

Comprehensive Plan

2007-2009



Volume 1

PULASKI COUNTY
COMPREHENSIVE PLAN
VOLUME 1

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PULASKI COUNTY PLANNING COMMISSION

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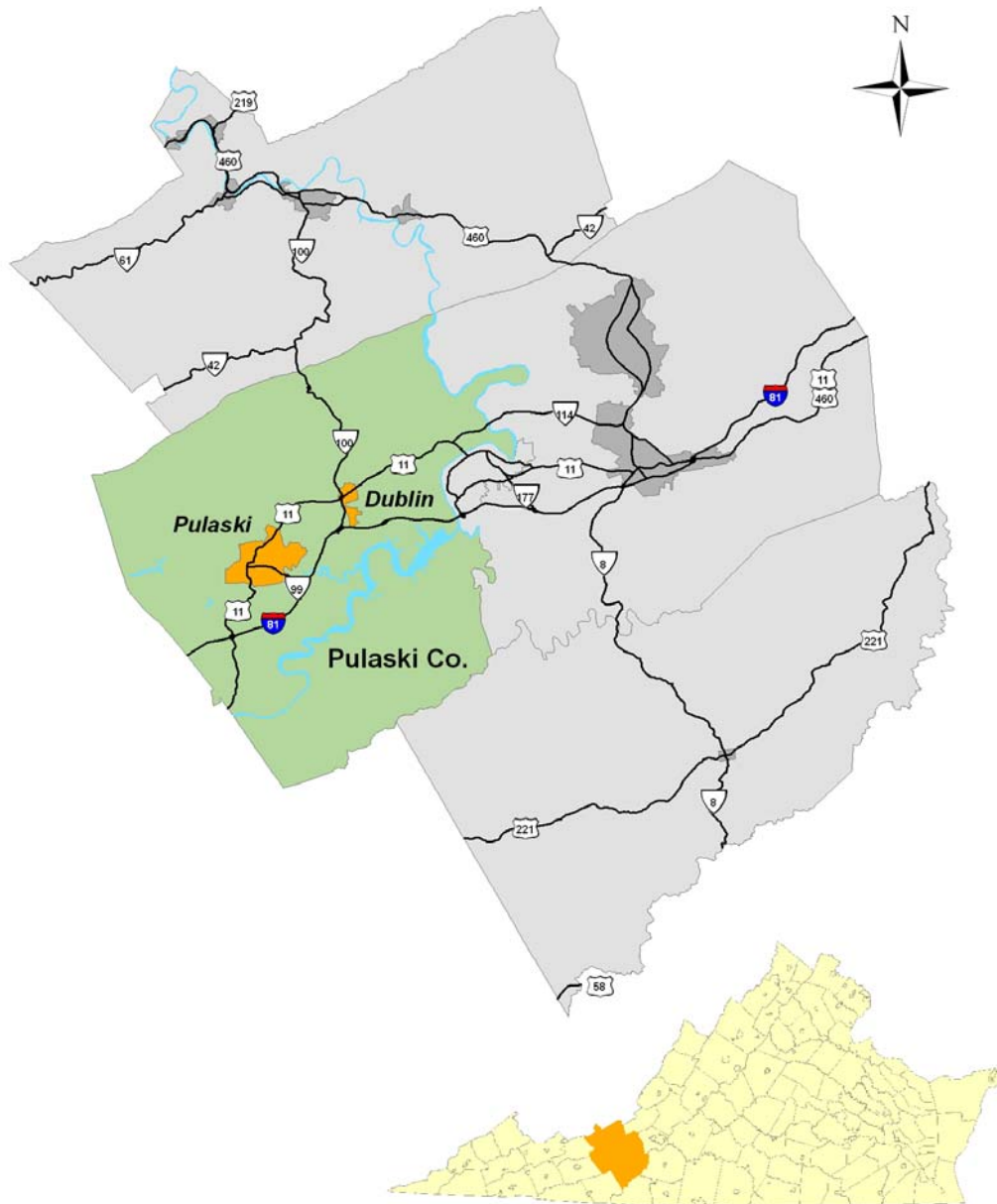
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FIGURE 1

VICINITY MAP

Pulaski County, Virginia



PULASKI COUNTY COMPREHENSIVE PLAN

INTRODUCTION

This Comprehensive Plan is prepared in accordance with the Code of Virginia (Section 15.2). Its purpose is to guide and accomplish a coordinated, adjusted and harmonious development in accordance with present and probable future needs and resources and to best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.

The Plan shall show the locality's long-range recommendations for the general development of the territory regarding designation of areas for:

- various types of public and private development, such as residential, business, industrial, agricultural, conservation, minerals, recreation, public service, flood plain and drainage;
- a system of transportation facilities;
- a system of community service facilities, such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal;
- historical preservation and urban renewal or other treatment;
- implementation of reasonable ground water protection measures;
- existing or proposed recycling centers; and
- the implementation of measures to promote the construction and maintenance of affordable housing, sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

In preparing a plan, the Planning Commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of the territory and its inhabitants.

The Pulaski County Comprehensive Plan is divided into two volumes. The first volume of the Plan documents Countywide Land Use, Transportation, and Economic planning elements. Volume One also includes overall Demographic, Housing, Natural Resources, Community Facilities Elements, and the Goals Objectives and Strategies for Pulaski County.

The second volume of the Pulaski County Comprehensive Plan includes detailed analysis of the five Planning Areas (North, Northwest, Central, South, and Draper). Volume Two details information relevant for these areas and includes Area specific data for the Comprehensive Plan Elements found in Volume 1.

NATURAL RESOURCES

Probably no other factors influence development as much as the physical characteristics of the land, water resources and the climate. Responsible development requires a thorough awareness and understanding of the physical characteristics of the natural environment.

Climate

The climate of Pulaski County is modified continental, with mild winters, and warm and humid summers. The County is located in the mean paths of winter North American storm tracks and moist tropical air from the Gulf of Mexico. Besides its location, the major controlling factors on temperatures in the County are elevation and the mountains. The mountains steer and modify storms and air masses. The higher elevations cause a flow of cooler air which tend to moderate summer nights.

TABLE 1

AVERAGE TEMPERATURES

Month	Average High Temp. (°F)	Average Low Temp. (°F)
January	40	23
February	45	24
March	53	31
April	63	39
May	72	48
June	79	57
July	82	61
August	81	59
September	75	53
October	65	41
November	54	33
December	45	26

Average Relative Humidity: <70%

Wind Patterns: Prevailing From the Southwest

Average Wind Speed: 10 m.p.h.

The growing season is 150 days. The first frost usually occurs in early to mid October while the last frost usually occurs in late May. However, a number of local factors-such as elevation-can cause variation from the aforementioned general data.

TABLE 2
AVERAGE PRECIPITATION BY MONTH

Month	Average Precipitation (inches)
January	2.39
February	2.81
March	3.34
April	3.09
May	4.00
June	3.95
July	3.68
August	2.83
September	3.11
October	2.93
November	2.95
December	2.59

The average annual snowfall is 17 inches. Mean annual precipitation in Pulaski County is 39 inches. Intense rainfall may occur at any time, but generally occurs between December and April. The greatest amount of run-off also occurs between December and April, but no major flooding has been recorded during the winter months. Flash floods may occur when sudden storms concentrate their rainfall on a small watershed.

Prevailing Winds:

Pulaski County has a prevailing westerly-southwesterly wind during the warm season, and a prevailing north-easterly wind during the cold season. The year round average surface velocity is 8 miles per hour. Violent winds occasionally accompany severe storms, and gusts have been recorded in excess of 80 miles per hour.

Geology

Geology's importance to comprehensive planning lies in the identification of geologic structures which, if ignored, could be detrimental to public safety and welfare. Analysis of subsurface geologic conditions is a vital source of information on the conditions affecting any type of development. Rock strata serves as reservoirs for water and as a source of valuable minerals. Improper use can result in contaminated water supplies, septic tank failures, and damaged roads. There are eleven major rock types in Pulaski County. They include:

- Mississippi Shales and Sandstone

- Devonian and Silurian Ridge Making Formations
- Ordovician Shales and Sandstones
- Ordovician Limestones and Dolomites
- Cambrian Dolomites
- Cambrian Basal Quartzite
- Devonian Shales and Sandstones
- Devonian Limestone
- Ordovician Limestones and Shales
- Brecciated Dolomites
- Contorted Cambrian Shales

Mississippian Shales and Sandstone are chiefly sandstone and shale and it makes rough, deeply dissected, hilly country, which is dominated by steep slopes. The upper part is red in color, contains low-grade coal beds, and has a thin rocky soil cover. Percolating water and the thoroughly fractured rock in this formation can cause serious foundation problems. Water in this formation has high iron content. Septic infiltration varies from satisfactory to very unsatisfactory.

Devonian Shales and Sandstones are characterized by very steep slopes and a thin cover of poor soil. The formation is intricately dissected. High density residential use of these areas is not recommended because of excessive runoff. The burying of sewer and water lines would require considerable rock excavation because the soil is so thin and the bedrock is so impervious

Devonian and Silurian Ridge Making Formations have no significant geological constraints to development.

Ordovician Shales and Sandstones have mild to moderate geologic constraints to development. Steep grass and forest covered slopes are common in this formation. There is good soil cover and the formation is fair to good for residential wells.

Ordovician Limestones and Shales have mild to moderate constraints to development. Formations in the Draper Valley area yield water of only fair quality. Since the bedrock is riddled with crevices and solution

cavities, the circulation of water below the surface is open. Because of this, water from wells will very likely be unfit for domestic use without chlorination. If areas underlain by these formations are systematically developed for residential purposes, septic infiltration fields for dispersal of sanitary wastes may not be satisfactory.

Ordovician Limestones and Dolomites are interbedded blue gray limestone ledges and buff gray dolomites. Soil cover varies and there are numerous springs and wet weather streams. The soils are somewhat heavy, of poor tilth, and during dry weather the soils become very hard. In most of the areas underlain by this rock formation, the soils will be thick enough to excavate for basements. The subsoils are reasonably permeable and should provide suitable places for septic fields. Wells are of inferior quality and of limited yield.

Brecciated Dolomites are predominantly shaly dolomites. The soils are quite variable in weight. This geological formation has moderate to severe constraints for development. Rocks lying directly on the Pulaski Fault surface are pebbly and have been partially recrystallized to a firm solid rock. In some areas, the severely deformed nature of the bedrock, particularly the dolomitic zones in the thick succession of contorted strata, has created solution cavities. Shallow percolating subsurface water travels in these cavities and in low areas it appears as springs (Warden Springs, Thorn Springs). Fluctuations of the water table can make low ground unsuitable for construction sites. Cave-ins are not uncommon in this formation. Any large structures erected should be built only after intensive examination of foundation conditions. These rocks have a low density and low bearing strength. Hardness of water limits domestic use of well water in this formation.

Contorted Cambrian Shales are highly contorted, ridge making shales with thin soils. The characteristic rock type is red shale. None of these areas are very suitable for development. Streets and gutters laid upon such terrain tend to collect inordinately heavy runoff and lower lands tend to severely flood. Water wells contained in this geological formation are unpredictable and the water is generally of poor quality.

Cambrian Basal Quartzite has no significant constraints to development. It is a resistant ridge formation and its uplands are associated with very shallow soils.

Sinkholes

Much of Pulaski County is underlain by carbonate bedrock and the surface topography is typical of a karst terrain. The carbonate bedrock provides a vast potential for ground water resources, but these resources are subject to contamination. As is typical of karst

terrain, soil cover is thin and rapid infiltration of surface water occurs through drainage into sinkholes. These characteristics dictate how surface activities can have a severe and widespread potential for adversely affecting groundwater quality. The folded, fractured and solubilized nature of carbonate bedrock can result in rapid and widespread distribution of contaminants once they are introduced into the groundwater.

In karst terrain, pinnacle erosion is common. Therefore, excavation costs may vary within a relatively small area. Since this erosion is irregular and unpredictable, professional on-site evaluation of depth to bedrock is encouraged. Small cave-ins are not uncommon and usually develop after heavy rains, when water enters the earth through deep cracks in the dried out soil. These cave-ins may cause the rupture of storm drains, water lines, and occasionally lead to surface cave-ins which may cause road or foundation failure.

Faults

Pulaski is traversed by three major faults, one of which branches into several traces south of Claytor Lake

Mineral Resources *(prepared by the Virginia Division of Mineral Resources, 1/97)*

Most of Pulaski County is in the Valley and Ridge province and is underlain by sedimentary rocks. The southeastern most part of the County is in the Blue Ridge province and is underlain by sedimentary and metamorphic rocks. During 1997, more than 495,468 short tons of iron-oxide pigments and limestone were produced by two quarries east of Dublin and east of Newbern, operated by Holston River Quarry, Inc., and by the Hoover Color Corporation, located near Hiwassee. The stone produced at the quarries is marketed as road stone, concrete aggregate, agricultural stone, and for other purposes.

Iron-oxide pigments are mined from pits south of (and processed at) Hiwassee. The finished product is marketed as a coloring agent in a variety of products. The largest market continues to be for paint; additional markets are art supplies (crayons, chalk, water colors) and building products (colored cinder blocks and bricks). Most recently, the Industrial Chemicals Division of Allied Chemical Corporation utilized pyrrhotite, mined intermittently near Galax, Carroll County, and in a plant process at Pulaski.

In the past, limestone and dolomite were quarried at various sites in Pulaski County for crushed-stone purposes. Sandstone was quarried for use as crushed stone and dimension stone, as well as sand and gravel. Semianthracite coal has been mined in the Little Walker Mountain fields in northern Pulaski County and in the Pulaski field near the Town of Pulaski. Coal refuse near Parrott has been crushed and marketed as lightweight aggregate. Iron ore was mined at several sites in the vicinity of Allisonia and on Draper Mountain in the western part of the County, and manganese minerals were also prospected and produced in Pulaski County. Zinc minerals were mined and prospected in the vicinity of Delton and Allisonia. Clay is obtained locally for the manufacture of brick.

Samples of Clay and shale from selected localities have been tested and found potentially suitable for use in the manufacture of brick, tile, and lightweight aggregate

Soils

Soil science deals with the origin, form and structure of soil. Because of the large number of soil types, they are usually classified by associations. A soil association is comprised of a group of soils, each of which is defined and named, and all of which are associated in a consistent pattern within a described geographic area. There are eleven general soil associations in Pulaski County.

Variation in soils affect its productive capacity and its ability to support heavy loads, and how the soil holds its shape and slope after excavation. The soil properties can help determine the kind of management needed to obtain adequate crop yields. For example, soils low in plant nutrients require more fertilizer.

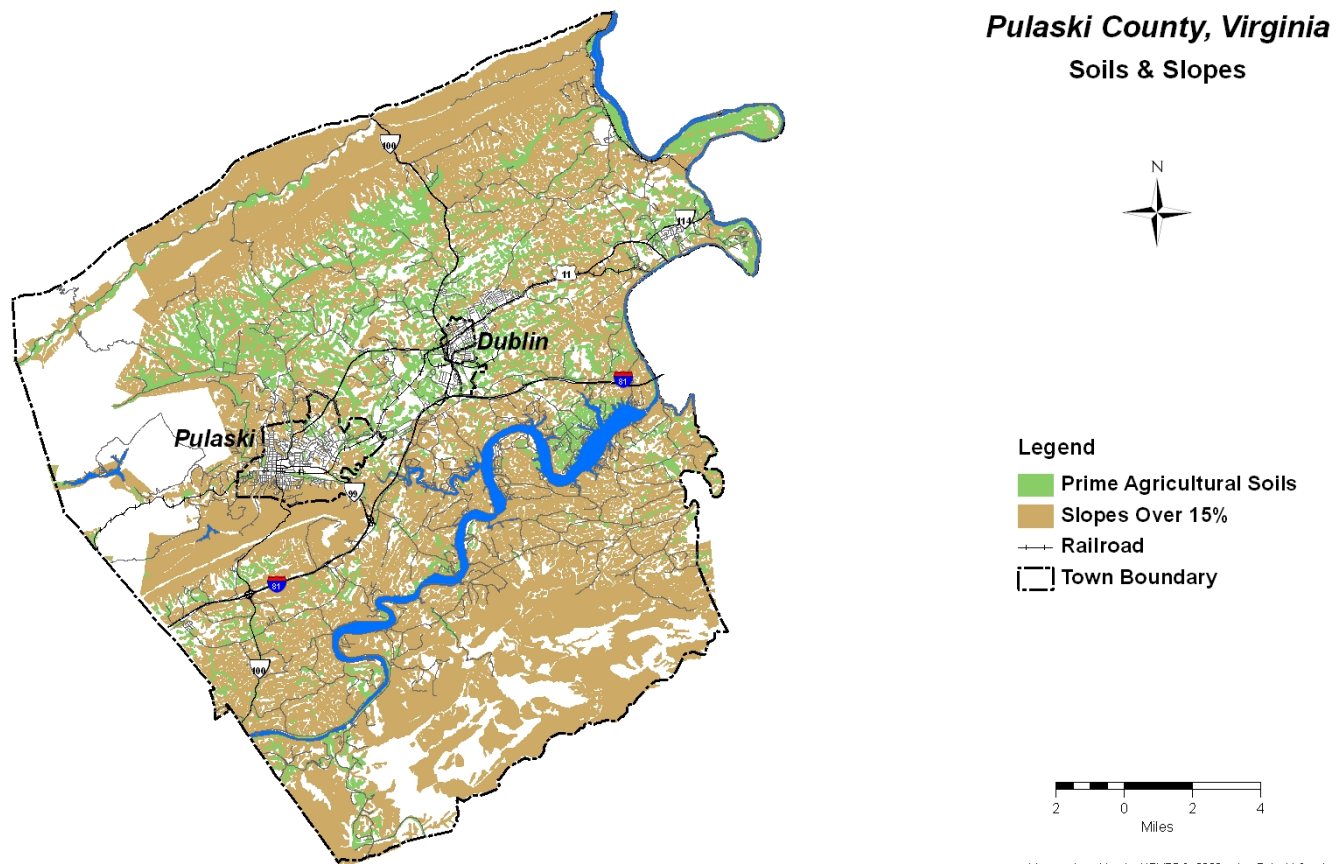
Soil properties also directly affect residential development. A seasonally high water table limits the location of residential development. If the water table rises close to the surface, basements may be flooded, septic tank absorption fields may fail, and plants may be damaged or killed. If a building is built on certain types of clayey soils, the foundation may shift or settle unevenly and the foundation may crack severely. A septic tank absorption field may not function where the soil absorbs the effluent too slowly or where bedrock is at a shallow depth.

Soils high in clay content have limited space for holding effluent. If the soil is not porous, the effluent simply builds up and seeps to the surface. Steep slopes make it difficult to control the distribution of effluent. Effluent distributed into the soil in a steep slope may seep onto the ground surface at a lower level. Since septic tanks are the major method of domestic waste disposal in Pulaski County, the limitations of the soils must be thoroughly scrutinized when considering residential and industrial development.

Information about soil limitations for different land uses prevent major mistakes in land use and unnecessary costs to consumers and the community. Soil properties provide an important criteria in guiding development and locating specific types of uses. Table 3 illustrates soil associations which limit development.

The Pulaski County Soil Survey provides detailed soil data including overlaying the existing soils on aerial photographs of the County and specific limitations of soil types within the associations with regard to particular uses. If the soils are found to have serious limitations to development, development should either be discouraged if it endangers the environment, or alternative development designs should be encouraged as to overcome the limitations and reduce any adverse impact.

FIGURE 2
GENERALIZED SOILS AND SLOPES



Soil Descriptions

The Soils associations in Pulaski County fall into two general categories; sloping immediately and generally flat.

These map units consist mainly of loamy soils formed in materials weathered from sandstone and shale in mountainous areas. The units are on long, narrow ridge tops and long, smooth, convex side slopes. Numerous deep, parallel drainageways dissect the side slopes.

The soils in these map units are best suited to woodland. Many of the soils area too steep or too stony for cultivated crops. Some sloping and moderately steep areas are used for pasture and hay, generally poorly suited to most types of community development. The depth to bedrock and the slope are the main limitations. Figure 2 illustrates the generalized soils and slopes in Pulaski County.

TABLE 3

LIMITATIONS OF SOILS ASSOCAITIONS FOR STRUCTURAL DEVELOPMENT

1. Nolichucky-Berks

Deep of moderately deep, sloping to steep soils that have a loamy subsoil; formed in colluvial material weathered from sandstone or in material weathered from shale

This unit consists of a long, southeast-facing mountain ridge tops, side slopes, and valley floors. The ridge top is narrow and uniform in elevation. The upper part of the side slopes consists of steep, concave slopes and broad benches. The lower parts are dissected by many parallel drainageways. Slopes range from 7 to 65 percent.

Slope makes the soils generally unsuited to farming and is the main limitation for community development. This unit makes up 4 percent of the survey area.

2. Berks-Gilpin

Moderately deep, moderately steep to very steep soils that have a loamy subsoil; formed in material weathered from shale.

This unit consists of a long, northwest-facing side slopes on Little Walker Mountain and Cloyd's Mountain and most of Draper Mountain, Chestnut Mountain, and Robinson Tract Mountain. The soils are dissected by many deep, V-shaped valleys. Slopes range from 15 to 65 percent.

Slope makes the soils generally unsuited to farming and is the main limitation for community development. The soil unit comprises about 9 percent of the County.

3. Leck Kill-Rayne-Gilpin

Deep and moderately deep, sloping to steep soils that have a loamy subsoil; formed in material weathered from shale.

This unit consists of a long, southeast-facing mountain ridge tops, a side slope, and foot slopes. The ridge top is narrow and uniform in elevation. The side slope consists mainly of steep, convex slopes and heads of drainageways. The foot slopes have long, narrow benches cut by deep, parallel drainageways. Slopes range from 7 to 65 percent.

Slope limits the unit for farming and, along with the depth to bedrock, is a major limitation for community development. This soil unit makes up 9 percent of the County soils.

4. Klinesville-Berks

Shallow and moderately deep, sloping to steep soils that have a loamy subsoil; formed in material weathered from shale.

This unit consists of ridge tops and side slopes and a few wide drainageways and small areas of bottom land. The ridge tops are long and have a wide range in size. The side slopes are steep and meet at narrow, V-shaped drainageways. Slopes range from 7 to 65 percent.

Slope is the major limitation of the unit for farming and, along with depth to bedrock and flooding in a few areas, is a major limitation for community development. Two percent of the County's soils are of this unit.

5. Rayne-Berks-Klinesville-Groseclose

Deep to shallow, sloping to steep soils that have a loamy or clayey subsoil; formed in material weathered from shale interbedded with limestone.

This unit consists of long, narrow ridges and convex side slopes and is dissected by numerous U- and V-shaped drainageways. Slopes dominantly range from 15 to 65 percent.

Slope and an erosion hazard are the main limitations of this unit for cultivated crops. Slope, the depth to bedrock, and a seepage hazard are the main limitations for community development. Sixteen percent of the County lies in this soil unit classification.

6. Lily-Ramsey-Berks-Gilpin

Moderately deep or shallow, moderately steep to very steep soils that have a loamy subsoil; formed in material weathered from sandstone shale, quartzite, and phyllite.

This map unit is along the Blue Ridge. It consists of very stony mountain ridges, side slopes, and narrow drainageways. Slopes dominantly range from 15 to 65 percent.

Slope makes the soils generally unsuitable for farming and, along with the depth to bedrock, is a major limitation for community development. This unit makes up about 16 percent of the County.

Dominantly undulating to steep soils that are deep or moderately deep

These units consist of loamy and clayey soils formed in material weathered from limestone and shale in the valley areas of the County. The units are dominantly made up of broad ridge tops and smooth convex side slopes and are dissected by numerous U-shaped drainageways.

The soils in these units are suited to cultivated crops and to pasture and hay. The soils are dominantly used for farming, but have good potential productivity for woodland.

The soils in these units generally are poorly suited to community development. A seasonal high water table, a clay subsoil, and slope are the main limitations.

7. Groseclose-Poplimento-Frederick

Deep, undulating to hilly soils that have a clayey subsoil; formed in material weathered from limestone and shale.

This unit consists of narrow and broad ridge tops and smooth, convex side slopes. Numerous U-shaped drainageways dissect the unit. Slopes range from 2 to 30 percent.

Moderately slow or moderate permeability, the clayey subsoil, a high or moderate shrink-swell potential, and slope are the main limitations of this unit for community development. This map unit makes up 17 percent of the County.

8. Carbo-Lowell-Groseclose

Moderately deep or deep, undulating to hilly soils that have a clayey subsoil; formed in material weathered from limestone and shale.

This unit consists of narrow and broad ridge tops and hills and smooth, convex side slopes. Numerous U-shaped drainageways dissect the unit. Slopes range from 2 to 45 percent.

Moderately slow or slow permeability, the clayey subsoil, a high or moderately high shrink-swell potential, and slope are the main limitations of the unit for community development. This unit makes up about 22 percent of the County.

Dominantly nearly level to hilly soils that are deep

These map units consist of loamy and clayey soils formed in alluvial sediments and from material weathered from limestone and shale.

The soils in these units are suited to cultivated crops and to pasture and hay. The soils are dominantly used for farming but have good potential productivity for woodland.

The soils in these units generally are poorly suited to community development. A seasonal high water table, a clay subsoil, and slope are the main limitations.

