and as the site of a major watercress farm and production facility, two general stores, and rail support facilities and services. Following the opening of the Radford Arsenal, Elliston saw increased residential development geared towards Arsenal commuters.

As with Lafayette, Elliston's fortune have been limited by transportation decisions. The construction of I-81, bypassing Elliston to the north and west, rerouted significant traffic from the US 11/460 corridor. The resulting shifts in traffic levels decreased the development of commercial and travel related facilities within and near both villages.

Current Conditions and Trends

Demographics

While Montgomery County recognizes Elliston and Lafayette as separate villages, the U.S. Census Bureau does not, recognizing the combined villages as a Census Designated Place (CDP). (5)

According to the 2000 U.S. Census, the Elliston-Lafayette CDP had a population of 1,241, of which 48% were male and 52% were female. The gender distribution more closely



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aligns with the Virginia and the U.S. distributions than with that of Montgomery County, suggesting that the influence from Virginia Tech is much less than in other parts of the County. The median age in Elliston-Lafayette is 34.6 years. Children and young adults (17 and younger) represent 27.2% of the population and seniors (65 and older) represent 10.8% of the population. The percentage of the total population that is 17 years and younger is higher in Elliston-Lafayette than in any other location in Montgomery County or in Montgomery County as a whole.

With the exception of Blacksburg, Elliston-Lafayette has the most diverse population in Montgomery County. Although predominantly white (91.9%), Elliston-Lafayette is still one of the County's significant African American population centers (4.0%). In addition, 2.2% of the population self identified as being of two or more races and 1.5% identified themselves as being of Hispanic origin.

According to the 2000 Census, there were 489 households in the Elliston-Lafayette CDP, with an average household size of 2.53 people and an average family size of 2.97. Elliston-Lafayette had both the highest average household size and the highest average family size of any location in Montgomery County. Family households accounted for 71.2% of the households in Elliston-Lafayette, while non-

family households made up 28.8%. 23.7% of the householders lived alone, 15.1% were female householders with no husband present, and 8.8% of householders were single mothers.

Of the population 25 years and older, 31.4% do not have a high school degree, 46.8% have a high school degree, and 9.3% have at least an associates degree or higher.

There were 533 housing units in the Elliston-Lafayette CDP, 91.7% of which were occupied. Owner occupied housing accounted for 77.7% of the total number of housing units and had a far lower vacancy rate (2.1%) than the rentals (11.4%), which account for 22.3% of the total number of units.

Population Trends

In the past 20 years Elliston and Lafayette have witnessed an increase in industrial development, especially with the development of the Elliston Industrial Park and the construction of Rowe Furniture, located between the historic core of Lafayette and US 11/460.

New growth in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area will stem from four separate causes: 1) the focused growth policy in Montgomery County, 2) outmigration from Roanoke County, 3) increased industrial and commercial growth, and 4) increase number of bi-commuter households.

The County's focused growth policy encourages increased growth in the village, village expansion, and urban expansion in lieu of growth in the rural and resource stewardship areas. Under the policy, 80% of future growth would be located in these three areas. Given that the villages of Elliston and Lafayette are at or near buildout within the village cores, the majority of residential growth will most likely be located in the residential mixed use areas surrounding Lafayette.

The growth of the Roanoke Valley and the land use pressures and land costs which have accompanied that growth signal increased growth pressures in the villages of Elliston and

Lafayette. Growth from the Roanoke Valley is likely to come from two separate sources: 1) industries relocating to a less expensive location and residential growth spawned by increased industrial or commercial growth in the western portion of Roanoke County, especially along the I-81 corridor.

Finally, residential growth is being spurred, once again, by bi-commuter households, i.e. households where there are two or more employment-related commuters who work in opposite directions. Increased economic and industrial ties between Roanoke and Montgomery Counties is likely to result in increased residential development between the two employment centers.

Public Facilities.

Currently, the Villages of Elliston and Lafayette and the Elliston-Lafayette Village Expansion area are served by public water and sewer provided by the Montgomery County Public Service Authority (PSA). According to the PSA, the current septage system is at 50% capacity and could serve up to an additional estimated 250 households and/or businesses.

A solid waste collection facility is provided by Montgomery County and is located in the Elliston-Lafayette Industrial Park, adjacent to the Elliston-Lafayette Sewage Treatment Plant.



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There are currently no plans to provide curbside pickup in either community.

The villages, expansion area, and surrounding areas are served by three schools: *Elliston-Lafayette Elementary, Shawsville Middle, and Eastern Montgomery High*. In 2003, Elliston-Lafayette Elementary, which was designed for a program capacity of 160, served 227 students and was using 11 mobile units in addition to the original building. The school was built in 1961 and last renovated in 1972. Middle school students are currently being served by Shawsville Middle School. As with Elliston-Lafayette Elementary, Shawsville Middle School was built in 1934 (last renovated in 1973) to serve 240 students. In Fall of 2004, Shawsville Middle School had an enrollment of 251. Eastern Montgomery High School, built in 2000, is located at the southern end of the Elliston-Lafayette expansion area and serves students from Elliston, Lafayette, Shawsville, Ironto, and Alleghany Springs. Although the program capacity of the new high school is 510, the fall membership in 2003 was only 295.

Fire and Rescue in the eastern portion of Montgomery County, including the villages of Elliston and Lafayette, is provided by the Elliston Volunteer Fire Department and the Alleghany Volunteer Rescue Squad, located in Shawsville. In 2004, Elliston Volunteer Fire Department had, on average, the oldest vehicles

of any fire or rescue squad in Montgomery County, with a median equipment age of 17 years. The current fire station is located between Big Spring Road and US 11/460, across the street from the new Elliston Post Office; however, the fire station is slated to be moved into new facilities located in the Elliston Industrial Park in the near future.