9. Cotaco-Dunning-Groseclose

Deep, nearly level to hilly soils that have a loamy or clayey subsoil; formed in alluvium and in material weathered from limestone and shale.

This unit consists of flood plains, terraces, and upland hills. Slopes range from 0 to 30 percent.

A seasonal high water table, moderately slow permeability, and slope are the major limitations of the unit for community development. This unit makes up about 2 percent of the County.

10. Braddock

Deep, undulating to hilly soils that have a clayey subsoil; formed in alluvium.

This unit consists of high terraces, broad ridge tops, and convex side slopes. Slopes range from 2 to 30 percent.

Permeability, a clayey subsoil, and slope are the main limitations for community development. A few areas have a seasonal high water table. This unit makes up about 4 percent of the County.

11. Braddock-Wheeling

Deep, nearly level to hilly soils that have a clayey or loamy subsoil; formed in alluvium.

This unit consists of high and low terraces. Slopes range from 0 to 30 percent.

Permeability, a clayey subsoil, and slope are the main limitations of the unit, especially the Braddock soils, for community development. This unit makes up about 3 percent of the survey area.

Topography

The land area of Pulaski County is 327 square miles. Located on a plateau in southwest Virginia, the County is bordered by Bland, Carroll, Floyd, Giles, Montgomery, and Wythe Counties, and the City of Radford. The County lies within the Valley and Ridge and the Blue Ridge physiographic provinces. Pulaski County's elevation ranges from 1,800 to 2,850 feet above sea level. The area is drained by the New River which was dammed by Appalachian Power Company (American Electric Power) to form Claytor Lake.

Topographic information is important in planning because slope and topographic relief affect the suitability of land for development. Topography influences the type and cost of development, controls the direction and rate of water runoff, influences the weather and climate, and affects the type of vegetation and wildlife. Slope, then, can indicate those areas of the County which are best suited for particular types of development. See Figure 3 for a Generalized Elevation Map

FIGURE 3
PULASKI COUNTY GENERALIZED ELEVATION

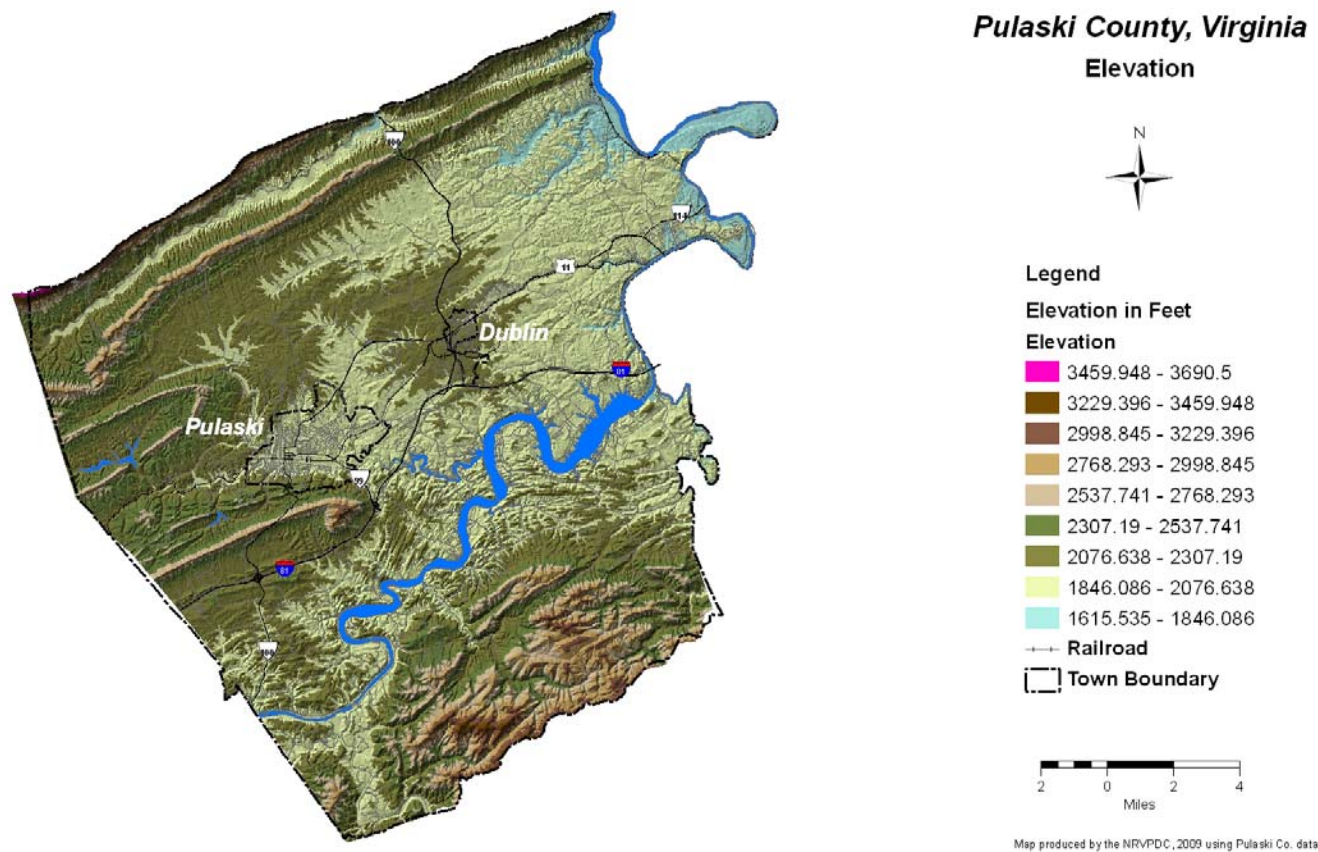


TABLE 4

SLOPE LIMITATIONS FOR DEVELOPMENT

<u>Percent Slope</u>	<u>Description</u>	<u>Suitability</u>
0-5%	Flat	Drainage or Flood problems under 3%. A slope of 3% is generally ideal for industrial sites. Depending on other conditions, such as soil conditions, flat land is highly suitable for and tolerant to development.
5-20%	Low-Moderate	Fairly tolerant to development although excessive removal of ground cover may cause erosion. It has generally good sites for residential development. The upper practical limit for road and street grades is typically 8%. Very high construction costs can be incurred when slopes are over 8%. Loss of ground cover may cause erosion and land slippage in areas with more than an 8% slope.
>20%	Steep	Development causes major erosion problems by increasing runoff velocity. Major site engineering is necessary. This land is suitable for recreation, wildlife management, and watershed protection. It is generally unsuitable for cultivation.

Development Considerations

When developing residential units in slopes between 5 and 20 percent, there are several considerations that should be taken into account:

- South slopes receive more sunlight and, in hilly regions, are protected from prevailing northerly winds during the winter;
- Development below the crest of a hill reduces its visibility to others and increases the availability of water supply. Higher land also reduces the chance of problems with drainage and septic systems;
- The lay of the land can suggest where to construct access roads. Access roads that follow the lay of the land are more attractive, less steep, and "fit in" better with site;
- Avoiding steep slopes means lower construction costs, less chance of causing erosion and septic system problems;
- The lay of the land can suggest the most attractive and suitable locations for development. Areas that would be difficult, damaging, or too expensive to improve should be avoided. Areas of special interest can be selectively preserved in their natural states or carefully and slightly altered to reveal or enhance their presence;

- Cluster development should be encouraged on steeper slopes (up to 20 percent) because of the efficient use of land. It is less expensive to provide water and sewer, roads, and other infrastructure when the dwelling units are closer together. Cluster development utilizes limited developable land by conforming development with the lay of the land. Solar-assisted dwelling units are more effective in higher slopes because of the ability of the houses to exploit more of the sun when the units are located on the southern slopes;
- Careful review of the soils on steeper slopes will encourage residential development on slopes where soils are more suitable for development and less prone to erosion. Preserving as much of the natural environment (trees, vegetation) as possible when developing residential units on steep slopes greatly reduces the potential for erosion.

Figures 4 and 5 illustrate the current and future land uses that are further explained in Volume 2 of the Comprehensive Plan.

FIGURE 4
EXISTING LAND USE

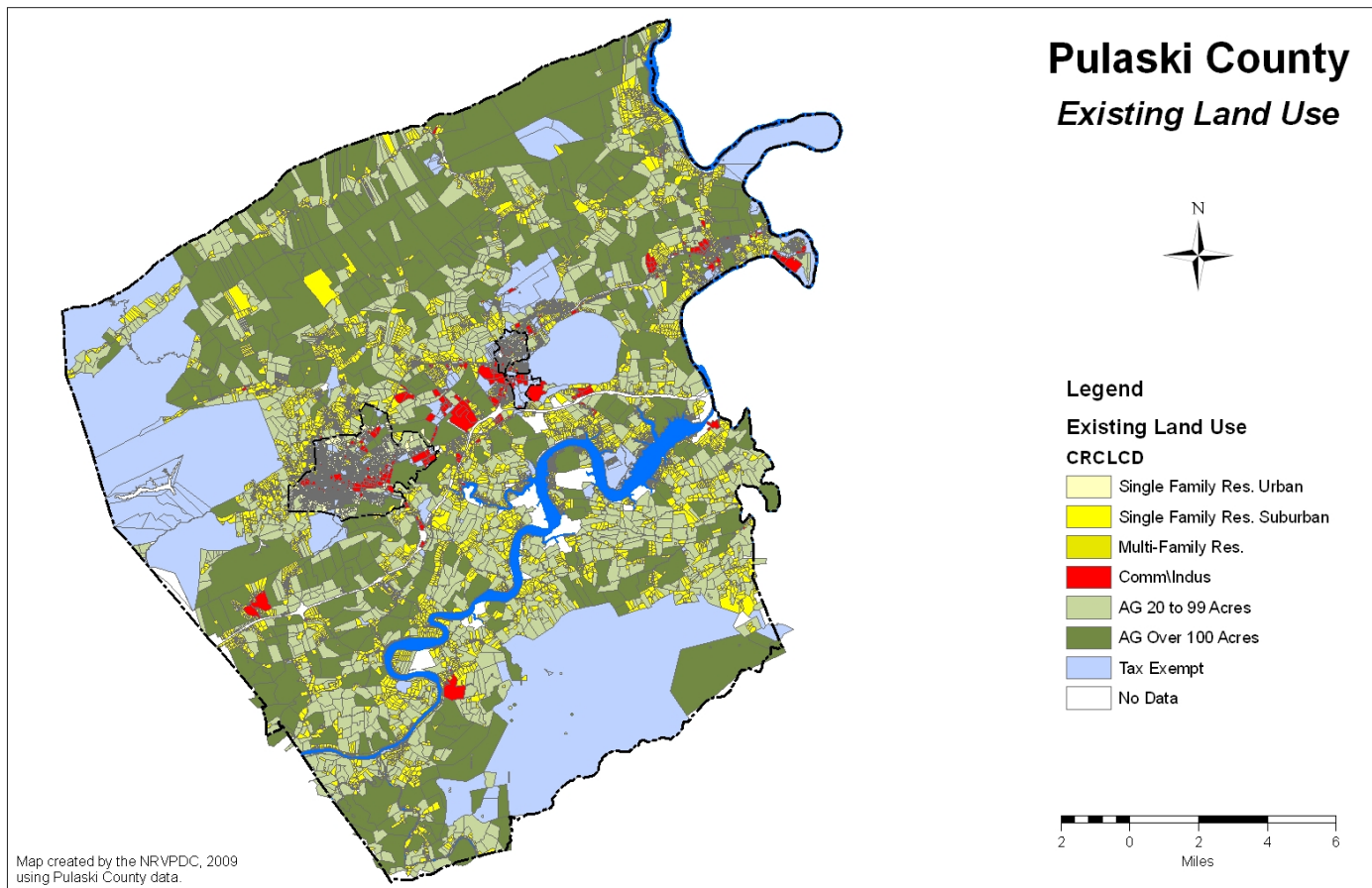
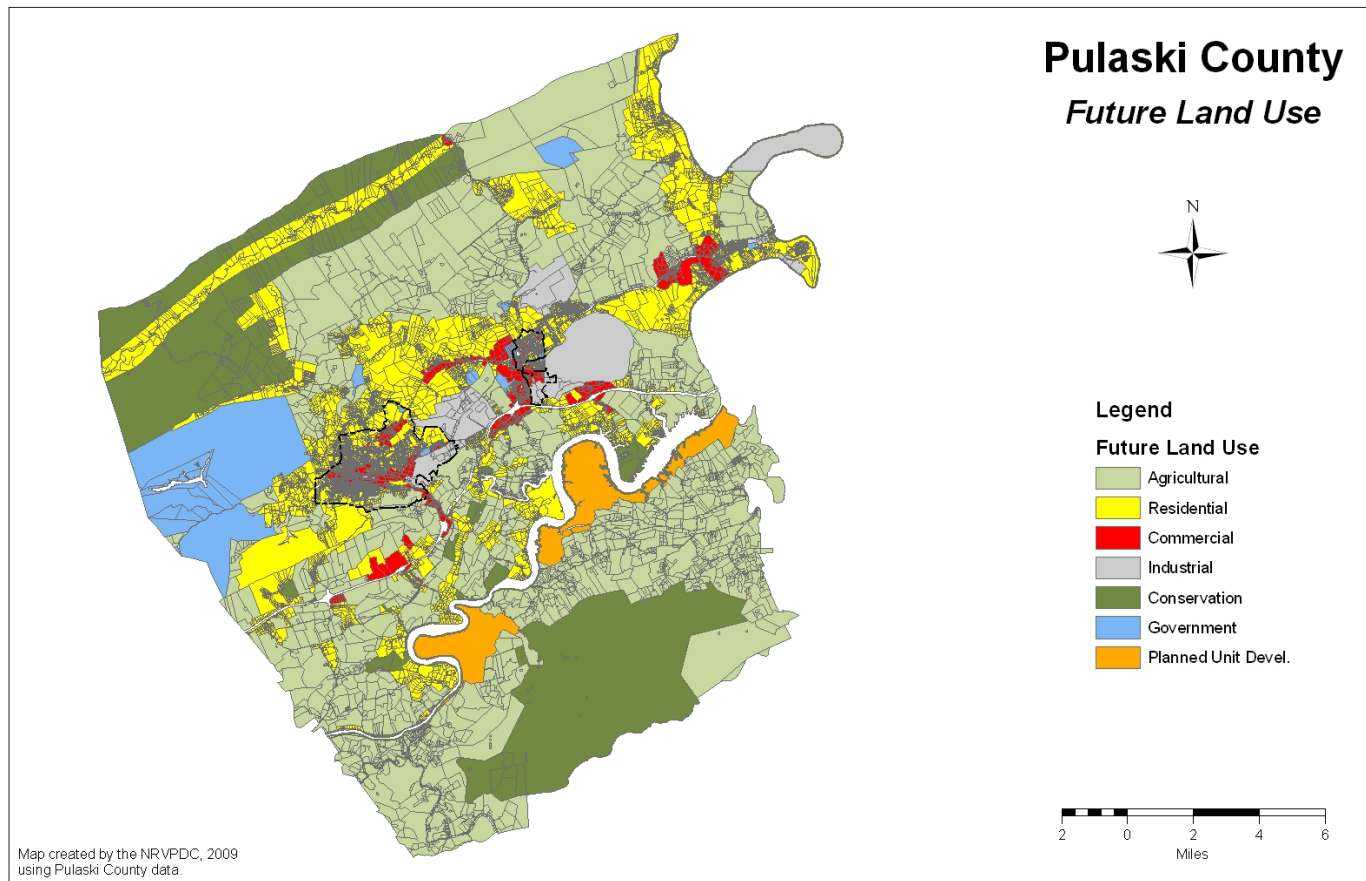


FIGURE 5
FUTURE LAND USE



Water Resources

The location and properties of water resources are determined by geology, soils, topography, and climate. Water is one of the most important variables in the selection of sites for development. Water may be categorized into surface water and groundwater.

Two examples of surface water are the New River and Claytor Lake. The New River is capable of supplying 3.2 billion gallons per day during average flow, and 457 million gallons per day during drought flow. Claytor Lake and two other smaller lakes (Gatewood and Hogan Lakes) provide 489.9 acres of surface water storage within the County. In 1988, the Virginia Water Control Board concluded that the available supply of surface water was adequate to meet projected demand over the 50 year study period.

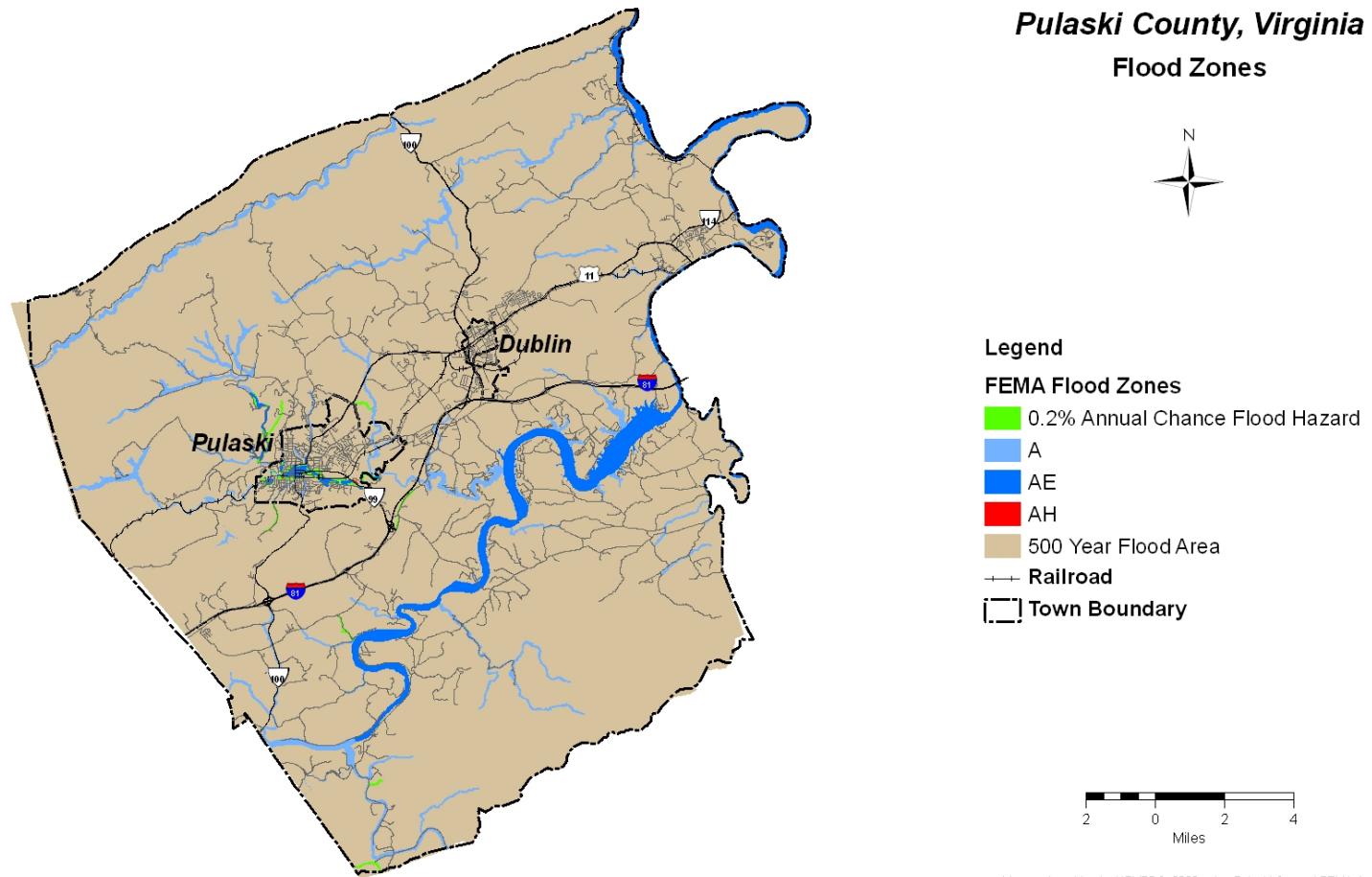
As of July 1997, there were seventeen Virginia Pollutant Discharge Elimination System Permits in Pulaski County, excluding alternative home wastewater treatment processes. Six of these discharges are to the New River below Claytor Lake, while the remaining eleven are to Claytor Lake or one of its tributaries. Twelve of these discharges have been discontinued. In the past, discharges have exacerbated existing water quality problems, for example, the Town of Pulaski's wastewater discharge to Peak Creek contributed to eutrophication problems experienced in Claytor Lake. There are six surface water intakes in the County which include municipal and industrial water supply intakes.

Groundwater is water which is present in rock strata. Supplies of groundwater are replenished at recharge areas. If the soil near these areas is contaminated, the aquifer may become contaminated. An additional constraint posed by recharge areas is that in many cases, only a small portion of total ground water can be replenished annually.

A large percentage of the water consumed in Pulaski County is obtained from wells. Wells drilled in limestone have a wide range of yield because of the irregular distribution and size of fractures and solution openings containing water. Typical well depth ranges from 50 to 225 feet deep and well yields average 20 to 30 gallons per minute. Some wells in the Shiloh area yield as much as 100 to 500 gallons per minute. Groundwater from limestone areas is typically hard but otherwise of good quality.

Floodplain is the land area which accommodates the flood flow of rivers and streams. Increasingly, the 100 year floodplain is being accepted as that area from which most development should be excluded. Uses that could be permitted are agriculture, forestry, recreation, institutional open space and open space for housing. The Federal Emergency Management Agency (FEMA) has developed floodplain maps of the County estimating the location of the 100 and 500 year floodplains. These maps serve as reference guides for local ordinances related to construction in floodplains. Figure 6 includes locations of FEMA flood zones found in the County.

FIGURE 6
PULASKI COUNTY FEMA FLOOD ZONES



Map produced by the NRVPMC, 2009 using Pulaski Co. and FEMA data

Forest

Pulaski County has 118,971 acres of forest land, comprising 58 percent of all land in the County (1992 Forest Survey). The forests have a significant impact upon the County's economy, social conditions, climate, and many diverse ecosystems.

General

Since 1992, forest land in Pulaski County has increased by 1,730 acres. Gains in forest land evolve from the abandonment of former agricultural land following a natural successional change toward reforestation.

Eighty-one percent of all forest land in the County is privately owned. Miscellaneous private landowners showed a corresponding increase. This is similar to a statewide trend of non-farming private landowners steadily replacing farmers as major owners of forest land. This trend is important for County analysis of real estate taxation, evaluation of land use decisions, and resource availability for attracting forest industry.

Of the 22,858 acres of forest land held in public ownership, 83 percent, or 19,039 acres, is located in the Jefferson National Forest. These lands are managed under multiple-use principles for timber, fish and wildlife, recreation, water quality, and community development. The national Forest lands can be found in the northwest corner of the County.

Due to heavy timber cutting in the 1920s and 1930s, the age and size of the trees in the County are imbalanced. Fifty-five percent of all forest land is in pole timber stands, while only thirty percent is sawtimber size and fifteen percent is at the sapling and seedling stage.

Continuing to recover from the over cutting fifty years ago, the forest stands in the County are increasing in timber volume. The volume of sawtimber for all species has increased by nearly 110 million board feet since the 1980s and now totals 353.8 million board feet. Much of this expansion is in marketable hardwood and softwood sawtimber. The average net annual growth between 1986-1991 for Pulaski County was 16.19 million board feet of sawtimber; 1.75 million board feet of pine and other softwoods; 3.04 million board feet of soft hardwood; and 11.39 million board feet of hard hardwood.

The major conservation needs for the forest of Pulaski County are the improvement of the timber stands, to bring them up to full stocking with desirable trees. Recent reforestation efforts have resulted in the placement of 150,000 seedlings by 26 landowners in 1988. This includes the reforestation of 33 acres and the development of 146 acres of Christmas tree farms.

Recreation Potential of Forests

The County's forest lands offer considerable recreational opportunities for residents in the local area and region. The 2006 Virginia Outdoors Plan identified over 36,000 acres of land in Pulaski open for recreational use. Much of this land consists of the 19,288 acres of the Jefferson National Forest and the 16,000-acre Blue Ridge Scout Reservation. The latter is owned by the Boy Scouts of America. Other forested recreation areas include Claytor Lake State Park (4,475 acres), Gatewood Reservoir (162 acres), Hogan Lake (40 acres), and a few private campgrounds and smaller facilities throughout the County..

Wildlife

The overall diversity of land use and terrain in Pulaski County provides good habitats for a variety of fish and wildlife. The maintenance of forested areas, under a forest management program to create a balanced range of timber stand ages and size classes is important to continue or improve the abundance and diversity of wildlife. In addition, identification and proper management of the sites of rare and endangered species in the County are necessary to protect our natural heritage and provide a sufficient pool of biological resources to meet our future needs.

Endangered Wildlife, Flora, and Communities

The Flora Fauna and Community table identifies flora and fauna found in Pulaski County that have been listed as endangered, threatened, extirpated, or special concern. In 1972, the Division of State Planning and Community Affairs' Critical Environmental Areas identified the New River as a relatively unspoiled natural area in the midst of rapidly growing, urbanizing area. The study noted that the New River afforded excellent recreational potential as well as adjoining historic sites such as Ingles Ferry. The New River met several criteria for designation including:

- Worthy of State protection;
- Crucial to an ecological system;
- Endangered by the activities of man.

Since the report was first published over forty years ago, the section of the New River south of Allisonia and north of Whitethorne has been identified as "desirable components" of the State's scenic rivers program. Big Reed Island Creek at the Carroll-Pulaski County line has been similarly identified. Ingles Ferry has been designated a potential historic preserve.

In July 1998, the New River was designated as one of fourteen "American Heritage Rivers." The grassroots effort to obtain national recognition for the New River's historical, cultural, and natural heritage has resulted in increased support for community-based programs and projects throughout the New River watershed.

Forestry Utilization

The wildlife habitat condition of Pulaski's forests and role of the forest product industry in the local economy may be improved in the future by:

1. Increasing markets for forest products, particularly as the stands grow into the sawtimber size class.
2. Increasing recognition by landowners of the benefits of forest and wildlife management.

Besides the demand for timber, recreation, and wildlife, Pulaski's forests are becoming increasingly attractive as places to live. Trees and forests in residential areas have tremendous benefits. They provide shade, wildlife habitat, noise buffers, air and water purification, erosion and sediment control, and improve site aesthetics. Protecting trees during construction can increase the value of houses substantially. Wind protection and shade can reduce energy consumption in summer and winter. Builders and developers should be encouraged to plant trees and, when building in wooded areas, take the necessary steps to protect existing trees and critical areas where possible.

The visual enhancement provided by the County's trees and forests offer an aesthetic and economic attraction to people and businesses. The forests also play a vital role in producing clean water for household and industrial use, moderating run-off and stream flows, and in reducing potential flood levels.

Areas of high timber productivity also tend to be suitable for agriculture, and other land uses. It is anticipated that demand for these other uses will continue and forested areas will be primarily confined to steep slopes, streambanks, drainage and similar areas. Developments in this area should give the existing trees and vegetation careful consideration to prevent erosion, enhance property values, and promote the other advantages of trees in residential areas. Farmland and other land uses abandoned in this area should be promptly reforested with desirable tree seedlings. Areas lying in floodplains and other sites found unsuitable for residential or commercial/industrial building can be reforested.

Although less productive soils will not generate as large a timber crop, these areas are the best suited for forest cover since steep slopes and thin, erodible soils limit much of the areas' potential for other uses. Much of the County's existing forestland is within these areas. These woodlands have a vital role in protecting the County's water supply, producing wood, providing wildlife habitat and recreation, and influencing the air quality and aesthetics of the local area.

ECONOMY AND POPULATION

The purpose of this chapter is to provide a review of past economic and population trends and examine current demographic information in order to make informed decisions about the future development of Pulaski County.

Historic Population Growth

Pulaski County entered the twentieth century with a population of 14,609, and it steadily rose through the 1940s until the 1950s, when it began experiencing a slight decrease that would last until 1970. The 1970s was a time for resurgence in the population base which lasted into the early and mid 1980s, but began to decline in the late 1980s and lasted into the 1990s. From that time on the Population for Pulaski County has stayed steady in the area of 35,000 people. Table 6 contains historical and current population data of Pulaski County, the New River Valley, adjacent counties, and Virginia.

TABLE 5

POPULATION COMPARISONS WITH OTHER NRV COUNTIES

Jurisdiction	1920	1930	1940	1950	1960	1970	1980	1990	2000	2007*
Pulaski County	17,111	20,566	27,767	27,758	27,258	29,564	35,229	34,496	35,127	34,306
Floyd County	13,115	11,698	11,967	11,351	10,462	9,775	11,563	11,965	13,874	15,017
Montgomery County	18,595	19,605	21,206	29,780	32,923	46,813	63,516	73,913	83,629	88,983
Radford City	6,000	7,000	12,000	9,026	9,371	11,597	13,225	15,940	15,859	15,418
Giles County	11,901	12,804	14,635	18,956	17,219	16,741	17,810	16,366	16,657	16,294
New River Valley	65,349	70,900	77,565	96,871	97,233	114,818	141,343	152,680	165,164	170,018
Virginia	2.3M	2.4M	2.6M	3.3M	4.0M	4.7M	5.3M	6.2M	7.1M	7.4M

* Population Estimate

Source: US Census and Weldon Cooper Center

Table 7 presents data relating to the average annual change in population growth for Pulaski County, adjacent counties, the New River Valley region, and Virginia. Between 1920 and 1960, Pulaski County's population increased at an annual rate of 1.48 percent. This rate was slightly higher than the New River Valley as a region and adjacent localities. The only other county in the New River Valley region with a higher annual average growth rate for the same period was Montgomery County, which experienced an annual rate of 1.93 percent. Virginia's rate of growth for the same time period was 1.85 percent.

Between 1970 and 1980, Pulaski County's population grew at a rate faster than the state's population, 1.92 percent compared to 1.28 percent, yet slightly slower than the New River Valley 2.31 percent rate of growth between 1970 and 1980. The New River Valley's annual rate of growth was slightly skewed by an annual rate of growth of 3.57 percent in Montgomery County. The adjacent localities also experienced their largest respective annual growth rates during the period.

From the 1990's to 2009 the population has remained constant in the area of 35,000 people. This is evidenced on Table 7 and Housing Data Tables.

TABLE 6
AVERAGE ANNUAL PERCENTAGE
CHANGE IN POPULATION GROWTH

Jurisdiction	1920-1960	1960-1970	1970-1980	1980-1990	1990-2000
Pulaski County	1.48	0.85	1.92	-0.21	1.79
Floyd County	-0.51	-0.66	1.83	0.35	13.74
Montgomery County	1.93	4.22	3.57	1.63	11.62
Radford City	1.40	2.38	1.43	2.03	-0.50
Giles County	1.12	-0.28	0.64	-0.81	1.70
New River Valley	1.22	1.81	2.31	0.80	7.56
Virginia	1.85	1.75	1.28	1.70	12.68

Source: US Census

Race

In 1990, 91.71 percent of the population in Pulaski County was White, 5.7 percent was Black, 0.20 percent was American Indian, and 0.31 percent of the population was Asian-Pacific Islander. By 2007 the racial demographics for Pulaski County had changed. 92.2 percent of the population was identified as White (including Hispanic populations), 6.3 percent was identified as Black, 0.17 percent was American Indian, and 0.42 percent of the population was Asian-Pacific Islander.

Age Groups

Between 1970 and 1980, there was an overall population increase of 16 percent for the County. During this time period, the largest gains were found in ten out of fourteen age groups, with losses in four age groups. The largest increases were in the following four groups: "25 to 29" (30.83%); "30 to 34" (86.76%); "35 to 39" (54.64%); and "65 and Over" (34.49%). The two significant population decreases were in the "Under 5" (8.34%) and "45 to 49" (9.43%) age categories.

Between 1980 and 1990, nearly every age group decreased except four; "35 to 44", "45 to 54", "65 to 74", and "75 +". Again, the age group "75 +" lead all increases for the time period with a percent rate of change of 58 percent. From 1990 to 2000 data shows that the those aged 45 and above all have population increases. While the majority of those younger had decreases in population. These noticeable increases among the older population segments can be attributed to medical advances, healthier living styles, and in-migration increases, and decreases continue trends. This data can be utilized to understand the challenges facing Pulaski County from a growth perspective and also

highlight the need for providing services to an older population. Table 8 contains data regarding Pulaski County population for 1990 and 2000

TABLE 7
PULASKI COUNTY AGE AND GENDER POPULATION
1990 AND 2000

1990 Data	Total Population	Percentage	2000 Data	Total Population	Percentage
Male	16,688	48.4	Male	17,334	49.3
Female	17,768	51.6	Female	17,793	50.7
Under 5 years	2,019	5.9	Under 5 years	1,937	5.5
5 to 9 years	1,890	5.5	5 to 9 years	2,032	5.8
10 to 14 years	2,129	6.2	10 to 14 years	2,059	5.9
15 to 19 years	2,666	7.7	15 to 19 years	1,922	5.5
20 to 24 years	2,502	7.3	20 to 24 years	1,849	5.3
25 to 34 years	5,101	14.8	25 to 34 years	4,957	14.1
35 to 44 years	5,767	16.7	35 to 44 years	5,293	15.1
45 to 54 years	4,253	12.3	45 to 54 years	5,584	15.9
55 to 59 years	1,655	4.8	55 to 59 years	2,297	6.5
60 to 64 years	1,766	5.1	60 to 64 years	1,864	5.3
65 to 74 years	2,963	8.6	65 to 74 years	2,887	8.2
75 to 84 years	1,168	3.3	75 to 84 years	1,875	5.3
85 years and over	454	1.3	85 years and over	571	1.6

Source: US Census

Population Projections

Table 9 contains population projections for Pulaski County and NRV localities from 2007 through 2050. New River Valley and State data provide additional comparison. This information should be utilized and updated periodically to provide information for residential development and other land use considerations.

TABLE 8
POPULATION PROJECTIONS

Evaluation	US Census		New River Valley Projected Populations						
	2002	2007	2008	2009	2010	2020	2030	2040	2050
Population	165,200	170,018	172,104	175,260	179,059	196,905	216,728	233,740	252,633
Eligible	79637	84692	87654	91325	96035	109172	124091	138942	155221
Employment	76342	17466	83797	87307	91809	104369	118631	132829	148391
Unemployed	3295	67226	3857	4018	4226	4804	5460	6113	6830
% Workforce	48.21	49.81	50.93	52.11	53.63	55.44	57.26	59.44	61.44
% Pop Inc.	NA	2.92%	1.23%	1.83%	2.17%	9.97%	10.07%	7.85%	8.08%
Evaluation	US Census		Pulaski County Projected Populations						
	2002	2007	2008	2009	2010	2020	2030	2040	2050
Population	34,400	34,306	34,391	34,500	35,250	38,500	42,000	44,500	47,560
Eligible	17114	18253	18915	19665	20445	22715	25200	28035	30914
Employment	16292	17466	18083	18800	19545	21716	24091	26801	29554
Unemployed	822	787	832	865	900	999	1109	1234	1360
% Workforce	49.75	53.21	55.00	57.00	58.00	59.00	60.00	63.00	65.00
% Pop Inc.	NA	-0.27%	0.25%	0.32%	2.17%	9.22%	9.09%	5.95%	6.88%
Evaluation	US Census		Giles County Projected Populations						
	2002	2007	2008	2009	2010	2020	2030	2040	2050
Population	16,600	16294	16,518	16,737	16,956	17,550	18,165	18,800	19,458
Eligible	7978	8442	8755	9038	9326	10004	10717	11468	12259
Employment	7456	8053	8369	8640	8915	9563	10246	10963	11719
Unemployed	522	389	385	398	410	440	472	505	539
% Workforce	48.06	51.81	53.00	54.00	55.00	57.00	59.00	61.00	63.00
% Pop Inc.	NA	-1.84%	1.37%	1.33%	1.31%	3.50%	3.50%	3.50%	3.50%
Evaluation	US Census		Floyd County Projected Populations						
	2002	2007	2008	2009	2010	2020	2030	2040	2050
Population	14,400	15017	15,094	15,593	16,093	16,897	17,742	18,629	19,560
Eligible	6664	7046	7245	7641	8047	8786	9581	10432	11345
Employment	6389	6802	6926	7304	7692	8400	9159	9973	10846
Unemployed	275	244	319	336	354	387	422	459	499
% Workforce	46.28	46.92	48.00	49.00	50.00	52.00	54.00	56.00	58.00
% Pop Inc.	NA	4.28%	0.51%	3.31%	3.21%	5.00%	5.00%	5.00%	5.00%
Evaluation	US Census		Montgomery County Projected Populations						
	2002	2007	2008	2009	2010	2020	2030	2040	2050
Population	84,400	88983	90,517	92,550	94,584	106,974	120,988	133,086	146,395
Eligible	40629	43654	45259	47201	50130	58836	68963	78521	89301
Employment	39301	42261	43267	45124	47924	56247	65929	75066	85372
Unemployed	1328	1393	1991	2077	2206	2589	3034	3455	3929
% Workforce	48.14	49.06	50.00	51.00	53.00	55.00	57.00	59.00	61.00
% Pop Inc.	NA	5.43%	1.72%	2.25%	2.20%	13.10%	13.10%	10.00%	10.00%
Evaluation	US Census		Radford City Projected Populations						
	2002	2007	2008	2009	2010	2020	2030	2040	2050
Population	15,400	15418	15,584	15,880	16,176	16,984	17,833	18,725	19,660
Eligible	7252	7297	7480	7781	8088	8832	9630	10486	11403
Employment	6904	7014	7151	7439	7732	8443	9206	10025	10901
Unemployed	348	283	329	342	356	389	424	461	502
% Workforce	47.09	47.33	48.00	49.00	50.00	52.00	54.00	56.00	58.00
% Pop Inc.	NA	0.12%	1.08%	1.90%	1.86%	5.00%	5.00%	5.00%	4.99%

Source: Central Pulaski Transportation and Land Use Master Plan

Changes in Employment Sectors

Between 1980 and 1990, the total number of agricultural jobs in the local economy decreased by 38 percent, or 155 jobs. In 1980, Manufacturing accounted for 44 percent of the County's total employment base (6,621 manufacturing jobs). In 1990, manufacturing employment fell to 37 percent of the local employment base, down to 5,783 jobs. This shift represents a decrease of nearly 13 percent (838 jobs). From 1990 to 2007 there was a decrease of 1,686 manufacturing jobs from 5,783 to 4,097 or a 41 % decrease in the employment sector. Table 10 contains employment by sector data for the 2007.

TABLE 9
2007 INDUSTRY WORKFORCE ESTIMATES

	Estimate	Margin of Error	Percentage	Margin of Error
Civilian employed population 16 years and over	15,650	+/-745	100%	(X)
Agriculture, forestry, fishing and hunting, and mining	215	+/-104	1.4%	+/-0.7
Construction	887	+/-232	5.7%	+/-1.5
Manufacturing	4,097	+/-448	26.2%	+/-2.6
Wholesale trade	375	+/-170	2.4%	+/-1.1
Retail trade	1,779	+/-369	11.4%	+/-2.2
Transportation and warehousing, and utilities	665	+/-230	4.2%	+/-1.5
Information	129	+/-81	0.8%	+/-0.5
Finance and insurance, and real estate and rental and leasing	624	+/-267	4.0%	+/-1.7
Professional, scientific, and management, and administrative and waste management services	1,152	+/-334	7.4%	+/-2.1
Educational services, and health care and social assistance	3,146	+/-487	20.1%	+/-2.9
Arts, entertainment, and recreation, and accommodation, and food services	724	+/-262	4.6%	+/-1.7
Other services, except public administration	948	+/-313	6.1%	+/-1.9
Public administration	909	+/-294	5.8%	+/-1.8

Source: US Census

Manufacturing is still the main employment sector for County residents, followed by educational services. This is a major change from previous decades. As a result, increasing the Industrial base of the County should be encouraged as well as increasing other sectors of employment to help offset additional losses. As Table 11 demonstrates the Majority of those aged 16 and over are in the labor force but this percentage is still much lower than the state average of 67.1% for the same time.

TABLE 10
2007 EMPLOYMENT ESTIMATES

	Estimate	Margin of Error	Percentage	Margin of Error
Population 16 years and over	28,886	+/-209	100%	(X)
In labor force	16,919	+/-752	58.6%	+/-2.5
Civilian labor force	16,900	+/-750	58.5%	+/-2.5
Employed	15,650	+/-745	54.2%	+/-2.5
Unemployed	1,250	+/-341	4.3%	+/-1.2
Armed Forces	19	+/-33	0.1%	+/-0.1

Source: US Census

Significance Of Tourism

Tourism is an active part of Pulaski County's economy. With I-81 traversing the County, the presence of the New River, Jefferson National Forest, Claytor Lake State Park, and the New River Trail (which is advertised in a national bicycling magazine), and numerous historic attractions, tourism can continue as a growth industry in Pulaski County. Table 12 contains information on the amount of tourist dollars expended, tourism-related jobs, and local and state revenue generated by the tourism industry.

TABLE 11
2003-2007 TRAVEL INDUSTRY IMPACT ON PULASKI COUNTY

	2003	2004	2005	2006	2007	Percent Change
Population	34,748	34,748	34,688	34,789	34,998	0.6%
Travel Impacts						
Expenditures	\$30,474,704	\$33,488,496	\$35,992,035	\$40,354,507	\$44,317,459	9.8%
Payroll	\$7,699,929	\$8,097,588	\$8,384,318	\$8,840,976	\$9,283,960	5.0%
Employment	509	521	534	549	574	4.7%
State Tax Receipts	\$1,472,808	\$1,616,748	\$1,715,882	\$1,827,335	\$1,340,446	7.5%
Local Tax Receipts	\$961,885	\$1,056,084	\$1,135,365	\$1,226,428	\$1,340,446	9.3%
Excise Tax Collection						
Lodging Excise Tax	\$228,880	\$242,642	\$258,290	\$297,469	\$315,437	6.0%
Food Service Excise Tax	\$639,264	\$732,778	\$812,610	\$825,952	\$9,32,953	13.0%
Excise Tax Rates						
Lodging Excise Tax Rate	5.0%	5.0%	5.0%	5.0%	5.0%	n/a
Food Service Excise Tax Rate	4.0%	4.0%	4.0%	4.0%	4.0%	n/a

Source: Virginia Tourism Corporation

Income

In 2007, the Median Household Income for Pulaski County was \$36,397. In 2000 this amount was \$33,873. Incomes continue to increase over time in Pulaski County as the

employment base has shifted from agriculture to manufacturing toward the service and trade sectors. Median Household Incomes increased by 96 percent between 1970 and 1980, and then increased by 73 percent between 1980 and 1990. In 1990 Median Household Income was \$23,319. The increase from 1990 to 2000 was approximately 31 percent with an expected lower increase from 2000-2010 based on 2007 data found in Table 13.

TABLE 12
2007 COUNTY HOUSEHOLD INCOME DATA

	Estimate	Margin of Error	Percentage	Margin of Error
Total households	14,887	+/-484	100%	(X)
Less than \$10,000	1,401	+/-341	9.4%	+/-2.3
\$10,000 to \$14,999	1,359	+/-322	9.1%	+/-2.1
\$15,000 to \$24,999	2,351	+/-470	15.8%	+/-3.1
\$25,000 to \$34,999	2,043	+/-404	13.7%	+/-2.8
\$35,000 to \$49,999	2,553	+/-421	17.1%	+/-2.8
\$50,000 to \$74,999	2,715	+/-424	18.2%	+/-2.8
\$75,000 to \$99,999	1,387	+/-254	9.3%	+/-1.7
\$100,000 to \$149,999	916	+/-261	6.2%	+/-1.7
\$150,000 to \$199,999	135	+/-95	0.9%	+/-0.6
\$200,000 or more	27	+/-27	0.2%	+/-0.2
Median household income (dollars)	36,397	+/-2,489	(X)	(X)
Mean household income (dollars)	44,380	+/-2,369	(X)	(X)

Source: US Census

Pulaski County Economic Adjustment Strategy

During 2008 Pulaski County prepared its Economic Adjustment Strategy: “Pulaski a Community of Opportunity.” The Economic Adjustment Strategy was designed to analyze the County’s economic assets and develop a clear strategy for increasing employment with new job creation and retention. Historical data is presented along with analysis of similar Counties. That data combined with comparative modeling was conducted to develop the strategy.

Multiple Goals and Objectives were identified in the Economic Adjustment Strategy and are as follows

Vision: Business, We will be ready to meet the needs of 21st Century business and industry

- Goal 1 Put Fully Developed Infrastructure in Place
- Goal 2 Streamline the development process
- Goal 3 Streamline the incentive process
- Goal 4 Create an integrated, streamlined workforce development process
- Goal 5 Develop a strategy to create technology infrastructure to capture future opportunities in business

- Goal 6 Develop/Implement customized small business assistance programs

Vision: Education, We will be a first class location for learning.

- Goal 1 Replace outdated facilities
- Goal 2 Develop a center for Excellence
- Goal 3 Enhance and market available apprenticeship programs
- Goal 4 Establish great counseling for career pathing

Vision: Recreation, We will be a destination place for recreation

- Goal 1 Develop one entity to develop/coordinate the promotion/marketing of recreation assets/events
- Goal 2 Develop/Implement consistent recreation marketing strategy and themes for all 3 jurisdictions
- Goal 3 Develop/Implement a strategy to insure that planned development preserves our natural resources
- Goal 4 Develop/Implement more diversified recreation activities so that the Pulaski area has appeal for all types of consumers
- Goal 5 Develop infrastructure and support activities

The Goals and implementation strategies found in the Economic Adjustment Strategy have been incorporated into the Comprehensive Plan for a complete and balanced approach to development in the County.

Virginia's Nanotechnology Park

The Virginia Nanotechnology Park would feature a 58,280-square-foot, multi-tenant building for lease to energy, environmental and medical companies using nanotechnology. The 935-acre New River Valley Commerce Park in Pulaski County, which is owned by authority members is currently vacant. The vision is to put up nine buildings with a combined size of about 500,000 square feet on 35 of its acres.

FIGURE 7

NANOTECHNOLOGY PARK LAYOUT



HOUSING

The purpose of the housing component in the Comprehensive Plan is to aid in the promotion of efficient and rational development decision-making that stimulates the local economy and provides affordable and safe housing for all residents. The housing component should address policy issues which address and meet future housing needs.

Existing Housing Stock

As highlighted by Table 14 from 2004-2007 there were generally 114 Single Family Housing Units (SFH) constructed. This trend may continue but will not be noticeable for sometime a result of the 2008 Subprime Mortgage Crisis and the effects that it had on the National Housing Markets. It is believed that eventually the market as a whole will stabilize and continue to grow with an increasing national population.

TABLE 13

PULASKI COUNTY SINGLE FAMILY HOUSING CONSTRUCTION

Year	Single Family Housing Units
2003	48
2004	117
2005	119
2006	101
2007	118
2008	61

Source: Pulaski County

Housing Quality

One method of determining housing quality in a community is to calculate the number of people per room in a dwelling, the presence of kitchen and bathroom facilities, and whether or not it meets local and state building standards, i.e. the soundness of the dwelling unit. Pulaski County has not conducted a recent survey of these housing structure characteristics to estimate the number of substandard housing units in the urban and rural parts of the County. Such a study is necessary to define target areas for rehabilitation, as it will be necessary to determine the areas of concentrated substandard housing to pursue state and federal funding. Table 15 examines Housing Units and Occupation Types. This information is useful because it allows a community to monitor the growth in the population and housing stock, the household size, the occupation status of a household (owner versus renter occupied), and the number of units lacking plumbing facilities.

TABLE 14**PULASKI COUNTY HOUSING**

Type of Housing Unit	1990	2000	2005-2007
All Housing Units	14,740	16,325	17,034
Owner-Occupied	9,746	10,794	10,652
Renter-Occupied	3,603	3,849	4,235
Total Occupied Units	13,349	14,643	14,887

Source: U.S. Census Bureau

Cost of Housing

The value of housing is dependent on several general variables. The first of which is the supply of housing, the second variable is demand, and the third is location. In a tight housing market, the supply of housing is reduced, which creates a relative increase in housing costs in proportion to the demand. Of course, there are other factors, or sub-variables, which must be included when considering a community's housing costs. Some of these 'sub-variables' include economic conditions, vacancy rate, housing location, housing quality, style, and community facilities such as public water/sewer, distance to schools, etc.

Contract rent in Pulaski County is relatively comparable to select localities in and around the New River Valley. In 2007 the average contract rent in the County was \$413 per month compared to \$753 for the State average. These figures include all housing unit types.

Throughout the decade housing prices nationally, have increased. Table 16 describes the 2000 housing values in Pulaski County in contrast to other localities. This comparison is beneficial as recent data from the U.S. Census Bureau indicates that Housing values have remained similar in many of these jurisdictions.

TABLE 15**2000 COMPARISON OF MEDIAN HOUSING VALUE**

Locality	Median Housing Value
Pulaski County	\$80,000
Bland County	\$71,500
Carroll County	\$68,900
Floyd County	\$79,700
Giles County	\$69,200
Montgomery County	\$114,600
Radford City	\$95,100
Wythe County	\$77,300
Virginia Average	\$125,400
United States Average	\$119,600

Source: U.S. Census Bureau

Housing rehab

The County and Town of Pulaski are currently involved in projects that will replace and repair dilapidated housing. The goal of this program is to beautify a blighted area and also provide affordable housing. The County should strive to work with the municipalities to increase infill development and utilize multiple revenue streams to complete additional rehabilitation projects.

The County is currently preparing a Comprehensive Community Development Planning Grant for the Department of Housing and Community Development. The anticipated project area consists of the area between Baskerville, Cooks, and Dublin streets, known as the Baskerville neighborhood, an area of approximately 36.5 acres and bordering the Town of Dublin. This neighborhood contains 74 homes, with many well over 50 years old and in dire need of assistance.

The Baskerville project will focus on rehabilitating homes in the neighborhood, upgrading infrastructure, and acquiring and demolishing deteriorated structures to replace them with new, affordable homes to be sold to income-qualified homeowners. In addition, the project hopes to build a community playground for the neighborhood children.

The project will be able to leverage financing through the New River Valley HOME Consortium, Rural Development loans and grants, weatherization improvements funds, and in-kind leverage the County, and possibly other jurisdictions will provide with neighborhood infrastructure improvements.