Park and recreation services are currently being provided through a shared use agreement with the public schools. Although a park in Elliston was included in the 1990 plan, the land slated for the park is, instead, being used for the new fire station. The Parks and Recreation Department is currently reviewing other options for providing recreational opportunities in the villages of Elliston and Lafayette.

Historic Resources.

The village core area of Lafayette is listed in the Virginia and National Registers for Historic Places. The core area of Elliston is not a currently recognized historic district, although there are a number of significant historical structures in the village, including the Big Spring Baptist Church and the Pompey Calloway House. The Historic Site Survey, commissioned by the Board of Supervisors and conducted by Gibson Worsham, is nearly



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twenty years old. A number of structures that were not eligible in 1986, may well be eligible in 2005. In addition while many of the structures, by themselves, lack distinct historic properties, they may well qualify as contributing structures in a larger historic district.

Community Facilities and Organizations.

The villages of Elliston and Lafayette both have a long history of community involvement. Early on, the involvement centered around the churches built in and near the two villages, including the New Derry Presbyterian Meeting Hall (1769), the Methodist Church in Lafayette (1848), and the Big Spring Baptist Church (c. 1880). Fraternal organizations also played a role in the development of the two communities, including the Odd Fellow Lodge, founded in 1899, in Lafayette and the Masonic Temple on Big Spring Road in Elliston. Currently community organizations, such as the “Village of Elliston,” as well as the churches in the two villages serve not only the immediate population, but also the surrounding rural areas and small communities (most notably, Ironto).

Environment

The most notable environmental feature of both Elliston and Lafayette is water. The South



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Fork of the Roanoke flows along the west side of the village core of Elliston and separates Elliston from the Pedlar Hills. In addition, Brake Branch parallels Brake Road and flows into the South Fork just west of the commercial area on Big Spring Road. Lafayette is located at the confluence of the South and North Forks of the Roanoke River. Both villages suffer from regular flooding, especially in wet years when the ground is saturated. Flooding often occurs during flash or heavy storm events which create increased stormwater runoff. Of the two villages Lafayette is far more likely to suffer significant flood damage. Given its proximity to the Roanoke River. Significant flood has also occurred along the South Fork, most notably along Old Roanoke Road and Blount Drive, and along Brake Branch.

While the prevalence of flooding presents a significant problem for the two villages, it also presents some significant opportunities to develop a floodplain greenway system that would help to mitigate future flooding and subsequent damage.

Although not located within the village boundaries, the Pedlar Hills Natural Area Preserve is one of the defining environmental features for the villages of Elliston and Lafayette. Rising sharply above the Elliston historic core and the Roanoke River, the 522 acre preserve features dolomite outcroppings

and barrens and rare plant species, including Addison's Leather Flower. Currently, access to the preserve is limited, but Montgomery County and the citizens in Elliston and Lafayette are working with the Virginia Department of Conservation and Recreation to develop a permanent trailhead along the Roanoke River.

Village and Village Expansion Area Land Uses.

As illustrated in the discussion of the development history of the two villages, mixed use development has been the rule rather than the exception. Part of this is due to the nature of small, contained, and constrained spaces. Unlike their larger counterparts, which have the luxury of land and expansive public works and may more clearly separate uses, villages and village expansion areas are constrained by limited public facilities, especially the possible extent and capacity of public water and sewer. Given the limitations, all of the land use designations are based on the assumption of mixed use development. The designations are intended to indicate long range use patterns rather than reflect current use patterns.

Mixed use development means that while certain uses may be deemed most appropriate for a specific area of the village, the primary use designation does not preclude other types of development in, near, or in lieu of the primary