The Town of Dublin provides the Baskerville community with public water service. The known age and type of these water lines have far exceeded their designed service life expectations and will be examined further for possible replacement. The Town of Dublin also provides public sewage collection services which due to age will most likely need to be improved as well.

COMMUNITY FACILITIES

Pulaski County Government

The general function of government is to protect the health, safety, and welfare of its citizens. Local government achieves this function through the provision of public services such as education, police, fire and rescue services, and water and sewer. In order for the government to provide these services to the public, each level of government (federal, state, and local) levies some form of taxation to generate revenue. Local government, for instance, relies on such taxes as real estate and personal property taxes, licensing fees, and business taxes.

Pulaski County is governed by a Supervisor/Administrator form of government, meaning that a Board of Supervisors, elected every four years, appoints a County Administrator to handle the administration of its policies. The County Administrator serves at the leisure of the Board of Supervisors. While the Administrator and staff manages the overall day to day operations of a community's public infrastructure, it is the Board of Supervisors and citizen-appointed advisory boards which formulate the policies which enables the government to function and protect the health, safety, and welfare of its citizenry.

Pulaski County School System

Between 2002 and 2008, Pulaski County's school enrollment decreased by 11 percent. Pulaski County has joined the growing trend in southwestern Virginia of a shifting population base with declining school-aged children and an increasing elderly population base. As a result of this trend, per pupil expenditures have risen slightly in the past five years. For the school year 2001-2002, the Per-Pupil Expenditure was \$6,777. For the 2007-2008 school year, the Per-Pupil Expenditure was \$4,172, a decrease of 38.4 percent.

It is approximated that 78 percent of Pulaski County 9th graders graduate in four years. This is three percent above the statewide average but approximately four- percent below average for the region. The high school dropout rate for the County is 4.9 percent, which is one percent above the average dropout rate in adjacent counties. However, the dropout rate is approximately the same as the statewide average.

35 percent of Pulaski County graduates continue their education at a two-year college, and 41 percent attend a four-year college. Overall college enrollment for Pulaski County graduates is twenty percent below the statewide average, but is much higher than four of the seven adjacent jurisdictions.

In the early 1970s, the voters of Pulaski County agreed to consolidate their secondary schools and to issue a \$4 million general obligation bond to pay for the cost of building a consolidated high school. The current public school system consists of one high school, two middle schools and six elementary schools. Table 13 contains current information

regarding the schools, grades housed in each school, current enrollment figures, number of classrooms, and site size.

Most of the school facilities have a large portion of their acreage devoted to recreational facilities. Use of these facilities by the general public alleviate some of the pressure for dedicated public recreational facilities, and provide the County with an opportunity to be more innovative in developing additional recreational facilities.

Parks and Recreation

Park Land and Recreation spaces are a vital resource to community and the general well being of the populace. Pulaski County has invested in Randolph and Harry DeHaven Parks and joined the Town of Pulaski in renovating Draper Mountain Overlook. The Town provides mountain recreation at Gatewood Reservoir. The County continues to seek open space areas and recreational facilities which offer year-round recreational opportunities with adequate accessibility and in sufficient quantity, quality, and variety for all of its citizens.

Existing Facilities

The 1989 Virginia Outdoors Plan had the following recommendations for development of local and regional parks:

- Recreational providers should make an effort to increase public awareness of the facilities and programs they offer.
- Localities should work toward a fuller utilization of all available resources in the implementation of their programs.
- Emphasis needs to be placed on the development of adequate facilities at those areas already in public ownership.
- Localities should strive to achieve a balance of both indoor and outdoor programs and facilities.
- Emphasis should be placed on utilizing flood plains for recreational purposes and protecting them from inappropriate development.

The 1996 Virginia Outdoors Plan made several general and specific recommendations which have a direct impact on Pulaski County:

- Recreational initiatives should tie access to the New River with historic heritage.
- Extending the New River Trail State Park into the Town of Pulaski would enhance access to the trail, provide a good orientation to the area for visitors who

take advantage of the museum being developed in the Pulaski train station, and increase local residents' opportunities for recreation.

- The development of a dry storage boat facility and marina at Claytor Lake.
- The demand exists for guide and outfitter services throughout the region.

Pulaski County has two regional parks within its jurisdiction. One is Claytor Lake State Park which includes 472 land acres and is adjacent to the 5,000 water acres in Claytor Lake. The facility includes 3.1 miles of hiking trails, several miles of bridle trails which can be accessed via concession stand at the park, a beach area, a picnic area, rental cabins and a multitude of campsites. The second is the New River Trail State Park. This is a linear park developed under the greenway concept on an abandoned Norfolk-Western railway right-of-way. The Park's length is nearly 57 miles long. The park parallels the New River, offering recreational opportunities for hiking, off-road bicycling, horseback riding, and fishing. The New River Trail links the Town of Pulaski with the Town of Galax and the Mount Rogers Recreational Area in Carroll County.

Jefferson National Forest offers considerable recreational opportunities for County residents. At least 19,290 acres are available for public recreational use.

Another recreational opportunity in Pulaski County is the Transamerica Bike Route. This bike route is located on Virginia routes 626, 611, 658, and 654. The route is not marked throughout its length in the County. Coordinating additional bike routes with historic attractions, outdoor recreation opportunities, or other regional bike routes has not been actively pursued in the County but is included in other plans and should be considered with any transportation project.

Park facilities represent a considerable investment in land acquisition, capital costs, and continuing maintenance. It is important that site locations and designs not only be in keeping with the recommended state standards but that construction be based on expressed public demand or actual usage. There are various school facilities that could be opened to the general public, as well as improved to meet current demand. However, local school facilities should be used to supplement, not replace, dedicated recreational facilities. School facilities are occupied for school functions less than full time represents a substantial recreational opportunity. Community specific demand studies may indicate that schools fill particular recreational facility roles adequately, but are insufficient in other ways. County investment could then focus on those shortcomings.

Although economies of scale favor larger parks, a major number of park users are younger children who walk or bike to facilities. This would seem to encourage the use of neighborhood parks and pocket parks. Optimum park size can only be determined by a user study. User studies may also indicate that the general public would be best served by smaller scale investments, such as boat ramps, parking areas for the New River State Park Trail, or improved lighting at existing facilities.

There are a number of sites, buildings, and communities which have historic or picturesque qualities that could be preserved or enhanced. Historic preservation is another resource from which the County receives important recreational dividends. Preservation is much simpler and less costly if old buildings and old places are kept in use, rather than relegated as museum pieces. The Virginia Outdoors Plan recommends the coordination of historic landmarks with a recreation system, wherever possible. By coordinating these two goals, the County can promote open space planning, provide areas for group gatherings or picnicking, and maintain a valuable resource and educational tool, simultaneously.

TABLE 16

PULASKI COUNTY RECREATION DEPARTMENT OWNED AND/OR UTILIZED FACILITIES

Facility Name	Use	Location
Central Youth Center	Gym	Pulaski
Dublin Elementary School	Gym	Dublin
Dublin Middle School	Gym and fields	Dublin
Draper Elementary	Fields	Draper
Lion's Club	Field	Dublin
Loving Field	Fields	Pulaski
Pulaski Church of God	Gym	Pulaski
Pulaski Elementary	Gym and fields	Pulaski
Pulaski Middle School	Gym	Pulaski
Randolph Park	Fields	Dublin
Riverlawn Elementary	Gym and fields	Fairlawn
Snowville	Gym and fields	Snowville
Hiwassee	Field	Hiwassee
Facility Name	Use	Location
Central Youth Center	Gym	Pulaski

Source: Pulaski County Recreational Department 6/09

Other significant recreational and tourist-related points of interest in Pulaski County include Harry DeHaven Park at Claytor Lake, which offers swimming, boat slips and a boat ramp; Allisonia Landing, a boat ramp at Claytor Lake; Draper Mountain Overlook; and Randolph Park, a multi-purpose facility which is being developed by the Pulaski County Board of Supervisors. To date the County has spent more than \$500,000 on the Park.

Pulaski County Library

Existing Facilities

Pulaski County has one central library located on West Third Street in the Town of Pulaski, and a branch library located on Giles Avenue in Dublin. The Library also

operates an outreach service, delivering books and providing story time programs at a variety of locations in the County. The Commonwealth of Virginia has not set clear standards against which library systems can be measured, but has prepared a document titled, Planning for Library Excellence. This document recommends, among other goals, that rural libraries serving areas like Pulaski County strive to achieve the following minimum goals:

- Collection include at least 2 books per capita, 4.1 periodical or newspaper subscriptions per 1,000 population served, and that 0.15 volumes per capita be added to the collection annually.
- Annual circulation should be at least 3 volumes per capita and users should be able to find specific titles when they are searching for them at least 50 percent of the time. Users should be able to find material on a particular author or subject at least 60 percent of the time.
- Library facilities should be located with a 30 minute drive of all users. Alternatively, bookmobile stops within 15 minutes of user's residence at least once per month are considered a minimum service level (Level I).
- Aggregate building size of 0.6 feet² per person living in the service area with the main branch comprising at least 10,000 feet² or one half of the aggregate building space, whichever is larger.

The Pulaski County Library serves its county as a center of information and life-long learning in addition to providing recreation, cultural resources, and other services for its patrons. A special emphasis is placed on stimulating younger children's interests and appreciation for reading and learning. The library continually promotes and encourages reading, life-long learning, and the use of its various collections.

In 2009 the Library Board completed the 2009-2013 Strategic Plan. This documents includes the following goals:

- **FACILITIES:** To provide accessible and highly functional facilities that are well-maintained and inviting to the Community.
- **COLLECTION:** To provide and strengthen the library materials collection in various media/formats to provide a well-rounded collection that is timely and useful to meet the informational, educational and recreational needs of Pulaski County citizens of all ages.
- **STAFFING:** To recruit and retain sufficient, well-trained staff who are knowledgeable, willing and enthusiastic to meet the library needs of county residents.

- **SERVICES:** To encourage all Pulaski County Citizens of all ages to use the Library System and avail themselves of all library services while ensuring high-quality public services as patrons seek information, resources and assistance in achieving success in their schooling and life-long learning. To encourage a life-long appreciation of reading and a desire to learn that will enable Pulaski County citizens to be informed, productive and satisfied citizens through the provision of varied library services.
- **RESOURCES:** To seek and increase resources to adequately support library services and collection and to use all resources effectively to meet the community needs and interests.
- **TECHNOLOGY:** To continue to adopt new technologies and to upgrade current technologies to assist library patrons and area residents with their information needs and to assist library staff in being efficient in carrying out their duties to serve Pulaski County citizens.
- **MARKETING/PUBLIC RELATIONS:** To ensure that the community is informed about services and opportunities at the Pulaski County Library System.

In addition to the Goals that are listed numerous Objectives are found within the plan to facilitate their achievement. The Comprehensive Plan continues by including completion dates for specific projects. The Pulaski County Library Strategic Plan should be considered an important document that can be used in the near future to enhance the Library for all citizens of the County.

Police Protection

The Pulaski County Sheriff's Department provides protection through a force of 65 full-time employees, including 46 sworn officers and 14 support non-sworn staff employees. The Town of Pulaski provides police protection with 31 sworn officers with 27 staffed positions and 10 support non-sworn officers. The Dublin Police Department employs 8 sworn officers and 1 non-sworn, support employee. Additional assistance is provided by the Virginia State Police Department's Dublin field office.

Table 18 represents the Pulaski County Police Investigations for Group A Crimes in 2008 and Table 19 represents the Town of Pulaski's Crime Rate Index (Group A Crimes) for the 2008. The purpose of this data, is provide citizens and community leaders an idea of the crime trends in their locality. Further, to quote from the Crime In Virginia report, "[F]or practical purposes of measuring the trend and distribution of crime....the Uniform Crime Reporting program is based on a Crime Index. This index is composed of those crimes considered to represent the most local crime problem and the most serious by nature of motive or by the volume in which they occur. Essential also to the maintaining of uniform and consistent data is the establishment of standard definitions which are used for the State and National Programs.

TABLE 17**2008 PULASKI COUNTY POLICE INVESTIGATIONS FOR GROUP A CRIMES**

Crime	Total Offenses Committed
Murder	1
Negligent Manslaughter	0
Justifiable Homicide	0
Abduction/Kidnapping	7
Forcible Rape	9
Forcible Sodomy	2
Sexual Assault with an Object	3
Forcible Fondling	21
Robbery	4
Aggravated Assault	43
Simple Assault	231
Intimidation	44
Incest	0
Statutory Rape	0
Arson	6
Burglary/Break and Enter	106
Pick Pocket	3
Purse Snatching	1
Shoplifting	151
Larceny from Building	11
Larceny from Coin Operated Machine	4
Larceny from Motor Vehicle	36
Larceny of Motor Vehicle Parts and Accessories	3
Larceny All Other	301
Motor Vehicle Theft	27
Counterfeit/Forgery	47
Fraud: False Pretense	68
Fraud: Credit Card Debit Card ATM	23
Fraud: Impersonation	14
Fraud: Welfare	0
Fraud: Wire	2
Embezzlement	13
Stolen Property	2
Destruction of Property/Vandalism	224
Bribery	0
Drug/Narcotics Violations	120
Drug Equipment Violation	6
Pornography/Obscene Material	3
Betting Wagering	0
Gambling: Operation/Promotion	0
Gambling Equipment Violations	0
Sports Tampering	0
Prostitution	0
Assisting/Promoting Prostitution	0
Weapons Law Violation	13
Total Group A Crimes	1,549

Source: Pulaski County Sheriffs Department

TABLE 18**2008 TOWN OF PULASKI CRIME INDEX GROUP A CRIMES**

Offense	Attempt	Completed	Total	Rate per 100,000	Cleared by arrest	Cleared Except	Total Cleared	Percent Cleared	Former Years
Arson	0	4	4	44.21	0	0	0	0	0
Aggravated Assault	0	20	20	221.07	15	2	17	85	0
Simple Assault	0	100	100	1,105.34	79	11	90	90	3
Intimidation	0	12	12	132.64	3	1	4	33.3	0
Total Assault	0	132	132	1,459.05	97	14	111	84.1	3
Bribery	0	0	0	0.00	0	0	0	0	0
Burglary	9	80	89	983.75	26	5	31	34.8	2
Counterfeiting/Forgery	0	61	61	674.26	27	19	46	75.4	22
Destruction/Damage/Vandalism of Property	1	162	163	1,801.70	33	8	41	25.2	1
Drugs/Narcotics Violations	0	183	183	2,022.77	117	6	123	67.2	17
Drug Equipment Violations	0	14	14	154.75	6	1	7	50	1
Total Drugs/Narcotics Violations	0	197	197	2,177.52	123	7	130	66	18
Embezzlement	0	12	12	132.64	10	1	11	91.7	1
Extortion	0	0	0	0	0	0	0	0	0
False Pretense	5	119	124	1,370.62	92	16	108	87.1	15
Credit Card/ATM Fraud	0	8	8	88.43	2	2	4	50.0	1
Impersonation	1	1	2	22.11	0	0	0	0	0
Welfare Fraud	0	0	0	0	0	0	0	0	0
Wire Fraud	0	0	0	0	0	0	0	0	0
Total Fraud Offenses	6	128	134	1,481.15	94	18	112	83.6	16
Betting/Wagering	0	0	0	0	0	0	0	0	0
Operating/Promoting/Assisting Gambling	0	0	0	0	0	0	0	0	0
Gambling Equipment Violations	0	0	0	0	0	0	0	0	0
Sports Tampering	0	0	0	0	0	0	0	0	0
Total Gambling Offenses	0	0	0	0	0	0	0	0	0
Murder and Non-negligent Homicide	0	0	0	0	0	0	0	0	0
Negligent Homicide	0	0	0	0	0	0	0	0	0
Total Homicide Offenses	0	0	0	0	0	0	0	0	0
Kidnapping/Abduction	0	8	8	88.43	6	0	6	75	0
Pocket Picking	0	0	0	0	0	0	0	0	0
Purse Snatching	0	1	1	11.05	0	0	0	0	0
Shoplifting	0	40	40	442.14	30	3	33	82.5	1
Theft from Building	1	141	142	1,569.58	43	17	60	42.3	4
Theft from Coin-Operated Machine or Device	0	2	2	22.11	0	0	0	0	0
Theft from Motor Vehicle	0	37	37	408.98	4	4	8	21.6	0
Theft of Motor Vehicle Parts or Accessories	0	5	5	55.27	0	1	1	20	0
All other Larceny	0	75	75	829	22	4	27	36	6
Total Larceny/Theft Offenses	1	301	302	3,338.12	100	29	129	42.7	11
Motor Vehicle Theft	0	17	17	187.91	5	3	8	47.1	1
Pornography/Obscene Material	0	4	4	44.21	3	0	3	75	0
Prostitution	0	0	0	0	0	0	0	0	0
Assisting or Promoting Prostitution	0	0	0	0	0	0	0	0	0
Total Prostitution Offenses	0	0	0	0	0	0	0	0	0
Robbery	2	3	5	55.27	3	0	3	60	0
Forcible Rape	0	4	4	44.21	0	1	1	25	0
Forcible Sodomy	0	2	2	22.11	1	1	2	100	0
Sexual Assault with an Object	0	8	8	88.43	4	3	7	87.5	0
Forcible Fondling	0	8	8	88.43	0	2	2	25	0
Total Forcible Sex Offenses	0	22	22	243.17	5	7	12	54.5	0
Incest	0	0	0	0	0	0	0	0	0
Statutory Rape	0	2	2	22.11	1	1	2	100	0
Total Non-forcible Sex Offenses	0	2	2	22.11	1	1	2	100	0
Stolen Property	0	5	5	55.27	2	1	3	60	0
Weapon Law Violations	0	15	15	165.8	10	0	10	66.7	0

Source: Town of Pulaski

Fire Protection

The protection of citizens from fire is a public service generally offered by communities throughout the United States. In order for the services performed by a fire department to

be efficient and expedient, its personnel and equipment must be of the highest caliber. Efficiency is determined by various fire underwriting agencies through a deficiency point scale. All the fire departments in the County are certified by the Insurance Services Office.

Existing Facilities

The County of Pulaski is protected by volunteer fire departments. The Town of Pulaski has its own paid fire department. The volunteer departments are:

Newbern	Draper
Dublin	Twin Community
Fairlawn	Hiwassee
Snowville	

There is no department headquarters location as each volunteer fire department works independently. The County Emergency Services Coordinator provides overall coordination of the independent stations. Dispatch is managed through the Pulaski County Sheriff's Department dispatcher.

The Newbern Volunteer Fire Department is located at 5297 Wilderness Road in the heart of Newbern. The station offers protection to Volvo Heavy Truck Corporation, Wurno Industrial Area, ten miles of U.S. Interstate 81, Claytor Lake State Park, and other business and residents.

The Dublin Fire station is located on Lee Highway (Route 11), in downtown Dublin. The Dublin Station serves the Dublin area and a large portion of Pulaski County and receives the most calls per year in the County.

The Fairlawn Volunteer Fire Department is located at Pepper's Ferry Boulevard (VA 114), near the intersection of Pepper's Ferry Boulevard (VA 114) and Belspring Road (VA 600). This station serves one of the fastest growing areas in the County and the commercial areas along U.S. Route 11 in Fairlawn.

The Snowville Volunteer Fire Department is located on Lead Mine Road (VA 693) near the Montgomery County line. This department is housed in a three bay fire station. There is also a substation on Little River Dam Road (VA 605).

The Hiwassee Volunteer Fire Department is located on Lead Mine Road (VA 693), adjacent to the old Hiwassee Elementary School building. The department is located in a new and modern fire station. Approximately 23 calls per year are responded to by the Hiwassee station.

The Draper Fire Department is located in Draper on Old Baltimore Road (VA 658). A new fire station for the Draper Fire Department was built in 1991. This station offers protection to residents of Draper Valley and travelers on Interstate 81.

The Twin Community Volunteer Fire Department is located on Parrott River Road (Route 600) in the Community of Parrott, but serves the areas surrounding Parrott and Belspring. The building has been expanded to double its original storage area.

Pulaski County supports the volunteer units through insurance coverage, assistance with vehicle purchase, assistance with facility construction and vehicle maintenance. The Fire Protection Committee oversees equipment purchases and capital improvements for the County fire departments. This committee, which is composed of County staff and representatives from the volunteer fire departments, is the focal point of long-range planning for fire program development in the County.

Additional facilities, equipment, and staff/volunteers will be needed with future growth in the County. Examples include Dublin Volunteer Fire Department which would benefit from a substation in the Little Creek Area and additional equipment to have adequate coverage for the New River Valley Airport. In addition planning tools and different funding mechanisms should be examined to help pay for new facilities and equipment.

Alert Pulaski

The County of Pulaski, in partnership with Twenty First Century Communications, Inc., instituted a regional notification system that sends telephone notifications to residents and businesses within Pulaski County impacted by, or in danger of being impacted by, an emergency or disaster. This system, called AlertPulaski, is used by emergency response personnel to notify those homes and businesses at risk with information detailing the emergency including actions to be taken. The system utilizes the region's 911 database and is able to contact land-line telephones whether listed or unlisted. The system has the ability to leave messages on Voice-mailboxes and redial in the event of a busy signal. In addition, citizens utilizing Voice over Internet Protocol (VoIP), or cell phones for telephone services are able to sign up over the Internet to be included in the service. Email support can also be included for those citizens wishing to receive information online.

Rescue Services

Rescue services in Pulaski County is provided by Regional Emergency Medical Services Inc. (REMSI). REMSI was incorporated in 1994 in response to a series of recommendations made by a consulting firm after local rescue squad leaders, hospital personnel and government officials realized that the volunteer squads in the County were have difficulty meeting the emergency medical transportation needs of the community.

Three major outcomes arose as a result of the consultants' recommendations; the first recommendation was to combine departments, where career and volunteer personnel

work together, which was recognized as absolutely essential in improving care in rural communities. Career personnel provide advanced clinical capabilities and response time performance that the previous all-volunteer system was unable to furnish. Volunteer and career personnel work side by side, stay in the same stations and use the same ambulance and rescue vehicles.

The second implemented recommendation was changing the corporate structure. The local rescue squads were based on the popular election of crew officers and there was little long term planning. The squads were constantly in a reactive mode and struggling to meet service needs. The new corporation is directed by representatives of the health care systems and local government. The focus of the new organization is the long-term delivery of high quality services to the public.

The third implemented recommendation was charging patients for services. Charging for services provided was and continues to be a very divisive issue for agencies that have traditionally provided services without billing patients. In Pulaski County's situation, it was determined preferable to take advantage of any potential revenue sources before requesting additional local government funding. All patients are charged, even patients transported by all volunteer ambulance crews. The results from the changes has been remarkable.

Overall, the effect of implementing corrective measures as recommended by the consultants has been positive. Response times have decreased County-wide, while the availability of mobile intensive care services has increased.

Rescue Services Personnel and Equipment

Rescue squads are housed in the Towns of Dublin and Pulaski as well as the communities of Fairlawn, Hiwassee and Snowville. The following table outlines currently available equipment and personnel.

TABLE 19

RESCUE SERVICES EQUIPMENT

Dublin Station	20 volunteer staff members
	2 advanced life support ambulances
	1 medium duty extraction unit
Fairlawn Station	20 volunteer staff members
	1 advanced life support ambulance
	1 basic life support ambulance
	1 light duty extraction unit
Snowville Station	14 volunteer staff members
	1 advanced life support ambulance
Hiwassee Station	8 volunteer staff members
	1 advanced life support ambulance
Pulaski Station	12 volunteer staff members
	2 advanced life support ambulances
	1 basic life support ambulance
	1 light duty extraction vehicle
Career Staffers	14 (includes a mix of full-time and part-time personnel)

Source: REMSI

Water Supply And Treatment

Potable water serving Pulaski County is pumped from several sources and treated at two treatment plants with a combined capacity of 5.7 million gallons per day. While the water systems are essentially separate, interconnections are provided at various points in the distribution system.

The Town of Pulaski pumps water from Hogan and Gatewood reservoirs, 300 million gallons and 1.1 billion gallons capacities respectively. The Town system has the capacity

to pump 2.7 million gallons per day. Currently, 2.1 million gallons per day or 77 percent of this daily capacity is being consumed. The water treatment plant for the Town of Pulaski was expanded by two million gallons per day in 1989. The Town of Pulaski water system consists of approximately 45 miles of water line.

The Pulaski County Public Service Authority pumps water from Claytor Lake. The PSA is currently using 1.5 million gallons per day of the 3 million-gallon per day capacity at the existing water plant. Water is stored in ten tanks having a combined capacity of 5.7 million gallons. This information is simplified in the following Table 20.

TABLE 20
PULASKI COUNTY WATER SYSTEMS

<u>Jurisdiction</u>	<u>Source</u>	<u>Usage</u>	<u>Storage</u>
Pulaski County	Claytor Lake	1.6mgd*	6 mg**
	& New River		
Pulaski Town	Peak Creek	2.7mgd	5 mg
	Gatewood &		
	Hogan Reservoirs		
Dublin Town	Pulaski County PSA	600,000 gpd	1 mg
*mgd = million gallons per day			
**mg = million gallons			

Source: Virginia's New River Valley Regional Data Book. July 2008

Figure 8 illustrates the PSA water system in the County. The availability of potable water in karst areas of the County is an important step in protecting the health of County residents. It is also an important component of promoting economic development while supporting nodes of centralized growth.

Over the next five years, the PSA anticipates improvements in Fairlawn and Bella Vista; distribution systems will be installed on VA 623, VA 679, Brookmont, and Canterbury. Improvements to the water treatment plant are also anticipated. Extension of the water system beyond these planned improvements will also result from the County's mandatory hook-on policy, which requires developers to connect new homes to the distribution system if the development is within 300 feet of the system lines.

Sewage Facilities

Central sewage collection and treatment systems serve the Towns of Dublin and Pulaski and the community of Fairlawn. The majority of the remaining households in the County rely upon septic tank systems for sewage disposal. Additionally, there are thirty four centralized and five decentralized projects projected for Pulaski County with a total funding cost of \$142,284,965 (source: New River Valley Regional Wastewater Study, May 2009)

Septic tanks depend on drainage in the soil and require deep, well-drained soils to operate properly. Only about 10 percent of the soils in the County have moderate or slight limitations for a septic tank-drainfield system. The remaining areas are even less suitable.

There are also areas in the County where a septic system will function adequately for five or six years, but will eventually saturate the soil, causing the waste to come to the soil surface. Placement of septic tanks in such areas is unacceptable to the Virginia Department of Health, which bases its regulations on a minimum system lifetime of 10 years.

In concentrated residential areas, septic systems have failed because the ground is expected to hold more liquid than actually possible. These problems are occurring throughout the County especially in areas near Dublin, Newbern, and Draper.

To some extent these problems can be avoided or reduced through cooperation with the Virginia Department of Health and its septic tank permit process, and by over designing or restricting septic tank placement to larger lots. However, investment in provision of public sewer is the most effective solution to this situation. These measures protect the homeowner and the community from long term environmental damage and potential health concerns.

Existing Sewage Facilities

There are two existing sewage systems in the County. The Pulaski County Sewerage Authority operates a system which serves the Fairlawn Community. Pulaski County Public Service Authority, serves portions of the Town of Dublin and the Town of Pulaski. Both systems rely on the Peppers Ferry Wastewater Treatment Facility for treatment of its effluent. The treatment facility is owned and operated by the Pepper's Ferry Regional Wastewater Treatment Authority (PFRWTA). PFRWTA began operations in February, 1987. It owns and operates a nine million-gallon per day treatment facility, Radford Pump Station, New River Pump Station, and associated force mains, main lines, and user flow meter systems. Table 21 shows Sewage capacity data.

TABLE 21

PULASKI COUNTY 2008 SEWAGE DATA

Location	Type of Treatment	Capacity Available	Excess Capacity
Pulaski County	Secondary	N/A	3.0 mgd
Town of Pulaski	Secondary	14mgd	12 mgd
Town of Dublin	Secondary	N/A	30,000 gpd

Source: Virginia's New River Valley Regional Data Book. July 2008

Future Sewage System Expansion

Currently, 4.5 million gallons per day are being treated at the Pepper's Ferry Wastewater Treatment Facility. The additional 4.5 gallons per day in unused capacity was built into the facility in anticipation of future demand on the system and excessive wet weather flow. Approximately 2.6 million gallons per day of unused capacity is owned by Pulaski County. Future sale of this capacity is possible. The Town of Dublin, as well as other members, are reaching their contracted capacities, and will find it necessary to expand their portion of the plant capacity.

The availability of this excess treatment capacity is one of the County's economic development lures to industrial prospects. Sewer service has already been extended to the Corporate Research Center, Volvo Heavy Truck Corporation, the Commerce Park, and New River Industrial Park. The existing manufacturing facilities in the Town of Pulaski are served through the Town system.

Under the current waste treatment management system in the County, PFRWTA is responsible for establishing pretreatment requirements for industrial discharges into the sewer system. The current membership in the Authority also incorporates minimization of inflow/infiltration into the participation requirements. This has lead to and will continue to insure adequate maintenance of the sewer line system.

Solid Waste Management

The New River Resource Authority (NRRA) manages solid waste disposal for the City of Radford, and the counties of Giles, Montgomery, and Pulaski, including the towns of Dublin and Pulaski. Disposal facility administration, management, engineering, construction, and operation are managed by Authority personnel and contractors.

Refuse Collection

Curbside garbage pick-up is available throughout the County. The Pulaski County Public Service Authority has contracted with the Town of Pulaski to provide collection within the Town. The Town of Dublin operates its own refuse collection program. Commercial/industrial green box pick-up is available throughout the County through either public or private haulers. The Public Service Authority periodically sponsors clean up weeks, when leaves and other trash is then disposed.

Solid Waste Disposal

Solid Waste disposal for Pulaski County is provided by the New River Resource Authority at the New River Solid Waste Management Area located on the eastern side of Cloyd's Mountain. All disposal cell development and operation shall comply with United States Environmental Protection Agency Subtitle D standards and the Virginia Department of Environmental Quality.

The disposal operation is only part of the integrated solid waste management system the New River Resource Authority is proposing for the area. With regards to waste reduction efforts, the Authority is working to develop and operate a municipal solid waste composting program along with a recycling drop box program to meet and exceed the waste reduction goals established by the Commonwealth of Virginia.

Recycling and Composting

Pulaski County is embracing recycling through volunteer efforts and the NRRA. The New River Resource Authority has developed two programs which will reduce the domestic and commercial waste-stream in the County and extend the life of the New River Solid Waste Management Facility landfill on Cloyd's Mountain.

To extend the life of the landfill, the Resource Recovery Committee has been working to expand the recycling opportunities for the area's residents. The NRRA's initial drop box recycling program began on November 1, 1990, at the Pulaski Kroger Store. Since that time, operation of the new Material Recovery Facility in Christiansburg, has accepted mixed paper, cardboard, office paper, and old magazines, increasing the recycling rate for the area. Along with these expanded materials, the Committee is exploring the option to have these drop sites manned to aid citizens in their use and offer disposal bins for waste material. These types of facilities in adjacent counties have increased the quantity of recyclables collected and aided in eliminating illegal dumping along the roads. Three drop centers are currently located in the County with locations in Fairlawn, and the towns of Pulaski and Dublin.

TRANSPORTATION

Interstate, Primary, and Secondary Road Systems

One interstate highway, U.S. Interstate 81, passes through Pulaski County. U.S. Interstate 81 provides access to the City of Roanoke and the Shenandoah Valley to the northeast and to Bristol, Virginia, to the southwest. Just south of Pulaski County, U.S. Interstate 81 connects with U.S. Interstate 77 which provides access to Charlotte, North Carolina, and Charleston, West Virginia. Within the immediate area, U.S. Interstate 81 provides a limited-access link between Christiansburg, Radford, and Pulaski.

The primary highways in Pulaski County are as follows:

1. VA 99 from the I-81 service road (F047) to the corporate limits of the Town of Pulaski.
2. US 11 from Memorial Bridge at Radford to I-81 at Exit 89.
3. VA 100 from Interstate 81 at Exit 98 to the Giles County line, and from the Wythe County line to Interstate 81 at Exit 89.
4. VA 114 from US 11 at Fairlawn to the Montgomery County line.

During the Completion of the Pulaski County Volume 2 Planning Area's a separate Planning document was created to identify the Transportation and Land Use needs for the area or the central portions of Pulaski County and encompassing the two municipalities. This is a major growth area for the County which contains a mixture of intense industrial, commercial and expanding residential developments that suffers from an inefficient transportation network. Major transportation users include Volvo Trucks of North America, New River Community College, the NRV International Airport, and the New River Valley Commerce Park, a joint venture of eleven (11) New River and Roanoke Valley governments. Recent additions have been the construction of the James Hardie plant, with an estimated four hundred (400) truck trips per day, and a Wal-Mart shopping center. The New River Trail has a trail head in Pulaski and connecting to the Huckleberry Trail in Blacksburg through the area is a regional goal. Figure 10 illustrates commuting patterns in the Region. These trends should be utilized in the planning stages of new road construction to achieve the maximum amount of utilization and utility

FIGURE 9
COMMUTING PATTERNS IN THE NRV

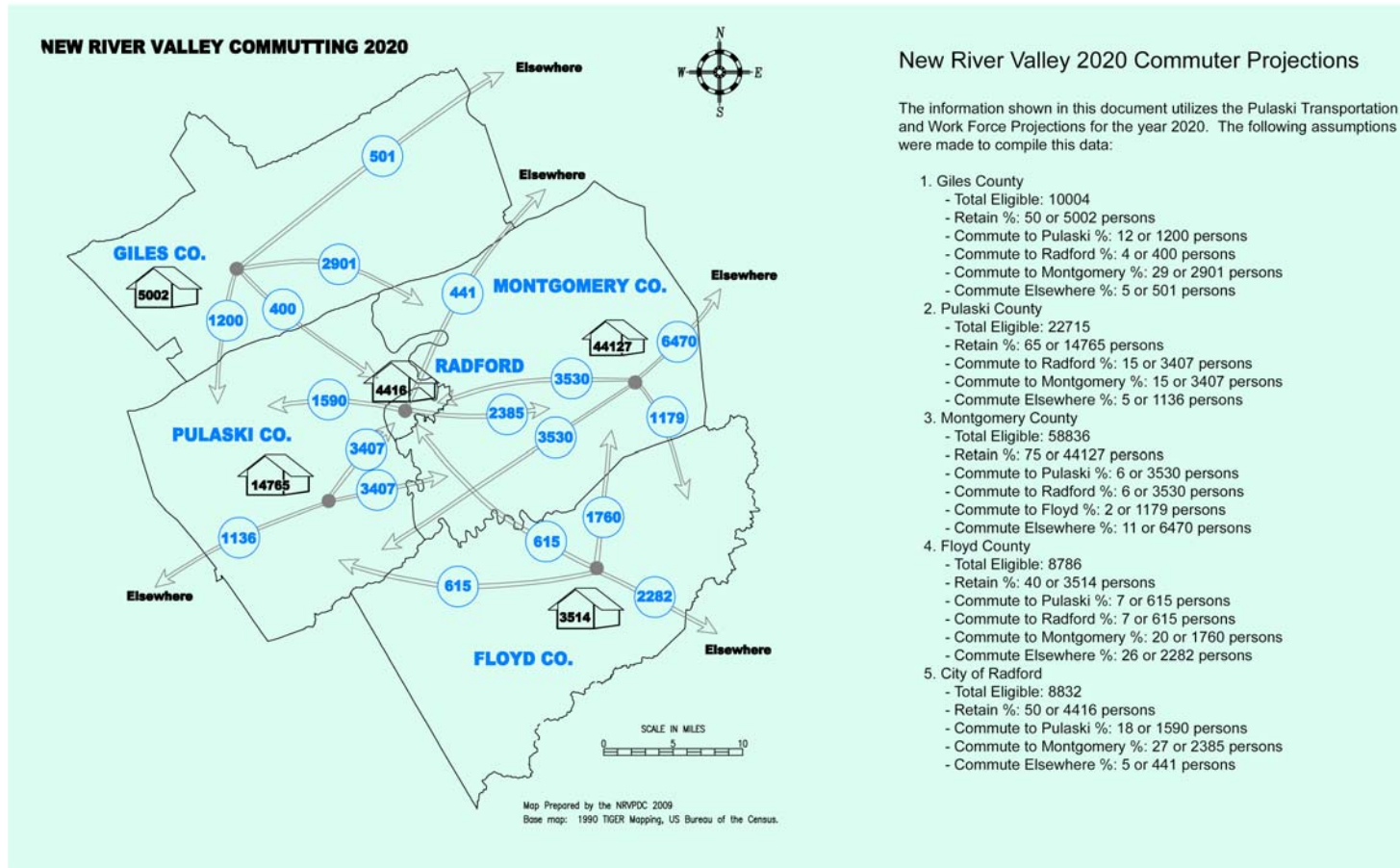
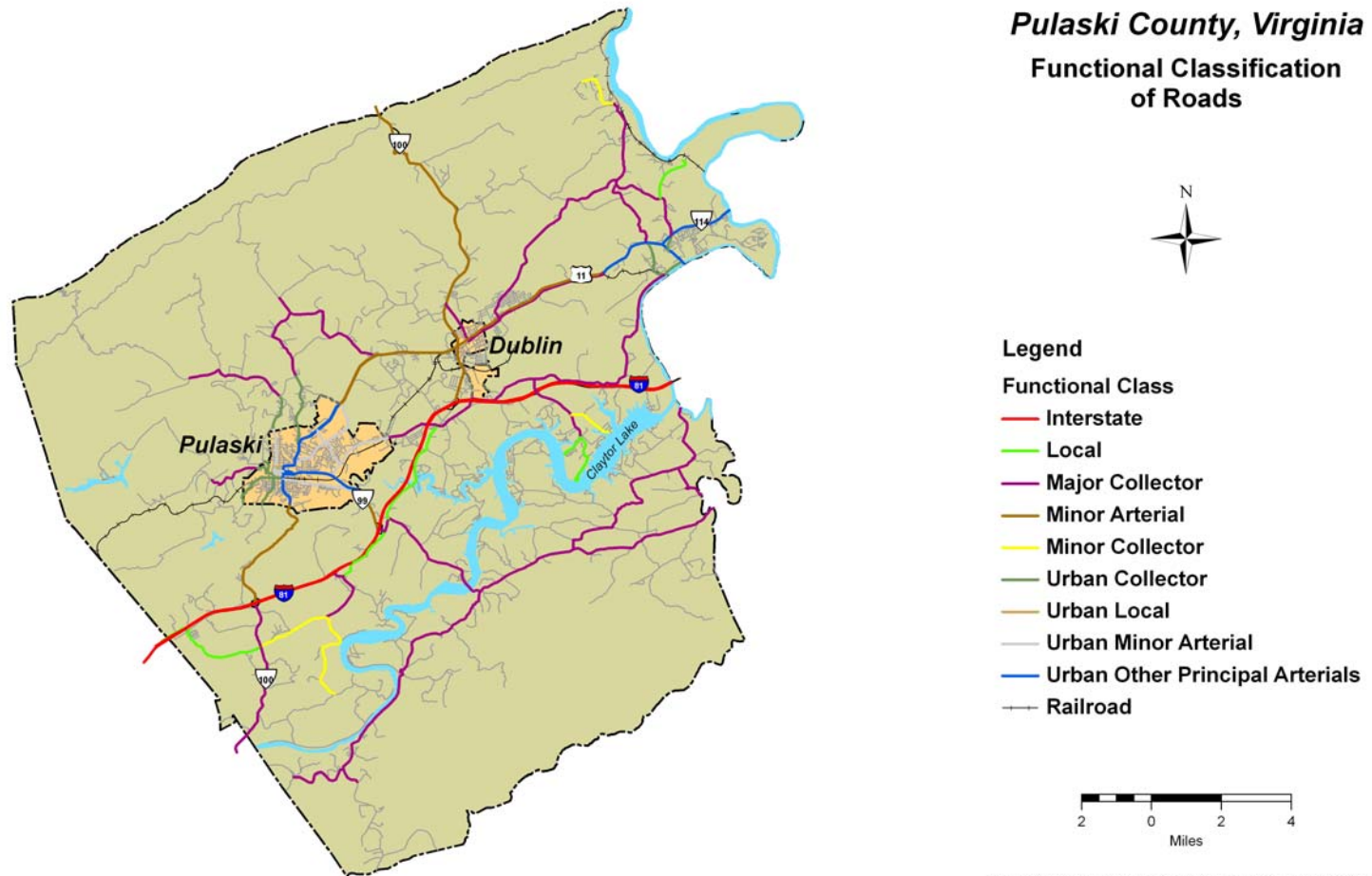


FIGURE 10

FUNCTIONAL CLASSIFICATION OF ROADS IN PULASKI COUNTY



Future Needs of Road Transportation

Based on the evaluation of the existing transportation system and future land use projections; the following projects have been identified as priority transportation projects for the Pulaski County:

1. The redesign of Exit 98: on U.S. Interstate 81 in order to ensure access to industrial and commercial areas while providing safer travel conditions the limit lane congestion.
2. Route F47 connector to Route 611: Providing a new gateway to the Town of Pulaski and primary access to industrial facilities directly from Interstate 81.
3. Exit 101 Connector: Providing direct access to the Veterans Cemetery and U.S. Route 11 from Interstate 81.
4. Bagging Plant Road: Upgrading the existing roadway to an urban typical and serve as the primary transportation route to the Veterans Cemetery off I-81 until the Exit 101 Connector is constructed.
5. Route 611 improvements: Future land use plans show expansion of commercial and industrial lands within the vicinity of exit 98. Route 611 will become a primary access route to new business, residential areas, and industries removing truck use of Alexander Road and improve the operation of Route 100 in the vicinity of I-81, Exit 98.
6. Cougar Trail (southern portion): improving the existing corridor adjacent to the Volvo Truck industrial site to a 4-lane urban typical from an existing 2-lane rural typical to provide increased accessibility to the facility.
7. Recommended intersection improvements to enhance the operational efficiencies of the existing network. These improvements are mostly at intersections of primary routes and heavily used local roadways.

While the majority of the Road improvements identified in the Central Pulaski Transportation and Land Use Master Plan are within the central area of the County, additional road and railways should be encouraged outside of this area. The Six Year Capital Improvements Plan should be updated and funded accordingly for the completion of all transportation projects in the County.

Air Transportation

The New River Valley Airport is located just north of Dublin on VA 100. The asphalt runway measures approximately 6,200 feet in length. The Airport is funded by localities in the New River Valley region and operated by the New River Valley Airport

Commission. Other services offered at the Airport are U.S. Customs support, aviation fuel sales (including jet fuel) and aircraft rental and sales.

Although commercial carrier usage of the Airport has not developed due to the presence of other more urban transportation hubs (i.e., Greensboro, NC and Roanoke, VA), there is a scarcity of airport facilities across the nation. This scarcity is expected to become critical in the future.

The Airport, with its associated Free Trade Zone and Customs Entry Port, is an important economic development tool for the New River Valley region. The Airport is also significant because of its impacts on area land uses. A regional Commerce Park is planned in the vicinity of the airport.

The Airport as a regulated facility has an immediate impact on area land use through height restrictions imposed on construction around the Airport. These restrictions are required by the Federal Aviation Administration (FAA), and are implemented through local zoning regulations with FAA oversight.

Future Needs of Air Transportation

Designation of the Airport as a General Purpose Foreign Trade Zone and as a User Fee Airport has been approved. The Airport has become a Port of Entry and a U.S. Customs Service officer has been stationed at the Airport.

What this means is that Free Trade Zones are treated, for the purposes of the tariff laws and Customs entry procedures, as being outside the Customs territory of the United States. Under FTZ procedures, foreign and domestic merchandise may be admitted into zones for operations such as storage, exhibition, assembly, manufacture and processing, without being subject to formal Customs entry procedures, the payment of Customs duties or the payment of federal excise taxes.

When merchandise is removed from a foreign trade zone, Customs, duties are eliminated if the goods are then exported from the United States. If the merchandise is formally entered into U.S. commerce, Customs duties and excise taxes are due at the time of transfer from the foreign trade zone.

The County should coordinate with the New River Valley Airport Commission to ensure that land use and zoning policies for the area around the Airport provide for the following: Future expansion of airport facilities and runways, development and land use which is consistent with airport operations/uses that would not be in contrast to an airport zone; and an adequate buffer between the Airport and residential development to reduce noise nuisance concerns.

GOALS AND OBJECTIVES

The primary responsibility of Pulaski County is to promote and protect the health, safety and welfare of the individual citizens of the county. In addressing this responsibility the County has established the following goals. Subsequent text outlines the actions the County will pursue over the next five years to reach these goals:

- Goal 1: Strengthen the county's **economy** through stabilization and diversification.
- Goal 2: Provide adequate **housing** opportunities for all segments of the community.
- Goal 3: Protect the natural **environment** for the health and benefit of the citizens of the County and provide adequate and varied **recreational** opportunities.
- Goal 4: Provide the best possible distribution of **land uses** through land use management regulations, education & service provision.
- Goal 5: Strengthen the county's **education** system.
- Goal 6: Insure that adequate and efficient **public utilities** are provided to county citizens.
- Goal 7: Improve existing **transportation** facilities and undertake necessary new road construction in the county.
- Goal 8: Provide efficient and effective county **government**.
- Goal 9: Provide high quality and timely **emergency response** services and promote and strengthen **medical services** in the County.

COMPONENT GOAL 1:

STRENGTHEN THE COUNTY'S ECONOMY THROUGH STABILIZATION AND DIVERSIFICATION

OBJECTIVE 1.1: Encourage new and expanded agricultural, commercial and industrial activities to increase and diversify the county's economic base.

Recommended Strategies:

1.1-1. The Board of Supervisors should actively support a countywide economic development program to attract new industry to the New River Valley and Pulaski County.

1.1-2. The Board of Supervisors should communicate and continue work with other jurisdictions in the New River Valley to develop a regional industrial park that will enhance the current inventory of available industrial land.

1.1-3. The County should maintain its leadership position in seeking and participation in industrial development opportunities in the New River Valley and beyond as they provide positive impact on the county's economic strength

1.1-4. The County's economic development efforts should promote improved wages and more job training opportunities for the residents of the County.

1.1-5 The County should strive to be a leader in the NRV for support of farms and other self-sustaining community business and educational projects.

1.1-6 The County should encourage public and private initiatives that support the local farm industry including local foods programs, agricultural education, and incentives for local farmers to continue active production.

OBJECTIVE 1.2: Encourage the retention and expansion of existing firms.

Recommended Strategies:

1.2-1. County officials involved in economic development should conduct business visitation on a periodic basis to provide a conduit for business concerns to reach community leaders.

1.2-2. The Board of Supervisors should encourage the continuation programs that recognize the contributions existing businesses make to Pulaski County.

1.2-3. The Board of Supervisors and Pulaski Encouraging Progress should encourage existing business to participate in surveys of wages and benefits to provide a database for new location and expansion decisions.

1.2-4. The County should facilitate efforts to foster inter-business cooperation with the Board of Supervisors and the Industrial Development Authority.

1.2-5. Pulaski Encouraging Progress and the Board of Supervisors should develop programs to encourage vendor and service businesses that are complimentary to existing businesses and employment in Pulaski County.

OBJECTIVE 1.3 Provide facilities and services required to attract new plant location and expansion decisions.

Recommended Strategies:

1.3-1. The Board of Supervisors and Pulaski Encouraging Progress should continue to support economic development programs focused on increasing retail and commercial businesses and employment in Pulaski County.

1.3-2. The Board of Supervisors should continue to work with the towns of Pulaski and Dublin in their revitalization efforts.

1.3-3. The County should work with multiple partners in the Public and Private sectors to encourage small business development.

OBJECTIVE 1.4 Support the provision of appropriate resources to allow the location and expansion of business in the county.

Recommended Strategies:

1.4-1. The County and Pulaski Encouraging Progress should update information available to new and expanding businesses on financial assistance from both the public and private sector.

1.4-2. Pulaski Encouraging Progress and Industrial Development Authority should encourage the utilization of the loans and other financial programs provided for the creation of new business and the expansion of existing businesses.

1.4-3 Continue efforts to track economic indicators, and provide current information and assist in the development of facilities and services.

1.4-4 The County should take a leadership role to maintain the valuable elements of the old Virginia Certified Communities program.

1.4-5. Coordinate site development and related information with other industrial development organizations, including the Virginia Department of Economic Development, New River Valley Economic Development Alliance, Appalachian Power Company, Norfolk Southern Railroad and New River Valley Planning District Commission.

1.4-6. Develop industrial park sites to provide for continued industrial expansion in the County.

1.4-7. The Industrial Development Authority should develop an exclusive option for holding potential industrial sites. Such an option will pre-determine the sale conditions for site acquisition and deter possible speculation delaying the site selection process.

1.4-8. The County through the efforts of Pulaski Encouraging Progress and the Industrial Development Authority should maintain a diverse inventory of available commercial and industrial land and buildings.

1.4.9. The County should support the development of commercial and industrial properties by applying for state and federal funding for the infrastructure necessary to support such development.

Objective 1.5: Diversify the County's Economy

Recommended Strategies:

1.5-1. Pulaski County's economic development efforts should utilize Claytor Lake and the New River as economic development tools which could lead to the development of a water oriented convention center.

1.5-2. Pulaski Encouraging Progress and the County should work with State agencies and tourism organization to promote Claytor Lake and the New River Trail State Park as tourist destinations.

1.5-3. The Board of Supervisors should promote economic development at a variety of locations throughout the County.

1.5-4. The County should promote the location of Bio-technical and Green Industries in addition to manufacturing.

1.5-5 The County should work with other organizations to develop and support entrepreneurial local agricultural and energy efficient economies and educational activities.

OBJECTIVE 1.6 Support the Agricultural Business Community.**Recommended Strategies:**

1.6-1 Provide information related to programs offered by Regional, State, and Federal Agencies to allow additional business opportunities for the farming community.

1.6-2 Explore alternative partnerships to increase the profitability of local farms, including eat local incentives utilizing County produced foods.

1.6-3. Provide incentives allow for the continued operation of farms in the County.

1.6-4 Encourage Cluster Development in areas where prime soils and other important soils may be located to provide for continued farming activities.

COMPONENT GOAL 2

PROVIDE ADEQUATE HOUSING OPPORTUNITIES FOR ALL SEGMENTS OF THE COMMUNITY

OBJECTIVE 2.1: Address housing needs particularly those for low to moderate income families.