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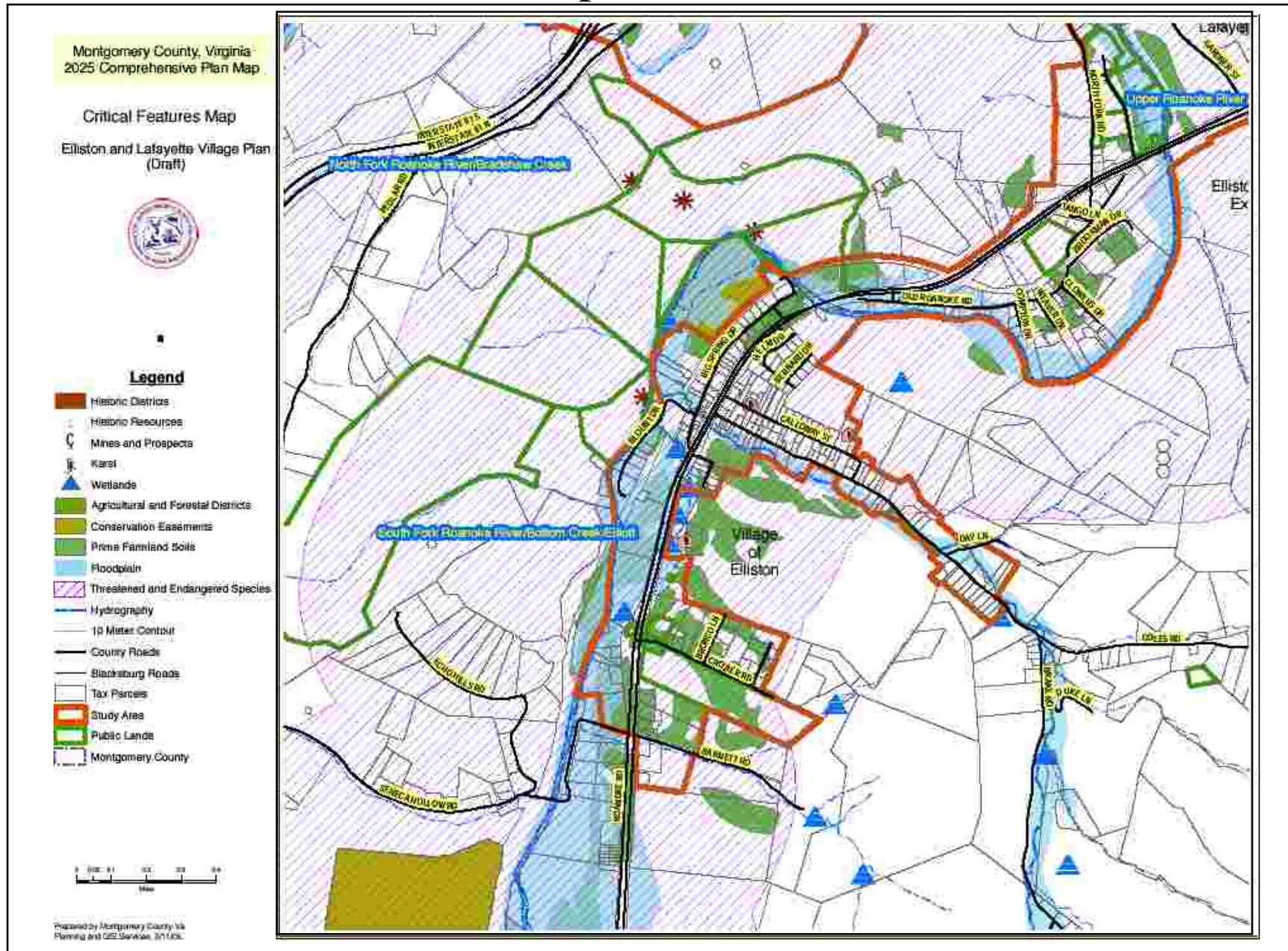


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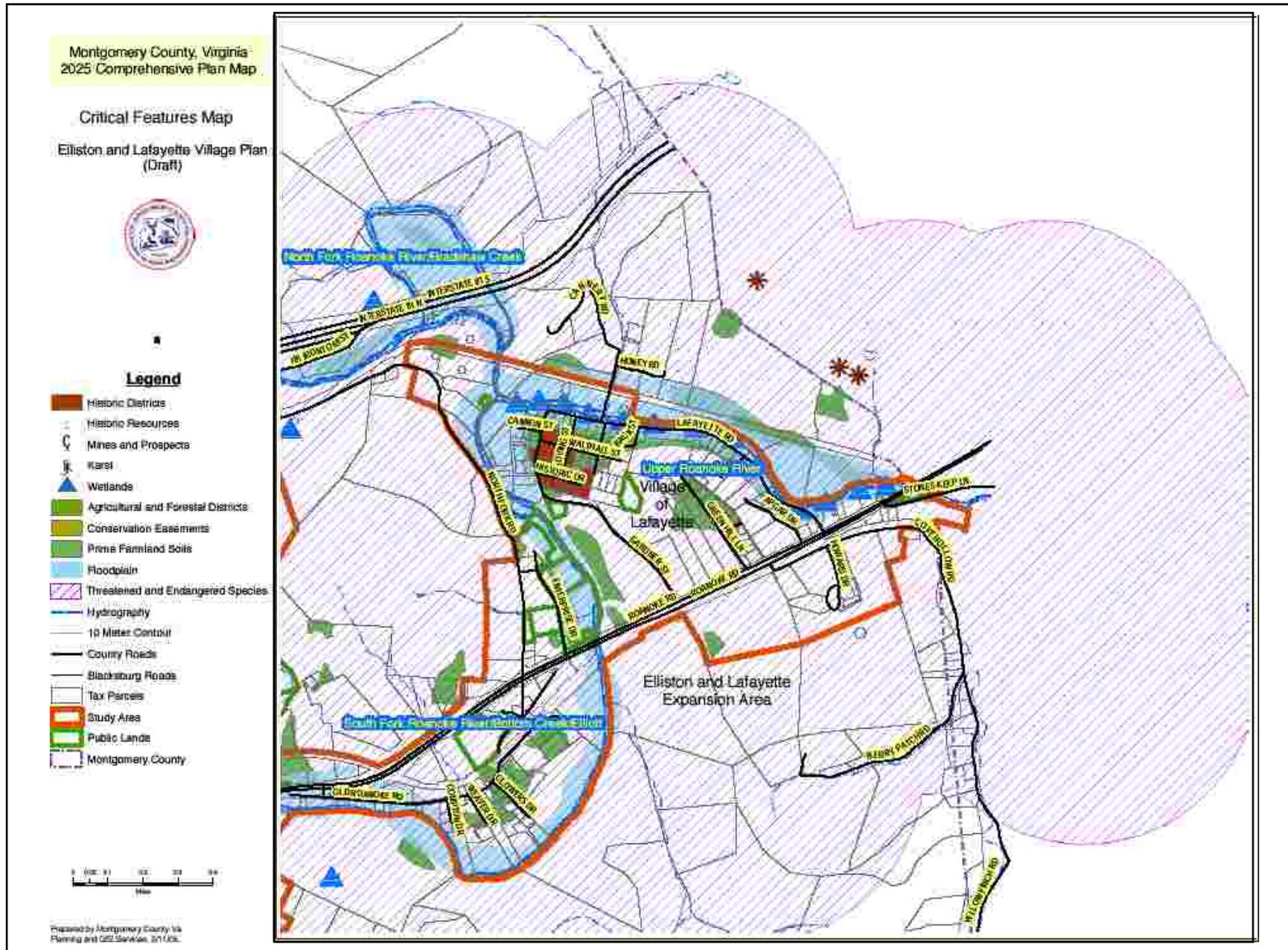
designation. For example, an area of the villages may be designated as mixed use industrial. While the area, due to transportation features, might be ideally suited for industrial development, commercial or residential development may also occur on all or part of the property. In a sense, this approach means that the villages and village expansion areas are treated, in essence, as large planned unit developments. Indeed, the mixed use approach to village development encourages the creation and strengthening of the sense of community with the village by making goods, services, and jobs more readily available and accessible to residents. The approach also assumes that future development, rather than destroying or overpowering the historic core, will be designed to strengthen the historic development patterns, add to the quality of life of residents, and provide appropriate levels and scale of development.