Recommended Strategies:

2.1-1. The Planning Commission and Board of Supervisors should encourage construction of housing for residents of all levels.

2.1-2. The Building Inspector should continue to apply housing code enforcement to reduce sub-standard housing.

2.1-3. Board of Supervisors, Planning Commission and Public Service Authority should work to develop services and utilities necessary to support a diversity of housing including high-end single family housing within the County,

2.1-4 The Planning Commission and the Board of Supervisors should encourage local builders to build accessible housing for the disabled citizens of Pulaski County.

2.1-5. The County should work with non-profit and government organizations for the consolidation of services to provide accurate information regarding low income housing programs available.

OBJECTIVE 2.2: Promote fair and open housing for all.

Recommended Strategies:

2.2-1. The Housing Office should establish public information and educational programs related to housing. Devise and administer programs designed to inform all citizens about housing and housing related programs that are available at all levels of government, but particularly at the local level.

OBJECTIVE 2.3: Promote energy efficient development in the County.

Recommended Strategies:

2.3-1 The County should encourage land development that is energy efficient and utilizes green technologies.

COMPONENT GOAL 3

PROTECT THE NATURAL ENVIRONMENT FOR THE HEALTH AND BENEFIT OF THE CITIZENS OF THE COUNTY, AND PROVIDE VARIED RECREATION ACTIVITIES.

OBJECTIVE 3.1: Protect the County's groundwater resource.

Recommended Strategies:

3.1-1. Encourage implementation of Best Management Practices particularly in areas adjacent to existing sinkholes.

3.1-2. The County should encourage installation of the best available storage and monitoring technologies for storage of fuels and other toxic materials through cooperative efforts with the Virginia Water Control Board, Pulaski County Building Inspections Department, and the Planning Commission.

3.1-3. The Pulaski County Sheriff's Department and Commonwealth's Attorney should actively pursue legal charges against open dumps, particularly those in sinkholes.

OBJECTIVE 3.2: Reduce erosion and sedimentation of the County's streams, rivers and lakes.

Recommended Strategies:

3.2-1. Continue to implement the Erosion and Sediment Control Ordinance of Pulaski County. Utilize, require and enforce implementation of best management practices for stormwater, erosion and sedimentation through the Pulaski County Building Inspector and the Pulaski County Engineer.

3.2-2. Continue to actively participate in and support the Skyline Soil and Water Conservation District.

3.2-3. Conduct periodic watershed management studies of the major streams in the County.

3.2-4 The County should continue efforts to assess erosion and water quality issues.

3.2-5 The County should conduct a cost benefit analysis to determine the feasibility of best practice on site waste treatment options south of Claytor Lake.

3.2-6 Encourage the utilization of best management practices on lands adjacent to tributary streams.

3.2-7 The County should work with other organizations to provide buffering around surface water areas to reduces erosion and runoff associated with land development.

OBJECTIVE 3.3: Protect air quality in the County.

Recommended Strategies:

3.3-1. The County Garage should keep the County vehicle fleet in good working order and undertake fuel and maintenance efforts necessary to protect air quality.

3.3-2. The County should consider the purchase of high efficiency low emission gas or diesel hybrid vehicles to reduce emissions from County vehicles and lower operating costs.

OBJECTIVE 3.4: Preservation of the County's heritage as illustrated in its historic structures and sites as educational tools, recreational areas, and economic development tools.

Recommended Strategies:

3.4-1. The County should develop a Pulaski County Historic Register be created so as to identify and take the necessary steps to place historical sites on the National Register of Historic Places.

3.4-2. The Planning Commission should develop a historic site-zoning district that meets the Virginia Department of Historic Resources standards.

3.4-3. The Planning Commission should designate areas to apply the historic site-zoning district and develop logos and brochures, etc. about these areas.

3.4-4 The County should utilize planning documents from other organizations to protect scenic areas.

OBJECTIVE 3.5: Develop a county-wide park and recreation program that meets the needs of all Pulaski County residents.

Recommended Strategies:

3.5-1. The New River Trail and Claytor Lake State parks should be protected from encroachment through land use controls and the County should work with these state parks to enhance recreational opportunities at and associated with the parks.

3.5-2. Support the County-wide Recreation Committee and conduct a pilot county-wide program based on the Committee's recommendations.

3.5-3. Cooperate with adjoining jurisdictions to develop regional park facilities.

3.5-4. Continue to encourage an active arts program in Pulaski County.

3.5-5. Develop facilities for meetings and community events.

3.5-6. Improve existing boat access and increase the number of access points to the New River and Claytor Lake.

3.5-7. Develop public access to the New River at the New River Industrial Park.

3.5-8. Continue support for Randolph Park, Harry DeHaven Park, Allisonia Boat Ramp, the Draper Mountain Overlook, and other developed County recreation sites.

OBJECTIVE 3.6: Pulaski County recreational facilities should be distributed throughout the County and easily accessible. Play areas should be planned and coordinated throughout the living areas of the County. Multiple uses of facilities, such as schools, should be encouraged as an efficient use of public resources.

Recommended Strategies:

- 3.6-1. Utilize the guidance provided by the Pulaski Recreation Study in evaluating park and conservation corridor locations and coordinate for a revised and updated study.
- 3.6-2. Acquire park sites that are located on the fringes of existing development.
- 3.6-3. Use local school facilities to supplement, not replace County recreational facilities.
- 3.6-4. Encourage subdivision developers to provide recreation sites and facilities for the use of the residents.
- 3.6-5. Base park planning on the Virginia Outdoors Plan Guidelines.
- 3.6-6. Prepare an open space and recreation plan for the County.

COMPONENT GOAL 4

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USES THROUGH LAND USE MANAGEMENT REGULATIONS, EDUCATION & SERVICE PROVISION

OBJECTIVE 4.1: Retention of open space and scenic vistas.

Recommended Strategies:

4.1-1. Wherever possible, greenbelts should be retained, particularly: in flood prone areas, on ridgelines, in historic resources, and to protect scenic vistas. The Planning Commission should evaluate preservation measures to be used to retain open space such as:

- Agricultural/forestall districts
- Prime farmland identification
- Land banking
- Conservation easements
- Private/Non-profit conservation programs

This evaluation should be in the context of an open space plan in accordance with guidelines prepared by the Department of Conservation and Recreation Resources, Division of Planning.

The Board of Supervisors should then take appropriate actions identified by the Open Space Plan to retain open space.

4.1-2. The County should continually evaluate land practices, promoting those that are beneficial to the environment or are low impact uses, for property tax purposes and through other incentives.

OBJECTIVE 4.2: Protect sensitive habitat within the County.

Recommended Strategies:

4.2-1. The Planning Commission should prohibit development in particularly sensitive natural areas through application of its Conservation Zoning District.

4.2-2. The Planning Commission should carefully plan and manage the density of development which occurs in close proximity to Claytor Lake through Planned Unit Development, conservation easements, and other mechanisms.

OBJECTIVE 4.3: Place high value on the County's rural character, environment, and quality of life and ensure its long-term protection.

Recommended Strategies:

4.3-1. Pulaski Encouraging Progress Quality of Life Committee or a similar Committee should monitor key areas:

- Education - Health Care - Retail Services
- Recreation - Hospitality - Housing

4.3-2. The Board of Supervisors and County agencies should encourage and undertake:

- Governmental cooperation on service delivery
- Long range planning
- Addressing the County's medical service needs.

4.3-3. The County Zoning Ordinance should be updated and revised periodically to account for changes within the different Zoning districts.

OBJECTIVE 4.4: Encourage growth in existing population nodes and focus future development into serviceable areas of the County.

Recommended Strategies:

4.4-1. Limit urban expansion to those areas most suitable for new development on the basis of accessibility, extension of services, terrain, soils, and other criteria directed toward preserving Pulaski County's natural resources as indicated in the Pulaski County Future Land Use Plan and Official Zoning Map.

4.4-2. The Planning Commission should encourage the use of cluster development along major transportation routes.

4.4-3. The Planning Commission will discourage strip commercial and residential development along major transportation routes and encourage the use of clustered development.

4.4-4. The County should facilitate the incorporation of Urban Development Areas or areas designated by a locality that are appropriate for higher density development due to proximity to transportation facilities, the availability of a public or community water and sewer system, or proximity to a city, town, or other developed area.

4.4-5. The County should continue to update and amend ordinances to facilitate orderly growth.

OBJECTIVE 4.5: Encourage the Use of Conservation or Open Space Easements in appropriate areas.

4.5-1. The Planning Commission should facilitate the use Conservation or Open Space Easements in predetermined or assigned receiving areas.

4.5-2. The Planning Commission and applicants for Conservation or Open Space Easements should have an open dialogue in relation to future needs in the area of the easement, including but not limited to utility placement, transportation needs, and suitability in relation to future development, while still encouraging easement placement for preservation of the County's rural character, environment, and quality of life.

4.5-3. Amendments to the Comprehensive Plan that will promote the best placement of an Easement should be considered by the applicant and the Planning Commission.

OBJECTIVE 4.6: Insuring that development occurring on karst terrain is within the limitations posed by the underlying geology particularly with respect to stormwater management and groundwater protection.

Recommended Strategies:

4.6-1. The Planning Commission should restrict permitted uses allowed in the zoning ordinance to reflect the limitations of karst terrain.

4.6-2. Planning Commission should actively encourage the use of the planned unit ordinance.

COMPONENT GOAL 5

STRENGTHEN THE COUNTY'S EDUCATION SYSTEM

OBJECTIVE 5.1: Provide an educational program that will allow the children of Pulaski County to be competitive with their peers across the state and nation.

Recommended Strategies:

5.1-1. The County should pursue the education recommendations outlined by the Southwest Virginia Economic Development Commission, including:

- Local governments shall continue to support local spending on elementary and secondary education.
- General Assembly should fund a community college adult literacy program.
- Community colleges should focus on training and retraining the work force.

5.1-2 The County should develop and support educational and mentoring programs for all education levels for the advancement of newer technologies in the County and Region.

OBJECTIVE 5.2: Strive to reach and exceed the national average in measures of academic achievement.

Recommended Strategies:

5.2-1. The School Board and administration should in cooperation with the faculty initiate programs targeted at increasing achievement test scores at the elementary level to at least the 70th percentile.

5.2-2. The School Board and administration should in cooperation with the faculty initiate programs and activities necessary to increase achievement test scores at the middle and secondary level to at least the 70th percentile.

5.2-3. The school system shall strive to achieve an increase in the percent of students who achieve above the 60th percentile while also decreasing the percent of students who achieve below the 40th percentile.

5.2-4. School system faculty and staff should promote and encourage students at all levels to participate and achieve in academic contests, honors, SAT testing, merit scholar programs, and other academic programs.

OBJECTIVE 5.3: Reduce the school drop-out rate by one-half so that ninety percent of students entering the ninth grade will graduate from high school.

5.3-1. School system faculty and staff should set higher academic standards for both college preparatory and vocational programs of study and adopt a philosophy emphasizing the success of all students.

OBJECTIVE 5.4: Address adult illiteracy and education needs.

Recommended Strategies:

5.4-1. The School Board in cooperation with area industry and businesses should initiate a large-scale adult education campaign, which will significantly increase the school system's literacy and adult program offerings.

5.4-2. The school system should cooperate in developing this education campaign with the New River Community College and County business community.

5.4-3. The School Board in cooperation with area industry and businesses should undertake a program focused on increasing the number of GED (High School Graduate Equivalent Diploma) diplomas awarded in the County.

5.4-4. The School Board and staff should pursue implementation of community-based initiatives.

OBJECTIVE 5.5: Expand and improve communication between parents, teachers, administrators, school board, and superintendent.**OBJECTIVE 5.6: Promote the County library system that provides a learning resource and recreational opportunity for all age groups of Pulaski County's citizens.****Recommended Strategies:**

5.6-1. Study future expansion of the Pulaski County Library in association with the Public schools library system.

5.6-2. Develop adequate parking space for the library facility.

5.6-3. Base planning for the library on standards of the Virginia State Library Board and the American Library Association.

5.6-4. Encourage the joint use of school and public libraries by the general public.

OBJECTIVE 5.7: Encourage the education of the County's young people and labor force in those emerging skills required to maintain their employability in the changing work place.**Recommended Strategies:**

5.7-1. Pulaski Encouraging Progress should support training opportunities through New River Community College, local universities and School Board.

5.7-2. Pulaski Encouraging Progress should seek to utilize the high school and vocational school programs to encourage small business development as a part of their educational program.

5.7-3. Pulaski County should encourage and support the New River Community College in the implementation of the Workkeys assessment of students and members of the labor force to evaluate training needs and participate in changing economic conditions.

5.7-4. Provide leadership by having County Government and associated organizations have their jobs evaluated under the Workkeys Program as a model to encourage business and industry within the County to evaluate their jobs to allow the revision of the education and workforce training to support Pulaski County's employee training needs.

5.7-5. Provide job shadowing opportunities for young people in the County.

COMPONENT GOAL 6

INSURE THAT ADEQUATE AND EFFICIENT PUBLIC UTILITIES ARE PROVIDED TO COUNTY CITIZENS

OBJECTIVE 6.1: Insure that appropriate utilities are coordinated with development and available to the citizens of Pulaski County.

Recommended Strategies:

6.1-1. Pulaski County Public Service Authority (PSA) should implement the water supply and wastewater study.

6.1-2. The PSA should provide top priority to areas of the County planned for high-density cluster development in the construction of new community facilities, water, and sewer.

6.1-3. The PSA should prioritize alternative methods of wastewater treatment, such as modern on-site treatment options, to encourage cluster development and bring the benefits on waste treatment to more areas of the county.

6.1-4. Provide public facilities at the most efficient scale, and plan for them together with citizen choice and participation, and encourage the provision of such services to maximize total benefits. The inter-jurisdictional cooperation in developing the Pepper's Ferry Wastewater Treatment facility has been very beneficial to the County. This effort and cooperative efforts with other jurisdictions should be supported.

6.1-5. Base expansion of the water system on user studies and trends in population growth.

6.1-6. Make every attempt to guarantee that residential, commercial and industrial development discharges are to the Public Service Authority sewer system and Pepper's Ferry Wastewater Treatment facility where access is feasible.

6.1-7. Facilitate additional utilities such as high speed broadband through private public partnerships, to provide low cost service for citizens.

OBJECTIVE 6.2: Meet the sewer service needs present in the County.

Recommended Strategies:

6.2-1. The PSA should establish provision of necessary sewer service as its top priority.

6.2-2. The PSA should undertake a feasibility study of sewer service to the Claytor Lake Area.

6.2-3. The PSA should establish sewer service based on the following criteria:

1. Protection of groundwater in karst areas.
2. Development of necessary infrastructure for economic development.
3. Prevent contamination of surface waters.

6.2-4. Guide development by structuring where service will be provided rather than responding to demands for service.

COMPONENT GOAL 7

IMPROVE EXISTING TRANSPORTATION FACILITIES AND UNDERTAKE NECESSARY NEW ROAD CONSTRUCTION IN THE COUNTY.

OBJECTIVE 7.1: The transportation system for the County should be developed and maintained in a manner so as to adequately serve anticipated future travel demands.

Recommended Strategies:

7.1-1. The Planning Commission should limit access points on arterial highways through its Subdivision Ordinance, Zoning Ordinance, and site plan review.

7.1-2. The Planning Commission should encourage combined accesses rather than excessive numbers of entrances per use through its Zoning Ordinance.

7.1-3. The Board of Supervisors should encourage landowners to upgrade private roads to public street standards and petition for inclusion in the State Highway System; and discourage developers from constructing private roads by:

1. Linking service provision to road status.
2. Assisting landowners in understanding the public street standards for inclusion in the State Highway System.

7.1-4. The Board of Supervisors should study public transit options, particularly with respect to special populations within the County such as the elderly, handicapped and unemployed. Such a study should include participation in regional options for service provision.

7.1-6. The Board of Supervisors should evaluate the recommendations and support the provision of public transit services particularly with respect to special populations within the County such as the elderly and handicapped and to increase employment mobility.

7.1-7. The Board of Supervisors should undertake the protection of the economic development corridors between existing four lane roadways and industrial park lands.

OBJECTIVE 7.2: Incorporate necessary road improvements into the Six-Year Improvements Program and other planning documents.

Recommended Strategies:

7.2-1. The Board of Supervisors should work with the Virginia Department of Transportation and support the improvements to arterial highways entering the Pulaski County.

7.2-2. The Board of Supervisors should actively pursue incorporation of proposed projects in the Six-Year Capital Improvements Program.

7.2-3. The Board of Supervisors should actively seek improvement and maintenance for Pulaski County rural roads. The County should encourage and pursue available means to hard surface all public roads in Pulaski County.

OBJECTIVE 7.3: Undertake road improvements that provide recreational opportunities, promote tourism and improve the County's "quality of life".

Recommended Strategies:

7.3-1. The Board of Supervisors should work with the Virginia Department of Transportation to develop bike lanes in conjunction with upgrades of existing and construction of new road facilities where appropriate such as areas designated by the Central Pulaski Transportation and Land Use Master Plan.

7.3-2. Assistance should be sought from Virginia Department of Transportation and the Department of Game and Inland Fisheries to formally establish a boat landing and parking facilities along New River, particularly at the Rt. 114 Bridge.

OBJECTIVE 7.4: Address the future needs of the New River Valley Airport in order for it to be a viable regional facility.

Recommended Strategies:

7.4-1. The New River Valley Airport Commission should continue to pursue efforts to maintain the airport facility, particularly pavement maintenance and development of an advanced weather station.

7.4-2. The New River Valley Airport Commission should perform a user study and update the airport master plan so that the Commission will have a plan for continuing growth and a basis for future requests for state and federal funding.

7.4-3. The Airport Commission should pursue the strengthening of the airport's runway.

OBJECTIVE 7.5: Support transportation improvements to provide national and international connectivity.

7.5-1. Support the recommendations found in the Central Pulaski Transportation and Land Use Master Plan.

7.5-2. Continue to work with other localities and organizations in the region to take advantage of the transportation assets which come together at Dublin through support for continued work on the development of an intermodal transportation center

7.5-3 Continue to support passenger rail transportation for the New River Valley.

COMPONENT GOAL 8

PROVIDE EFFICIENT AND EFFECTIVE COUNTY GOVERNMENT

OBJECTIVE 9.1: Plans made in County government should involve citizen participation and input during the entire process.

Recommended Strategies:

9.1-1. All County agencies should conduct citizen surveys on relevant topics.

9.1-2. All County agencies should have a broad notification program prior to opportunities for public comment.

9.1-3. The County staff should continue to involve citizens in Committees guiding County projects.

9.1-4. The Board of Supervisors should continue to provide for citizen comments.

9.1-5. The County staff should continue to support development of events calendars, listings of community organizations, publicizing community events and educational opportunities, and publicizing additional programs.

OBJECTIVE 9.2: Develop effective tools for implementing the Comprehensive Plan.

Recommended Strategies:

9.2-1. The Planning Commission should keep the Comprehensive Plan current and realistic. The plan must always protect the public health, safety, and welfare of all the citizens of Pulaski County.

9.2-2. The Planning Commission and County staff should endeavor to insure that land transfers and development are in keeping with the requirements of the County's land use management ordinances.

OBJECTIVE 9.3: Provide government services as efficiently and effectively as possible; maintaining a constant commitment to providing the highest quality of administration and service provision at the lowest cost possible.

Recommended Strategies:

9.3-1. Public Service Authority, School Board and other County agencies should develop a complete maintenance program for County facilities that is based on equipment life costing and includes preventative maintenance.

9.3-2. All County agencies should provide timely response to citizen complaints about service; courteous response to such complaints and track the occurrence of trends in complaints as to type service, frequency and location.

9.3-3. Coordinate inter-agency and inter-department communication and cooperation.

9.3-4. Expand Information Systems to improve services to the public and improve efficiency of governmental services.

9.3-5. The County staff should insure that ordinances and regulations are updated and refined on a regular basis.

9.3-6. The County staff should maintain an active grantsmanship program.

OBJECTIVE 9.4: Whenever possible, support government services through rate structures that allows the service to be self-supporting and so that the beneficiaries of the service bear the cost of service provision.

Recommended Strategies:

9.4-1. The Public Service Authority should maintain its mandatory usage policy for water and sewer and solid waste collection.

OBJECTIVE 9.5: Encourage Volunteerism.

Recommended Strategies:

9.5-1. The County staff should identify and list community projects that are needed.

9.5-2. County government should assist in coordinating civic group participation in community projects.

OBJECTIVE 9.6: Balance the need for regulation with resulting costs and delays.

Recommended Strategies:

9.6-1. The Planning Commission should review land development regulations so that resulting costs and delays are balanced against and justified by the public purposes achieved.

9.6-2. County projects should set the example for quality, appearance and functionality, so that the citizenry have high quality services and facilities and the development community understands what is expected of them.

OBJECTIVE 9.7: Develop adequate administration facilities.

Recommended Strategies:

9.7-1. The County staff should coordinate development of a plan for utilizing vacant facilities for new uses. This will include:

1. An overview of facility replacement time schedule.
2. Identification of ways to improve utilization of currently under-utilized structures.
3. Prioritized space needs and identify locations that are best suited to particular activities.
4. Estimate renovation costs and budget for necessary expenditures.

OBJECTIVE 9.8: Reduce the volume of solid waste reaching the landfill.

Recommended Strategies:

9.8-1. The New River Resource Authority should continue to encourage a recycling strategy in cooperation with its member jurisdictions, including Pulaski County that will result in increased recycling rates.

9.8-2. The Board of Supervisors should require all County departments and agencies to implement internal recycling programs and modify procurement policies to promote the purchase of recycled products.

9.8-3. All County agencies should work with the Clean Community Council, PTO, New River Resource Authority and other agencies and organizations to develop programs that make all County citizens aware of the need to recycle and how to recycle.

9.8-4. The Board of Supervisors should continue the requirement of mandatory garbage pick up in Pulaski County.

9.8-5. The Board of Supervisors should support programs and legislative initiatives that reduce the per capita production of solid waste by discouraging superfluous packaging and by encouraging the use of recyclable packaging materials.

9.8-6. The County should explore additional recycling efforts such as composting, and curb side single-stream recycling.

COMPONENT GOAL 10

PROVIDE HIGH QUALITY AND TIMELY EMERGENCY RESPONSE SERVICES AND PROMOTE AND STRENGTHEN MEDICAL SERVICES IN THE COUNTY

OBJECTIVE 10.1: All possible efforts should be applied to lowering the ISO ratings in the County.

Recommended Strategies:

10.1-1. The Emergency Services Coordinator should maintain a complete and up-to-date appraisal of fire station and fire protection adequacy.

10.1-2. The Fire Protection Committee should support and facilitate developing a comprehensive training program for all fire response personnel.

OBJECTIVE 10.2: Insure that emergency services agencies are properly equipped to meet the County's emergency response needs.

Recommended Strategies:

10.2-1. The Board of Supervisors should continue the planned equipment replacement program.

10.2-2. The County Emergency Services Coordinator should assist the Emergency Medical Services Council to coordinate providing necessary equipment and facilities to the County's rescue squads.

OBJECTIVE 10.3: Provide a well prepared and organized emergency response.

Recommended Strategies:

10.3-1. The Board of Supervisors, business community and the emergency response community should fully support the Pulaski County Local Emergency Planning Committee and Fire Prevention Committee.

10.3-2 The Emergency Services Coordinator should implement and maintain the all permissible technologies including Emergency Awareness systems and updates E-911 systems.

OBJECTIVE 10.4: Recognize the County's volunteer emergency responders as committed and important individuals to both their communities and the County as a whole.

OBJECTIVE 10.5: Continue to provide and strive for increased access to medical facilities for County Citizens.

Recommended Strategies:

10.5-1 The County should conduct a study to determine the current and future Medical needs for County Residents.

10.5-2 Additional Services for the Elderly, low income, handicapped, and other need based groups should be provided at a manageable cost.

10.5-3 Addiction treatment services should be encouraged by the County.

10.5-4 Information related to medical services provided by the County, State, and Federal governments, and non-profit and private business should be available to all citizens in a simple to use and understandable format

TABLE 22
ENDANGERD FLORA, FAUNA, AND COMMUNITIES.