There are four primary land use designations, one in the village core and three in the village expansion areas: 1) Village-Mixed Use; 2) Industrial-Mixed Use; 3) Commercial-Mixed Use; and 4) Residential-Mixed Use. Each designation has a primary focus, but can accommodate other forms of development. For example, an area designated as residential might have small businesses which enhance the quality of life and provide a much needed service in a particular neighborhood or district.

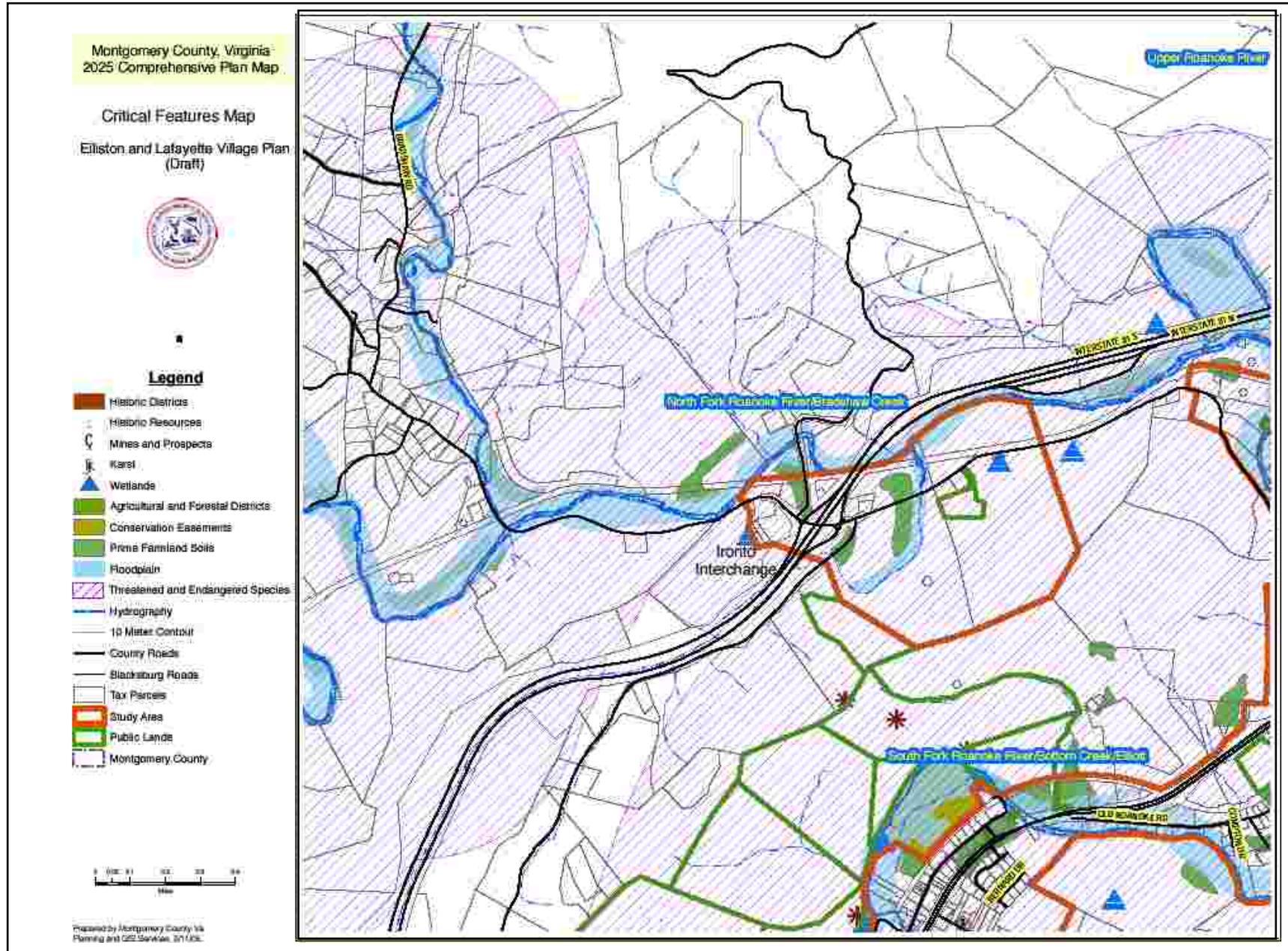
Elliston: Critical Features Map



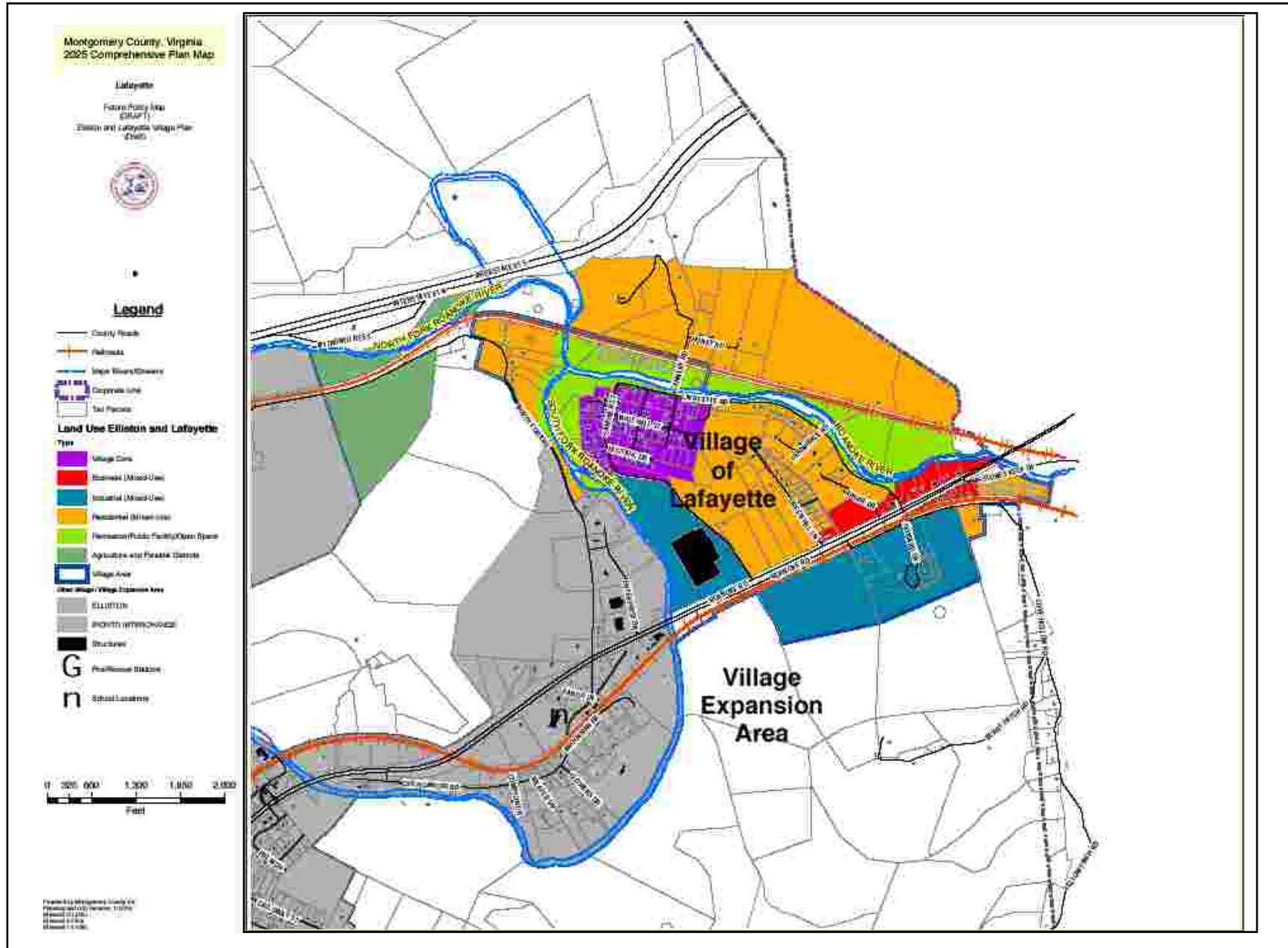
Lafayette: Critical Features Map



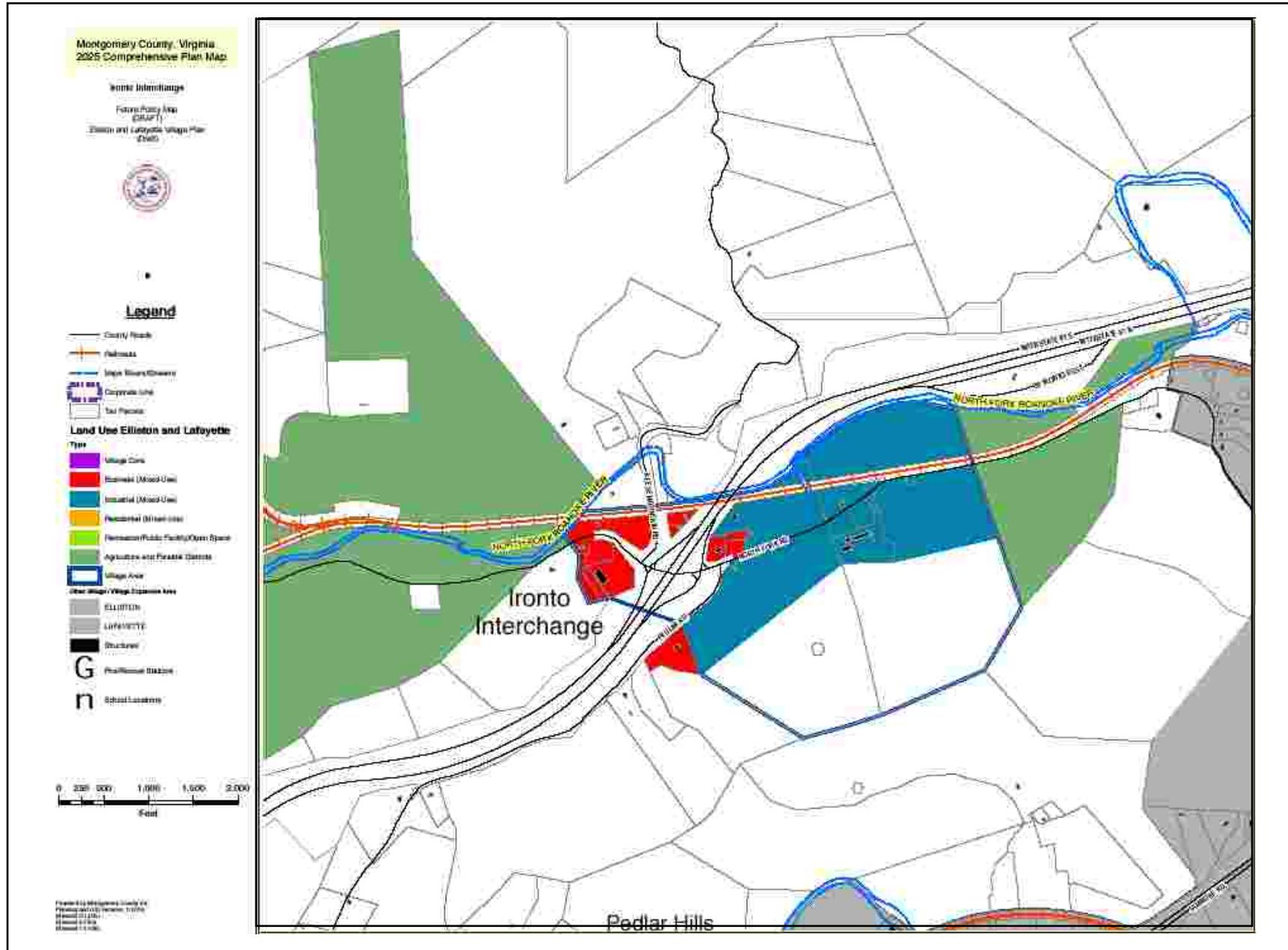
Ironto Interchange: Critical Features Map



Lafayette: Future Land Use Map



Ironto Interchange: Future Land Use Map



The Villages of Elliston and Lafayette: Vision of Future

In the Year 2030, the Villages of Elliston and Lafayette:

Continue to have a strong sense of community. Elliston and Lafayette are pedestrian oriented communities which provide a strong sense of community, through a combination of public spaces (the post office, walkways, the public schools, community center, and parks) and private places (cafes, small shops, and front porches).

Elliston and Lafayette continue to attract a wide variety of residents. Many of the residents work for local industries or small businesses, while others commute along good roads to nearby jobs in the New River and Roanoke Valleys.

The two public schools, Elliston-Lafayette Elementary School and Eastern Montgomery High School, serve as community focal points for both communities, while strengthening ties with the surrounding area and offering an outstanding educational experience for both children and adults. School facilities are busy afterhours providing life-long learning opportunities to local residents.

Continue to build a sustainable future by sustaining the past. Both Elliston and Lafayette, as well as the surrounding area, are rich in history. These historical resources are viewed as community assets, with both Elliston and Lafayette receiving recognition as state and national historic districts. Historic structures, in both villages, are rehabilitated and provide the location for a variety of uses, including single-family residences, small shops, cafes, and other commercial enterprises. Mixed use of historic structures facilitates ongoing preservation by making rehabilitation economically feasible. Local historical markers provide outside visitors with a sense of the history of the two villages and invite visitors to explore the two historical

cores, learning about the development of transportation networks in the New River Valley, the history of the African-American community in Elliston, the agricultural and resort traditions of the area, and the history of land speculation in the late 19th Century. The two villages collaborate with other communities along the route of the Southwest Turnpike, the County, and the State to promote historical tourism and market locally owned and operated enterprises.

Continue to build a sustainable future by sustaining the natural heritage. The natural setting in Elliston and Lafayette continues to offer both opportunities and challenges.

A river greenway, part of a larger regional greenway network, stretches the length of Elliston and Lafayette and provides residents and visitors alike with recreational access to the Roanoke River and the South Fork of the Roanoke River. Spur trails offer access to the historic cores of Elliston and Lafayette. Trail heads for the State's Pedlar Hills Natural Heritage Preserve are located in a Elliston's Pedlar Park, a new riverside park that is one part of the river greenway system.

While the presence of the Roanoke River and tributaries offer an abundance of recreational opportunities, they also continue to present environmental challenges. Brake Branch and the South Fork of the Roanoke River continue to flood and flooding has increased as development has occurred upstream. Fortunately, flood prevention and mitigation measures have been put in place in order to lessen storm water runoff and minimize flood damage in the two villages. The river greenway provides natural flood channels which helps to keep the floodwaters away from the two village cores. Structures within the 100 year floodway have been removed, thereby lessening the threat to life and property.

The Villages of Elliston and Lafayette: Plan

ELV 1.0: Planning and Land Use. Montgomery County is committed to encouraging appropriate development of the village and village expansion areas while maintaining the existing character and historical resources of Elliston and Lafayette.

ELV 1.1: Compliance with the Comprehensive Plan. New development and redevelopment with the villages and village expansion areas must be compatible with the land use policies (PLU 1.6 and PLU 1.7) and community design guidelines (PLU 3.0) established in Montgomery County's adopted comprehensive plan. (See Village Plan: Appendix).

ELV 1.2: Village and Village Expansion Land Use Designations. Establish preferred development patterns for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area in order to 1) focus growth where it can be supported by infrastructure improvements; 2) maintain existing community character by promoting the use, redevelopment, and revitalization of existing historic districts and areas of development, and promoting the use of traditional neighborhood design (TND) approaches which stress pedestrian orientation, mixed use, and variable place-specific site, bulk, and density requirements (1).