Scientific Name	Common Name	<u>Global Rank</u>	<u>State Rank</u>	<u>Federal Status</u>	<u>State Status</u>	Last Year Observed
Pulaski						
AMPHIBIANS						
<i>Cryptobranchus alleganiensis</i>	Hellbender	G3G4	S2S3		SC	1969
ARACHNIDA (SPIDERS & PSEUDOSCORPIONS)						
<i>Rhagidia varia</i>	A Cave Mite	G5	S2?			pre1
BIRDS						
<i>Ammodramus henslowii</i>	Henslow's Sparrow	G4	S1B		LT	2001
<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S2S3B,S3N		LT	2007
BIVALVIA (MUSSELS)						
<i>Lasmigona subviridis</i>	Green Floater	G3	S2		LT	1981
COLEOPTERA (BEETLES)						
<i>Pseudanophthalmus sp.</i> 7	A Cave Beetle	G1	S1	SOC		pre1
COMMUNITIES						
Natural Community	Montane Dry Calcareous Forest /	G2	SNR			2001

Natural Community	Woodland Rich Cove / Slope Forest	G3G4	SNR			2008
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CRUSTACEA
(AMPHIPODS,
ISOPODS &
DECAPODS)

<i>Caecidotea henroti</i>	Henrot's Cave Isopod	G1G2	S1S2	SOC		1978
<i>Stygobromus abditus</i>	James Cave Amphipod	G2G3	S2	SOC		1998

DIPLOPODA
(MILLIPEDES)

<i>Trichopetalum packardi</i>	Packard's Blind Cave Millipede	G4	S2			pre1
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DIPLURA
(DIPLURANS)

<i>Litocampa sp. 3</i>	A Cave Dipluran	G2	S2	SOC		1979
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FISH

<i>Etheostoma osburni</i>	Candy Darter	G3	S1		SC	1954
<i>Phenacobius teretulus</i>	Kanawha Minnow	G3G4	S2S3			1972

GASTROPODA
(SNAILS)

<i>Polygyriscus virginianus</i>	Virginia Fringed Mountain Snail(=Virginia coil)	G1	S1	LE	LE	1989
---	---	----	----	----	----	------

LEPIDOPTERA

(BUTTERFLIES &
MOTHS)

<i>Speyeria idalia</i>	Regal Fritillary	G3	S1			2006
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ODONATA
(DRAGONFLIES &
DAMSELFLIES)

<i>Aeshna tuberculifera</i>	Black-tipped Darner	G4	S2S3			1999
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SIGNIFICANT CAVES

Significant cave	Significant Cave	G3	SNR			2004
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VASCULAR PLANTS

<i>Buckleya distichophylla</i>	Piratebush	G2	S2		SOC	1987
<i>Cardamine flagellifera</i>	A Bittercress	G3	S1			1939
<i>Cheilanthes eatonii</i>	Chestnut Lipfern	G5?	S2			1981
<i>Cheilanthes feei</i>	Fee's Lipfern	G5	S1			1998
<i>Echinacea laevigata</i>	Smooth Coneflower	G2G3	S2		LE LT	2001
<i>Eurybia surculosa</i>	Creeping Aster	G4G5	S1			1974
<i>Hasteola suaveolens</i>	Sweet-scented Indian-plantain	G4	S2			1976
<i>Muhlenbergia cuspidata</i>	Plains Muhly	G4	S2			1991
<i>Oligoneuron rigidum var. rigidum</i>	Stiff Goldenrod	G5T5	S2			1991
<i>Paxistima canbyi</i>	Canby's Mountain- lover	G2	S2		SOC	1991
<i>Phlox buckleyi</i>	Sword-leaved Phlox	G2	S2		SOC	1986
<i>Viola walteri</i>	Prostrate Blue Violet	G4G5	S2			1991

Comprehensive Plan

2007-2009



Central Planning Area

CENTRAL PULASKI COUNTY PLANNING AREA

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CENTRAL PULASKI COUNTY PLANNING AREA

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CENTRAL PULASKI COUNTY PLANNING AREA

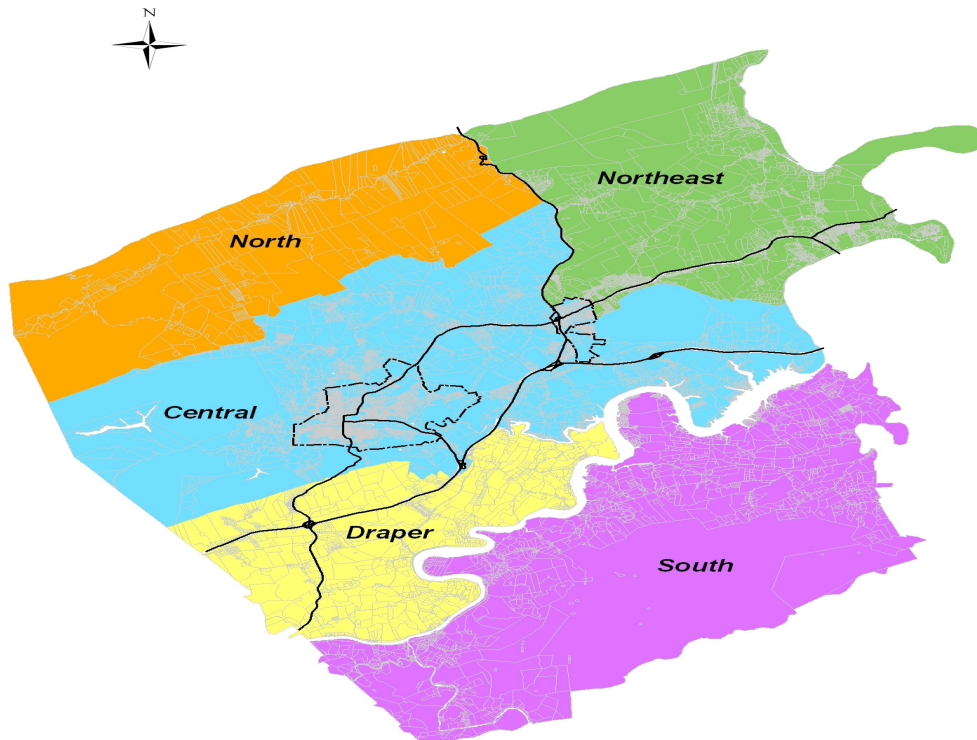
Introduction

The Pulaski County Comprehensive Plan is divided into two volumes. Volume 1 covers county-wide information pertaining to history, geography, the natural environment, demographics, and with Goals and Objectives. Volume 2 contains more specific plans for the five planning areas. At the start of the Comprehensive Plan update in late 2006 The Pulaski County Planning Commission divided the County 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 relationships in the County, and the availability of census data to study the selected areas.

This document is the Central 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



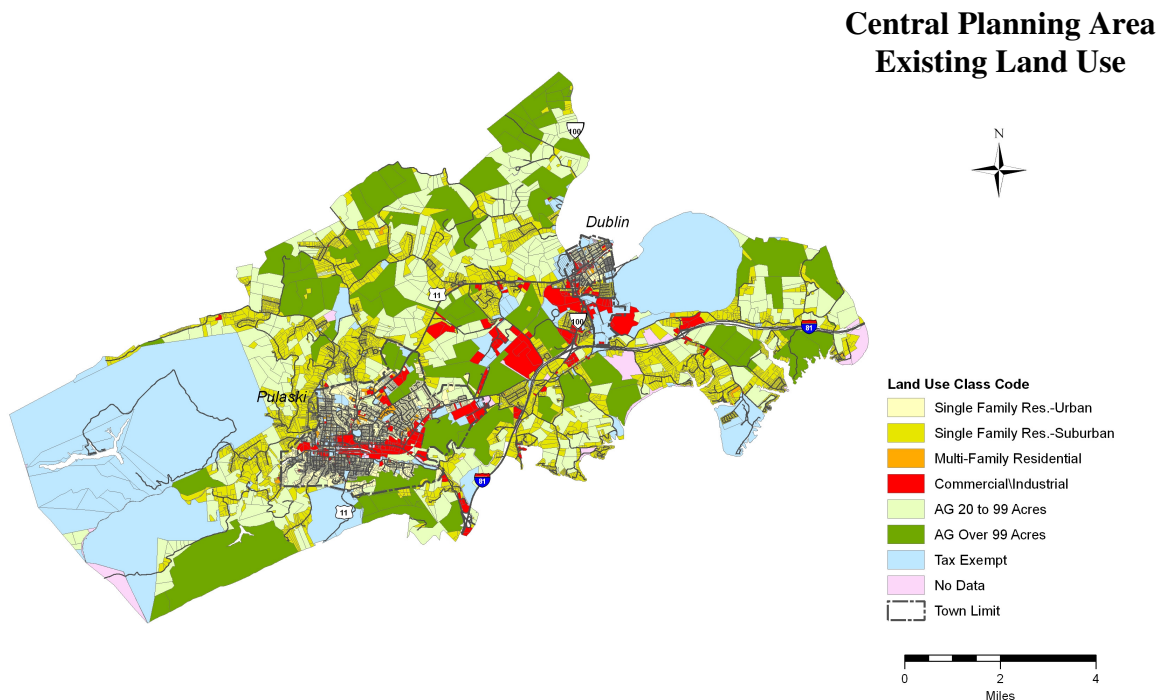
CENTRAL PULASKI COUNTY PLANNING AREA

Description

The Central Planning Area includes both the Town of Dublin and the Town of Pulaski which are the only municipalities in Pulaski County. The Central Planning Area abuts Wythe County to the west, the City of Radford to the east, Claytor Lake in the southeast, and the North Planning Area. This Planning Area is extremely diverse including portions of the Jefferson National Forest, the municipalities with residential, commercial and industrial land uses, and the Radford Army Ammunition Plant. The Southern portion of the Planning Area is generally characterized as having steep slopes, and a mix of Agricultural and Residential land uses. The border of the Area adjacent to the Lake is characterized by prime Agricultural Areas. This Planning Area includes both of the County's Municipalities. In addition, U.S. Interstate 81 provides citizens easy access to services offered in the broader region and U.S. Interstate 81 provides additional transportation outlets for mobility and service demands.

The Central Planning Area contains the majority of schools in the County. These schools include Four Elementary Schools, both Middle Schools, The Pulaski County High School, the Southwest Virginia Governors School, and the New River Valley Community College. The Central Planning Area also affords excellent recreation amenities through public access to Claytor Lake, the New River, Jefferson National Forest and a wide variety of facilities owned by the Towns of Dublin and Pulaski and Pulaski County.

Figure 2 – Current Land Use



Map produced by the NRVFDC, 2008, using Pulaski County data.

*Pulaski County Comprehensive Plan
Central Planning Area*



Existing Conditions

The Central Planning Area includes the majority of the County's population centers (focused in the Towns of Dublin and Pulaski). In addition, the Central Planning Area houses Community Facilities which are vital for the County and Towns including The Pulaski County Public Service Authority (PSA) Water Treatment Plant, and the Town of Pulaski. The PSA's Water Treatment Plant is a Three Million Gallon Per Day Facility. Wastewater is handled for the municipalities via the Pulaski County Public Service Authority; Areas outside of the Town Limits in the Central Planning Area primarily utilize septic systems.

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 35,217 in 2000 to 37,322 in 2010 and 39,657 in 2020.

It is estimated that approximately 39.5% of the change in the county population will occur in the Central Planning Area. Based upon this assumption, some 850 persons will locate in the Area by 2010, and an additional 900 to 925 in 2020. The projection should indicate that in evaluating change, a population increase of approximately 1,700 to 1,800 should be utilized or 755 to 800 new Housing Units.

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.

In evaluating the MSA, the Central Planning Area will be the prime location for business activities and location decisions. The Area also serves as a transportation corridor between U.S. Interstate 81, and the rest of the MSA. The Corridor will require transportation investments to meet future projected demands.

Existing Land Use

An evaluation of the County's land records finds that the majority of the parcels, 12,134 are devoted to single family use. There are 476 parcels of land classified as agriculture, of which 353 parcels are between 20 to 99 acres in size, while 123 parcels are larger than 99 acres. Tax exempt parcels, 628, include cemeteries, churches, governmental land and the Boy Scout reservation. Commercial/Industrial lands account for 1,049 parcels, and 241 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 almost 12,000 housing structures in the Area. Between



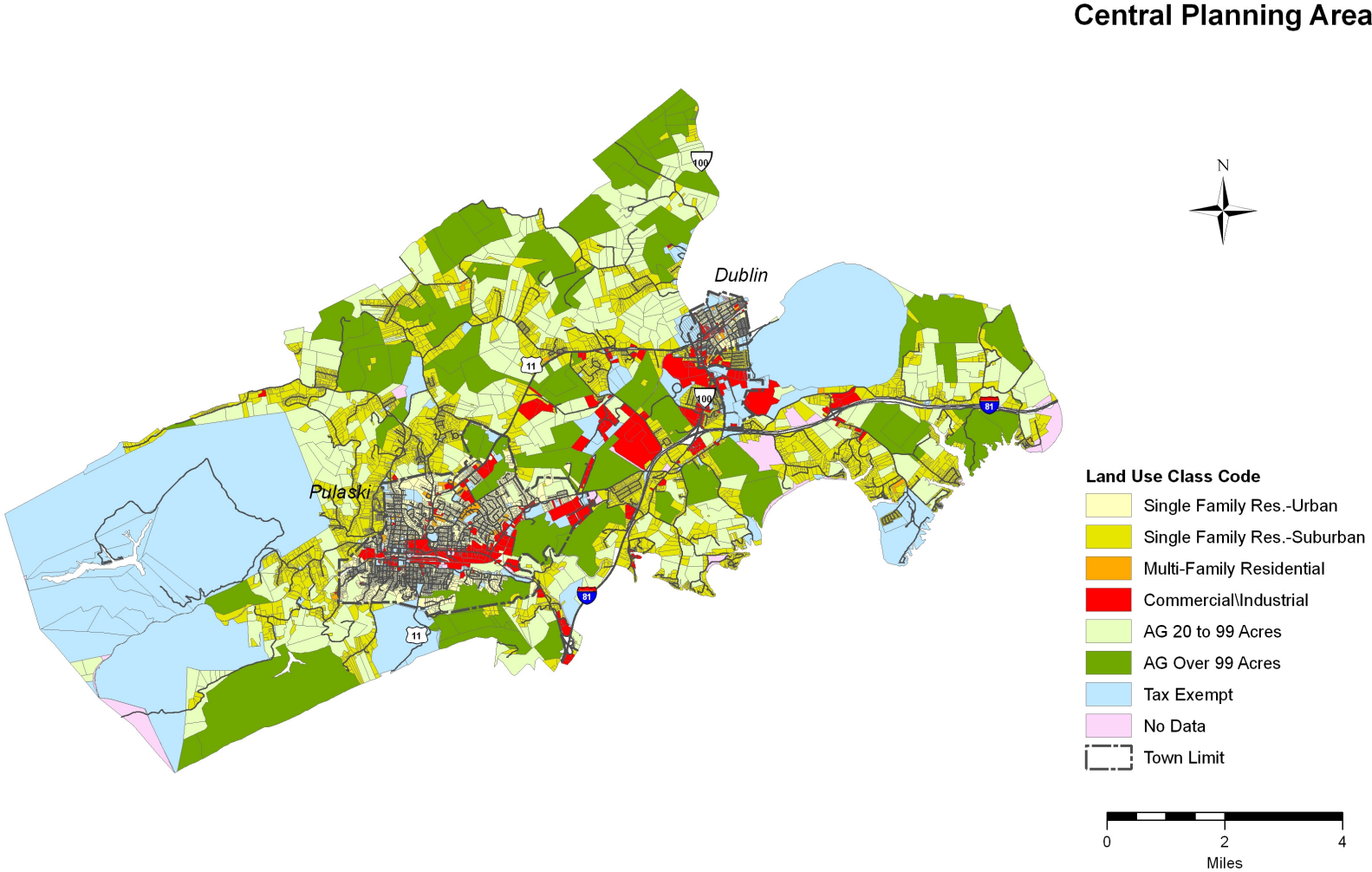
1990 and 2000 approximately 1,502 of those structures were built, or 12.5 percent. From 1970 to 2000 there were approximately 5,600 housing structures built, or 47 percent of the housing stock.

The trend of housing is not expected to increase at the same rate as seen previously, however housing stock is expected to rise at a nominal rate. 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 in the consumption of 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 are consumed, or 300 acres per decade. Simply selecting large 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 7).



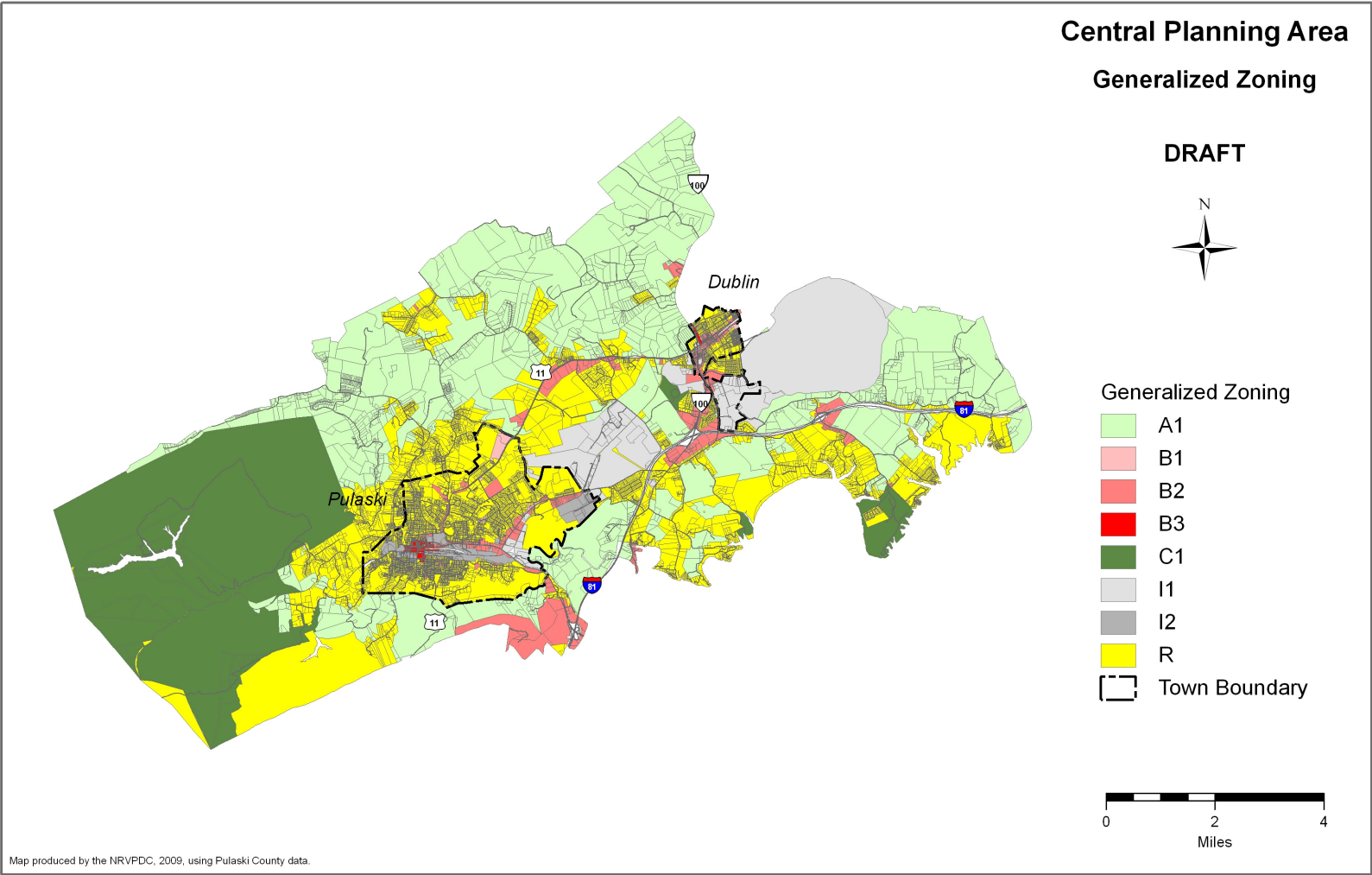
Figure 3 - Current Land Use



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



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 three zip codes were utilized, 24141, 24084 and 24301. 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 zip codes that are utilized for this analysis are not limited to the planning area and extend into other parts of the New River Valley Region. 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.

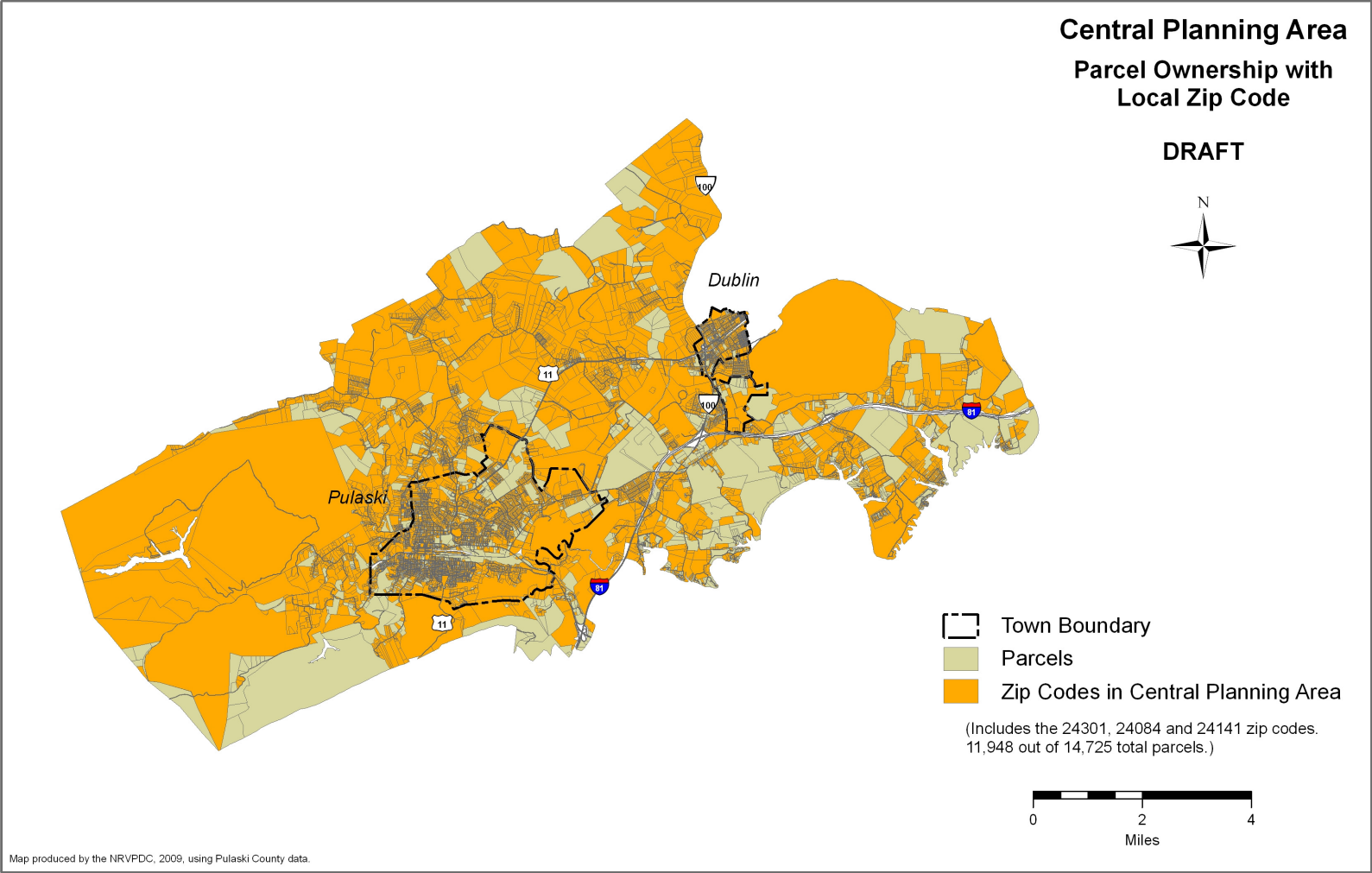
Figure 5, Zip Code Data, illustrates in orange the parcels with zip codes in the Central Planning Area. Tan parcels are those with zip codes other than 24141, 24084 and 24301. There are 14,725 total parcels and 11,948 parcels utilize a Central Planning Area zip code. Therefore 81% of the parcels reflect an Area zip code. This potentially indicates that 19% of the parcels are owned by people outside the Central Planning Area. For comparison purposes, the South Planning Area had approximately 50% of the parcels with a local zip code and the Draper Planning Area had approximately 68% of the parcels with a local zip code.

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 number of parcels are not in close proximity to those amenities. Several of the larger parcels away from the river/lake are reflected as agricultural and residential use in Figure 3, Current Land Use.

The composition of full-time and part-time residents is significant when implementing policies. For instance, during a public input session in the South Planning Area held during the summer time, 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. During the winter input session this request was not as prevalent. In the Central Area services for facilities are largely directed toward full time residents and local business owners.



Figure 5 – Zip Code Data



Future Land Use

Assumptions

The Planning Area is located North of Claytor Lake and the New River and West of the Northeast Area encompassing the Towns of Dublin and Pulaski. The area consists of a mix of uses as a result of the Municipalities and County in general. While the populations of the towns has decreased as per census results, increases in Residential, Commercial and Industrial uses have created additional demand. Residential growth that has occurred in the Central Planning Area has been North of the U.S. Route 11 Corridor, between Dublin and Pulaski. It appears that the area between U.S. Route 11 and VA Route 611 will be the location for expansion of increases in commuter traffic between the two municipalities it is envisioned that the distance between the two will, over time, decrease as commercial and residential uses expand on the U.S. Route 11 Highway. Other portions of the Central Planning Area are expected to either remain in their current forms or become more residential in nature.

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

Improvement of water supply and wastewater disposal for Southwestern portion of the Central Planning Area is necessary.

While public water and sewer may not be feasible currently in all locations of the Central Planning area, 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 with increases in Commercial and Industrial uses. 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 while preserving Agricultural uses.