ELV 1.2.1: Village Core. The Village Core refers to the areas of each village which predate non-interconnected suburbanized expansion, including the central historic districts, residential buildout areas, and older developments which share an interconnected street pattern and are interrelated with and have contributed to the establishment of the current community. Development and redevelopment within the Village Core should be done in such a manner as to uphold the character of the villages while developing and maintaining the continuity of the communities. Village Core areas are, by definition mixed use and should allow a broad range of appropriate uses within the same neighborhoods and, in some cases, the same structures.

1. Variable place-specific zoning regulations allow for variation in zoning and lot requirements which may not be appropriate in developments outside of the villages and historic cores. The most common variations involve matching existing neighborhood setbacks in order to maintain the visual line or integrity of existing neighborhoods, increased density, mixed use in single structures (residences above businesses or studios), narrower lots, and the addition of secondary dwellings.

ELV 1.2.2: Residential- Mixed Use Areas. Located in the Village Expansion Area, the residential-mixed use areas are areas which are deemed most appropriate for residential or residential planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.

ELV 1.2.3: Business- Mixed Use Areas. Located in the Village Expansion Area, the business-mixed use areas are areas which are deemed most appropriate for business/commercial or commercial planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.

ELV 1.2.4: Industrial- Mixed Use Areas. Located in the Village Expansion Area, the industrial-mixed use areas are areas which are deemed most appropriate for industrial or industrial planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.

ELV 1.2.5: Recreation, Open Space, and Community Facilities. Areas within the Village and Village Expansion Areas where either public facilities with an open space component (parks, schools, trails, public open space or greenways) are currently located or planned or where development is inappropriate given environmental constraints (steep slopes, flood plains, AFDs, or lands under conservation easements).

ELV 1.3: Zoning. Evaluate and revise the Montgomery County Zoning Ordinance to provide appropriate zoning classifications for the village and village expansion areas, including exploring the creation of village and village expansion area specific zoning designations.

Currently, much of the land in the six villages is zoned A-1, which does not allow for many of the mixed land uses included in the adopted comprehensive plan. Re-evaluation

of existing zoning may be necessary in order to accommodate future development and redevelopment in the Villages and Village Expansion Areas.

ELV 2.0: Planning and Government. Work with residents to develop livable villages by providing increased access to public information concerning development and revitalization in the Villages of Elliston and Lafayette and the Elliston-Lafayette expansion area.

Action Steps:

- Work with the Office of Public Information to develop an Elliston Lafayette Village Information webpage which would provide residents with direct information concerning government and planning-related issues and actions (rezonings, special use permits, community meetings, public hearings, capital projects, special projects, etc.) specific to the two villages and the Elliston-Lafayette Expansion Area.
- Establish a Elliston and Lafayette Citizen’s Advisory Committee, appointed by the Board of Supervisors, to function as a liaison organization between the villages and the county government.
- Develop baseline GIS (Geographic Information Systems) data for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area.

ELV 3.0: Historic Resources. The County is committed to work with residents to revitalize and utilize existing and future historic resources in the Elliston and Lafayette village cores in order to preserve the past while developing historic and eco-tourism, small entrepreneurial enterprises, and residential opportunities in the future.

Action Steps:

- Apply to the Virginia Department of Historic Resources for a grant to resurvey the historic sites in the Elliston and Lafayette village cores with an eye towards the possibility expanding the existing historic district in Lafayette and establishing one or more historic districts in Elliston, most notably along Big Springs Road, Brake Roads, and Callaway Street.
- Establish a local historic markers program, under the auspices of the Virginia Department of Historic Resources, in the villages of Elliston and Lafayette, including appropriate street markers within historic districts, informational signage at specific sites,

and directional signage along I-81 and U.S. Rt. 11/460.

- Explore the possibility of establishing an interjurisdictional historic corridor along Rt. 11, including the Villages of Elliston and Lafayette, that would tap into the regional and “pass through” tourism traffic on I-81 and would provide additional commercial and entrepreneurial opportunities through the promotion of local historic and natural resources.

ELV 4.0 Economic Development. Actively promote economic, including industrial, commercial, and small entrepreneurial enterprises, and workforce development, which takes a sustainable approach to the environmental, social, cultural, historic, and economic integrity of the two villages and contributes to the quality of life.

Action Steps:

- Work with the Montgomery County Department of Economic Development to identify specific sites and opportunities for future industrial and commercial growth which would provide better and expanded job opportunities to the residents in the Elliston and Lafayette area.
- Work with the Montgomery County Public Schools and Eastern Montgomery High School to develop a comprehensive, community-based worker training program, focusing on upgrading skill sets, to serve the existing and future needs of local residents.
- Examine existing and develop new county policies and approaches in order to encourage the development of new entrepreneurial enterprises and the possible expansion of existing businesses in the Elliston and Lafayette area.
- Work with the Department of Conservation and Recreation to develop a direct access trailhead to Pedlar Hills Natural Area, which would provide an additional tourism-based attraction in Elliston and would encourage the development of eco-tourism related enterprises.
- Work with the Virginia State Tourism Board to advertise eco- and historic sites in the Elliston and Lafayette area, including the Pedlar Hills Natural Area, the Lafayette Historic District, tourism-related businesses, and other opportunities as they develop.

ELV 5.0: Education. Provide high quality, lifelong educational opportunities and facilities in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area.

Action Steps:

- In partnership with the Montgomery County Public Schools, upgrade or replace the existing Elliston-Lafayette Elementary School through the Montgomery County Capital Improvements Program.
- Negotiate multi-use agreements for Elliston-Lafayette Elementary School and Eastern Montgomery High School with the Montgomery County Public Schools to provide access to community meeting and recreational facilities and establish community continuing educational opportunities.

ELV 6.0: Environment. Montgomery County recognizes both the unique environmental features and the unique environmental challenges in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area. These features include a the Pedlar Hills Natural Preserve, the Roanoke River and Brake Branch floodplains bisecting the area, and the extensive agricultural and forestal lands bordering the two villages and the expansion area. The County is committed to the wise stewardship of the environment in the Elliston-Lafayette area while meeting long-term environmental challenges and constraints, including the longterm management of riparian features.

- Develop a local hazard mitigation and stormwater management plan for Elliston, Lafayette, and the Elliston-Lafayette expansion area which 1) builds on the recommendations included in the New River Valley Hazard Mitigation Plan and 2) reflects flood plain and stormwater best management practices.
- Implement the local hazard mitigation plan, including: 1) apply for Flood Mitigation Assistance Program funds (dependent on successful completion of the local hazard mitigation and stormwater management plan); 2) acquire or relocate structures from floodplain areas, 3) construct certain types of minor and localized flood control projects, 4) strengthen stormwater management regulations in order to protect and preserve the integrity of the Roanoke River and Brake Branch flood plains, and 5) develop a river greenway system to provide an area for the floodwaters, protecting other areas from inundation.
- Work with the Virginia Department of Conservation and

Recreation to develop permanent access trailheads, accessible through Elliston, for the Pedlar Hills Natural Area Preserve.

- Work with local landowners to protect the heritage farms from urban encroachment, including providing technical assistance for establishing conservation easements.
- Discourage development on slopes over 15% and encourage maintaining steep sloped areas as open space in order to minimize erosion, downstream flooding, and pollution.
- Work with the Roanoke River Corridor Committee to find ways to decrease the impact of flooding on Elliston and Lafayette as well as other points downstream.

ELV 7.0 Health and Human Services. Provide access to a broad range of locally available social and health services, senior services and programs, and youth services and programs.

Action Steps:

- Work with Montgomery County Public Schools, the Montgomery County Sheriff's Department, and the County's Social and Human Service Departments to establish a Community-Based Schools program at Elliston-Lafayette Elementary.
- Identify areas with the villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area which would be appropriate for eldercare facilities.
- Work with the Fire and Rescue Task Force to establish a rescue squad substation in the Elliston Fire Department.
- Work with the Montgomery County Public Schools and New River Community College to establish an adult education program through Eastern Montgomery High School.
- Work with the Montgomery County Public Schools, local civic organizations, and local businesses to set up a youth-based summer volunteer and work program that provides access to skill-based training.

ELV 8.0 Housing. Encourage the development of a broad range of housing options to provide choice and opportunity to households with a variety of income levels.

Action Steps:

- Given that affordable housing is a regional rather than a local issue, work with Roanoke County and with the jurisdictions involved in the New River PDC to develop a regional approach to providing quality affordable housing.
- Actively work with developers to provide affordable housing options in the developments.
- Pursue redevelopment grants which provide funding for the development of affordable housing in redeveloped neighborhoods and rehabilitated structures.

ELV 9.0: Public Safety. Montgomery County will work with surrounding jurisdictions and other agencies to provide excellent public safety services and facilities in the Villages of Elliston and Lafayette.

Action Steps:

- Finish construction of the new Elliston Volunteer Fire Department.
- Provide mutual support by locating an Elliston Volunteer Fire Department vehicle in the Alleghany Rescue Squad in Shawsville and an Alleghany Rescue Squad vehicle in the Elliston Volunteer Fire Department.
- Work with Roanoke County to develop a regional swift water rescue team.
- Work with the Fire and Rescue Commission and the Sheriff's department to upgrade the emergency communications system in the eastern portion of Montgomery County.

ELV 10.0: Recreation. Montgomery County will work with a consortium of public and private partners to develop recreational opportunities in the Villages of Elliston and Lafayette.

Action Steps:

- Work with the Montgomery County Public Schools to develop a joint use agreement which provides residents with access to indoor and outdoor recreational facilities and programs through Elliston-Lafayette Elementary School and Eastern Montgomery High School

- Work with the Virginia Department of Conservation and Recreation to develop permanent trail heads, accessible from Big Spring Drive in Elliston, to the Pedlar Hills Natural Area Preserve.
- Develop a Roanoke River Greenway Park and Trail system that will provide outdoor recreational opportunities while mitigating potential flooding in the floodprone areas of the two villages.

ELV 11.0: Transportation. Develop a safe, orderly, and efficient mixed modal transportation network of roads, bikeways, and walkways in Elliston, Lafayette, and the Elliston Lafayette Village Expansion Area to serve the varied needs of village and village expansion area residents.

Action Steps:

- Encourage the development of interconnected and intraconnected street, bikeway, and walkway networks in new subdivisions. New developments should provide multiple connections to the existing road network and should limit the use of cul-de-sacs within new developments.
- Work with other transportation authorities and departments to develop mass transit connections between the two villages, the New River Valley and the Roanoke Valley.
- Construct a bikeway/walkway along Brake Road to provide safe pedestrian access along Brake and Calloway Streets.
- Construct a greenway trail between Eastern Montgomery High School and the Roanoke County line which will provide a safe walking and biking route for local residents and will provide a connection between the County's trail system and Roanoke County's system.

ELV 12.0 Utilities. Continue to provide public water and sewer to the Villages of Elliston and Lafayette, the Ironto Interchange, and the Elliston-Lafayette expansion area.

Action Steps:

- Provide public water and sewer to all residents in the village cores of Elliston and Lafayette.
- Require all future development in the Elliston and Lafayette expansion area to connect to public water and sewer.