Citizens Participation

The Planning Commission held two public input sessions in the Central Planning Area. The first meeting was held on January 6, 2009 at the Dublin Lions Club in Dublin. The second meeting was held January 20, 2009 at Pulaski Elementary School. The meetings were attended by approximately 20 people combined. Attendees were briefed on the Comprehensive Planning Process by a presentation from the Pulaski County Staff. Following the introduction, the attendees were invited to and recommend changes to the proposed land use and transportation plans. Once the participants were broken into smaller groups to discuss plan details, several questions were fielded by the County Planning Commission and staff.



The participants were offered two means of providing input toward the plan development process. One option was to complete a written survey that is administered to all the Planning Areas uniformly and comments can be found under Appendix 1. Another option is to provide verbal feedback in small groups. The small group portion of the meeting consisted of maps present in this document for comments.

Participants of the public session provided extensive input and their efforts are reflected in this document.

Residential Land Use

The Central Planning Area has the largest mix of primary land uses, with residential, commercial, industrial, and agriculture uses. Census data has shown that growth has occurred to the North of the Town of Pulaski. With additional road networks it is expected that parcels which are currently Agricultural will be developed into Residential uses. This development is anticipated to occur along U.S. Route 11 and between the two Municipalities. When planning for Residential growth it is important to preserve open spaces and plan for necessary infrastructure. Transportation plans for highway and alternative modes of transportation will need to be addressed. Water and Sewer distribution and collection facilities will also be required. Developer funding will be necessary for the ultimate build out of infrastructure identified in the plan.

Protection of Agricultural Production

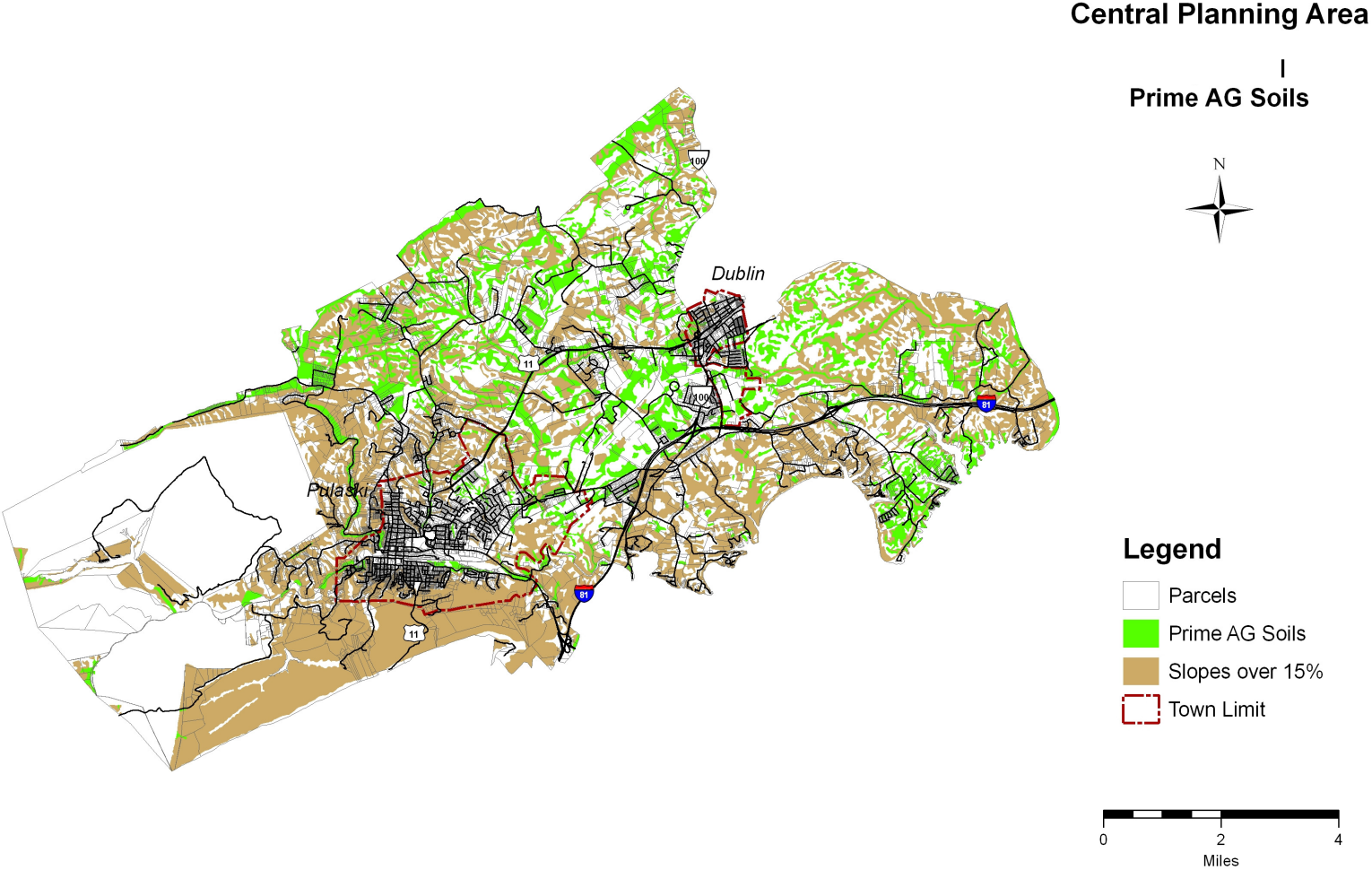
In terms of Agricultural production It is important that the agricultural uses in the Area remain protected from encroachment; particularly the working farms on prime soils (see Figure 5 Prime Agricultural Soils Map and Slopes greater than 15%). In order to support affordable housing and lifestyle preferences, zoning districts covering the prime agricultural areas should be modified to limit the division of property for residential purposes. Cluster Development under Planned Unit Development Districts should be available, in addition to other zoning districts, which encourage higher density residential development adjacent to the municipalities and in the U.S. Route 11 – VA Route 611 corridor.

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 produced 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.

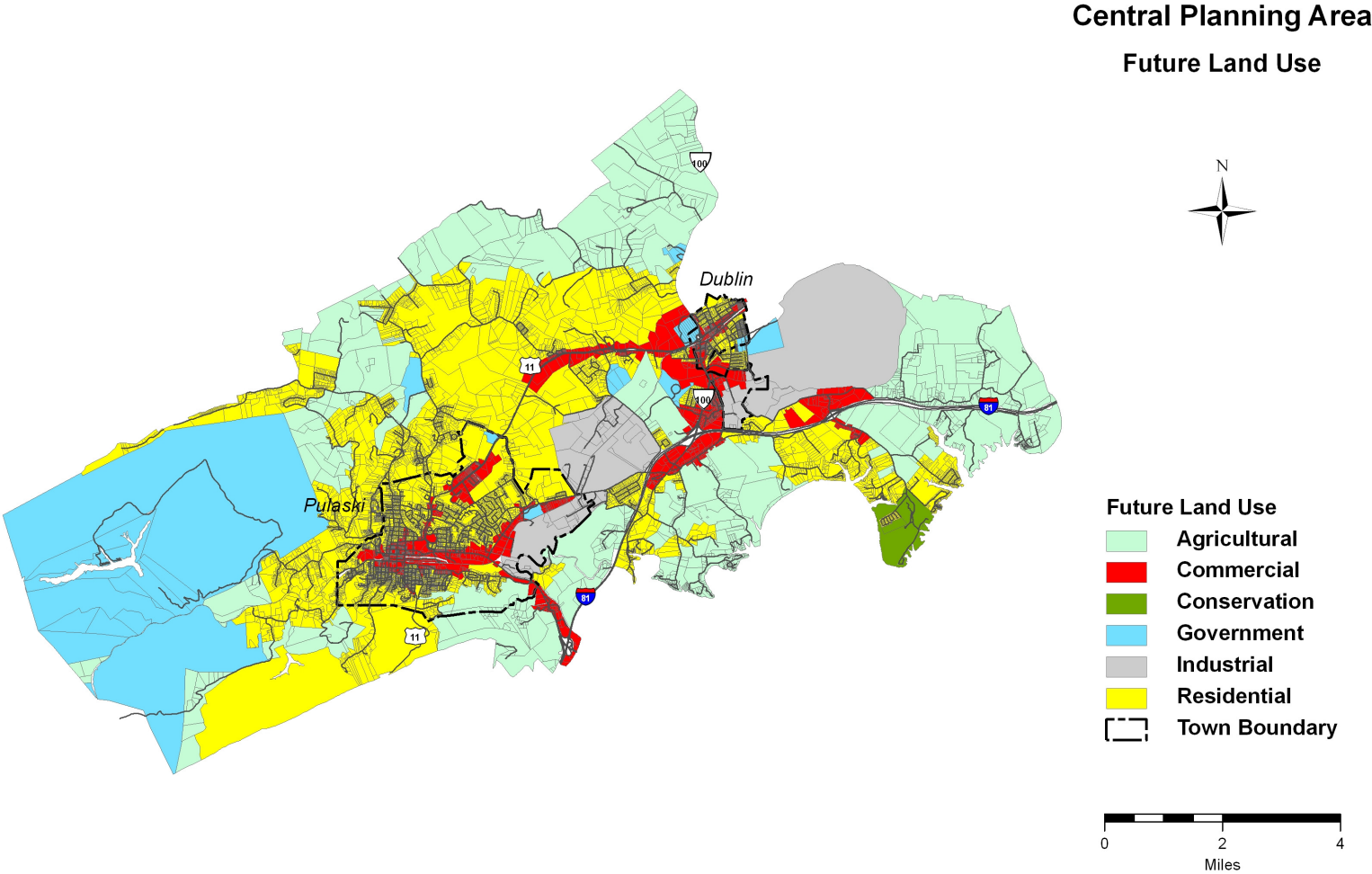
As a result, the acceptance of the land use implications of any conservation easement should be based upon the net value to the public including the perpetual control of land use decisions being made by a current land owner in a dynamic economy and community. Based upon the considerations in the County's 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 as such in the Conservation District and Agricultural Districts and Residential Districts.

Central Easement Receiving Areas

The Central Planning Area contains mixes of all types of land uses. With the ability of the Towns in the Planning Area to grow and utilize infill development techniques additional areas for Residential Growth are anticipated to be in the Northern section of the Planning Area. Census Data shows that Growth has occurred in this area and with this development additional avenues for Commercial and Industrial Growth are planned for existing Highway Corridors. As a result of this projected growth Conservations Easements may be better suited for areas adjacent to Claytor Lake to protect the quality of water and the associated veiwsheds, as well as active farms.



Figure 7 - Future Land Use Plan



Map produced by the NRVPC, 2008, using Pulaski County data.



Industrial and Commercial Land Uses

Industrial land uses in the Central Planning Area consist primarily in the Industrial parks in the Area. These Industrial Parks include: Cougar Industrial Park, Dublin Industrial Park, Mar-Bal Industrial Park, Pulaski County Corporate Center, and the future New River Valley Commerce Park. In addition to those Industrial Parks the Radford Army Ammunition Plant located to the Southeast of Dublin is the largest industrial site in the County. Other Industrial employment areas are located in the municipalities in the Central Planning Area.

Commercial uses in the Central Planning Area are primarily in the municipalities with large scale Commercial development closer to U.S. Interstate 81. Additional Commercial uses are found between the municipalities on U.S. Route 11. It is envisioned that this corridor will have increased commercial development with proposed transportation upgrades, and to offset additional Residential Development.

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 land that supports the County's agricultural economy.
- Continue the highway improvements identified in the six-year plan.
- Encourage alternative development practices including Cluster Development and Planned Unit Development.
- Encourage Industrial and Commercial Uses near areas with adequate infrastructure resources.

Medium Term

- Construct the most important water/sewer facilities.
- Implement alternatives and connectable transportation elements.
- Amend the County's Zoning Ordinance to Retain agricultural economy.
- Support industrial and commercial development to provide additional employment and services to residents of the County and larger region.



- Assure adequate public facilities to support development in the area.
- Continue land use taxation.

Long Term

- Seek to implement transportation projects identified in the Central Pulaski Transportation Master Plan.
- Encourage trail development to provide connectivity to the New River Trail and the other areas of the County.
- Continue to support emergency services in the Area.
- Retain agricultural economy.
- Continue land use taxation.



Housing

Existing Housing

Existing housing stock in the Central Planning Area is predominantly located in the two municipalities. In the 2000 Census the Town of Dublin had approximately 969 Housing units with an occupancy rate of 911 units or 94%. Of those units 429 units (47.1%) were owner occupied, and 482 units (52.9%) were renter occupied.

The Town of Pulaski had approximately 4,517 housing units with an occupancy rate of 4,173 units or 92.4%. Of those units 2,465 units (59.1%) were owner occupied, and 1,708 units (40.9%) were renter occupied. In addition from 2001 to 2007 126 of Residential Building Permits were issued resulting in a potential 4,643 housing units.

In addition to the municipalities in the Central Planning Area the area along the U.S. Route 11 Corridor is currently zoned in a manner to allow for low density residential dwellings. Areas surrounding Claytor Lake and the New River include low density residential. Also, additional residential parcels are located to the North of the Town of Pulaski.

Future Housing Demand

The Future Land Use Plan indicates nearly four thousand additional acres of Residential Land in the Central Planning Area. With the additional acreage the County will be positioned to increase housing stock while still providing active farmland and increasing industrial and commercial uses. The total number of units that will be achieved by this increase will be determined by the types of Subdivisions that are created. In addition Zoning Classifications permitting different housing yields per acre will have to be evaluated to provide affordable housing in the Central Planning Area.

Affordable Housing

The Town of Pulaski and other Agencies have actively engaged in the rejuvenation and creation of affordable housing with the Dora Highway Revitalization Project. The houses will be available to persons with earnings less than or equal to 80% of the median adjusted gross income for the area. The project will include fifteen to twenty rehabilitated dwellings and six new construction units. Additionally a number of condemned units will be demolished allowing for new construction. Pulaski County is slated to apply for a similar rehabilitation program in 2010.



Transportation

Central Pulaski Transportation Master Plan

During the preliminary planning process for the Pulaski County Comprehensive Plan, the New River Valley Planning District Commission utilized grant funding to prepare a Central Pulaski Transportation Master Plan. Prepared in cooperation with the U.S. Department of Transportation, Federal Highway Administration, and the Virginia Department of Transportation this plan encompasses the transportation resources and needs for the Central Planning Area and adjacent areas.

A series of meetings were held with various stakeholders including Pulaski County, the Towns of Dublin and Pulaski, representatives from VDOT, and Engineering and Planning Consultants to identify areas that would be suited to handle higher traffic volumes and increase mobility. When making these determinations the various stakeholders used previous Comprehensive Plans, the Proposed Future Land Use Plan of the Central Pulaski Area, and other observations with regards to development patterns and possible infrastructure improvement areas. The Central Pulaski Transportation Master Plan represents a detailed Analysis of Transportation needs for the Planning Area in concert with the demands present and proposed for Pulaski County

Transportation Policies

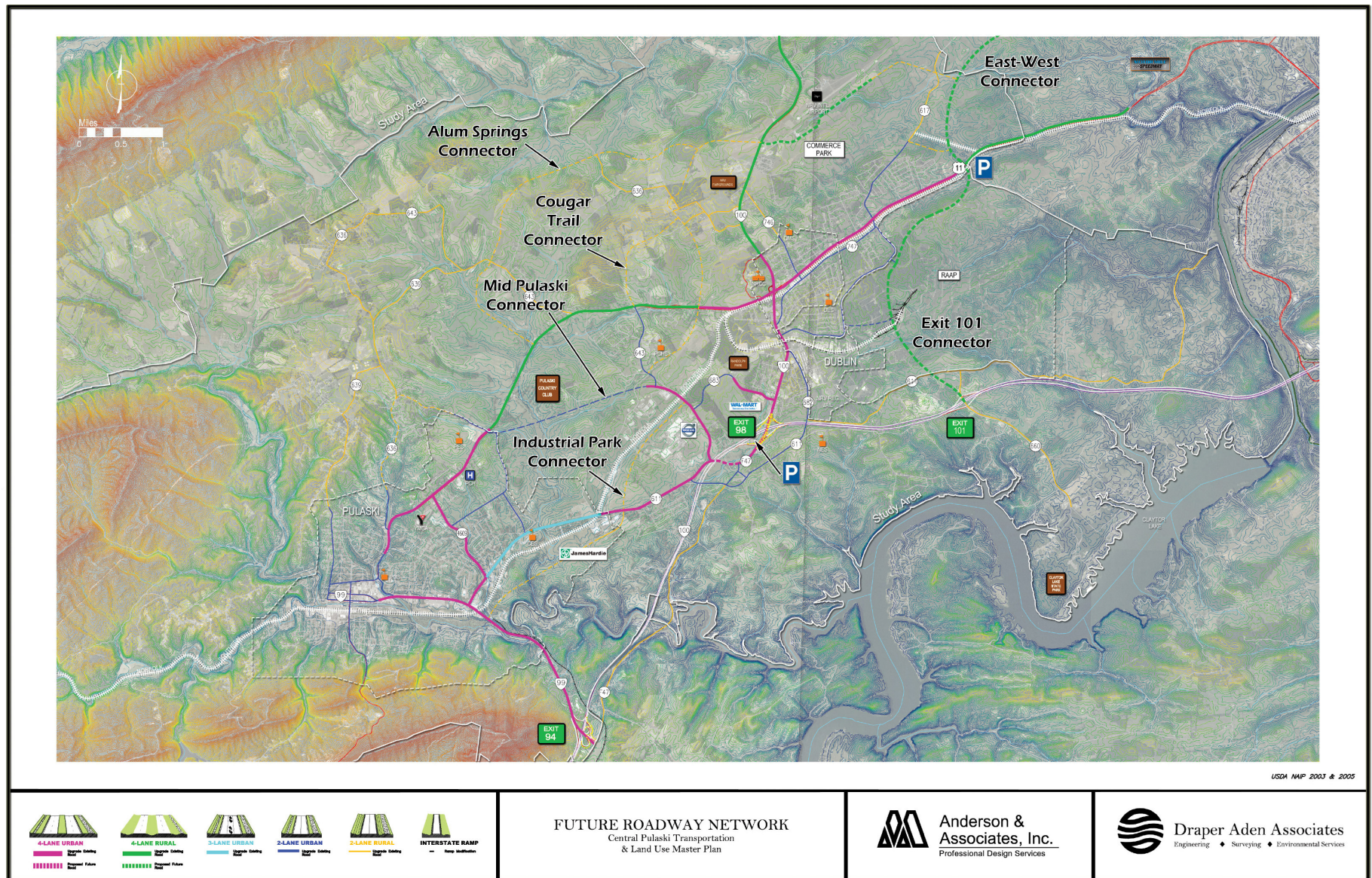
The transportation network in the Central Planning Area is critical to building a successful community development pattern. This planning area contains a mix of uses including residential, agricultural, commercial and industrial uses. As such, the transportation network should allow for safe, reliable, and efficient access to service provided by communities beyond the Central Planning Area. Currently U.S. Interstate 81, U.S. Route 11, and Virginia Route 100 serve as the main thoroughfares. During the next 10 years the County should work to increase mobility to these roads and their respective connector roads. 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 Central Planning Area:

- Improve transportation network to service providing areas of Radford, Pulaski and Dublin with existing roadway upgrades and new roadway construction.
 - Exit 101 Connector
 - Exit 98 Interchange Improvement Project
 - U.S. Route 11 upgrades
- Include alternative transportation systems identified and illustrated in the Central Pulaski Transportation Master Plan with road design.



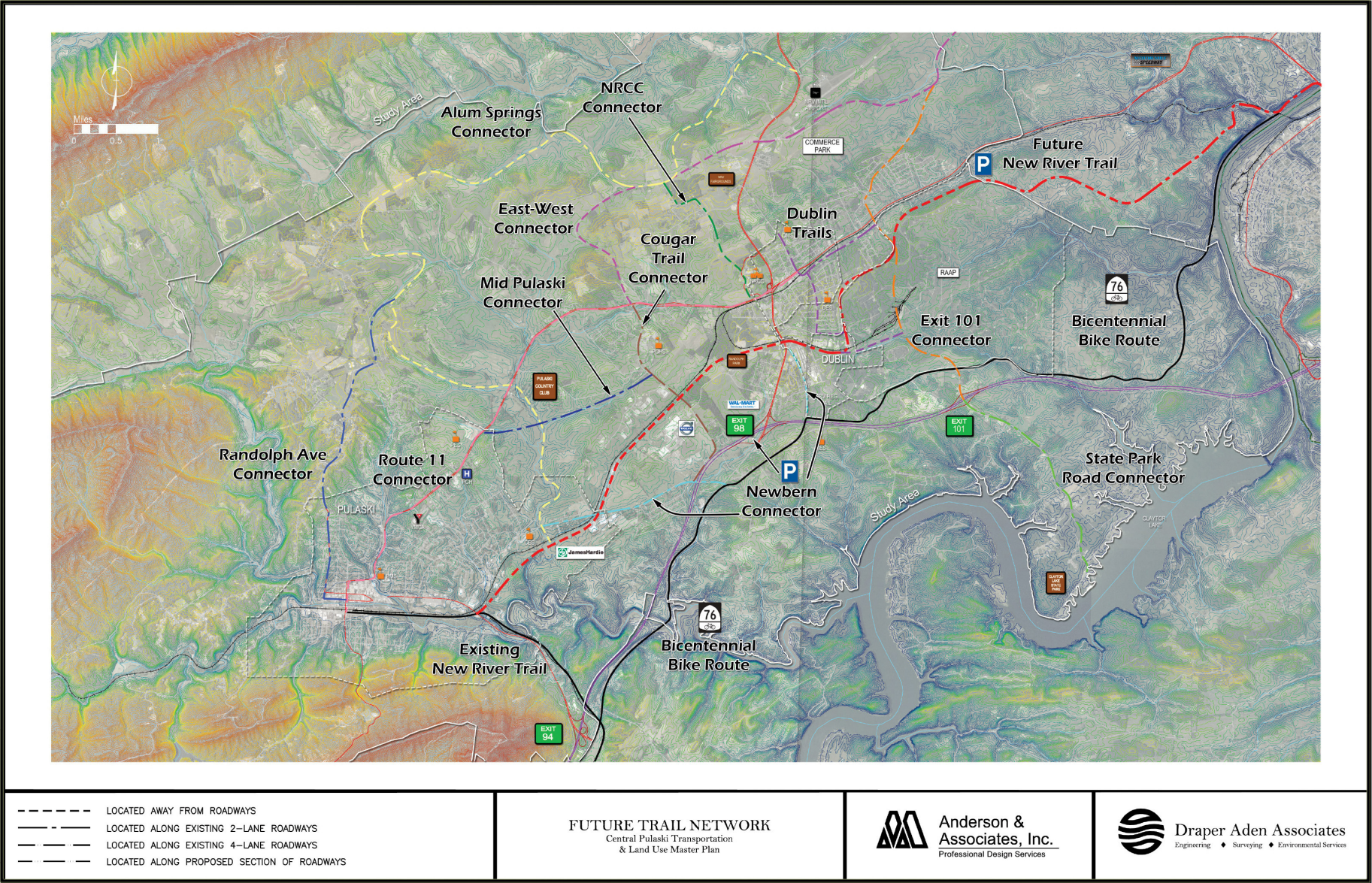
Figure 8 - Central Pulaski Transportation Master Plan Map



*Pulaski County Comprehensive Plan
Central Planning Area*



Figure 9 - Central Pulaski Alternative Transportation Master Plan Map



County Six Year Highway Plan

1. Hatcher Road re-pavement:
\$700,000 project completed.
2. Robinson Tract Road Pave .05 Miles East of 601:
\$2.06 Million Dollar project to be completed in 2009.
3. Robinson Tract Road Spot Widening
\$1.3 Million Dollar project to be completed in 2009.

Transportation Action Plan

Short Term:

1. Interchange 101 Route 11 Connector:

Estimated Cost: \$56,500,000

The Project is planned to be completed in three phases:

Construction of roadway connections from Exit 101 to Bagging Plant Road

Bagging Plant Road Upgrade to the four lanes

Construction of four lane section of connector parallel to U.S. Route 11

This project would provide a 4-lane rural roadway that incorporates a sidewalk or multi-purpose trail along one side of the roadway connecting from Interstate 81 traveling north to Route 611, and continuing north to intersect with Route 11. The proposed improvement would include an at-grade railroad crossing west of the Radford Armory Ammunition Plant. Once complete the proposed improvements would allow direct access from the interstate to the Radford Armory and provide as a future connection of the proposed East-West Connector which is proposed to provide a direct link between the localities of Pulaski and Montgomery Counties..

2. Construction of the Exit 98 Interchange

Estimated Cost: \$4,000,000

This project would convert the existing Diamond Interchange to a Diverging Diamond Interchange. Roadway improvements would consist of ramp re-alignments, crossover construction, re-paving and re-striping through the interchange, the addition of 2 traffic signals, and other signing and lighting improvements required. Additionally, a Park n Ride lot would be provided in the southwest quadrant of the interchange, across from the Pulaski Visitors Center.

3. F47 Connector Upgrade

Estimated Cost: \$8,500,000

This project would provide a 4-lane urban roadway incorporating a sidewalk and multi-purpose trail connecting to the newly re-aligned Route 611 south of Exit 98 off Interstate 81. Once the improvements west of exit 98 are completed on Route 611 this connector would allow traffic to



exit the interstate and travel into downtown Pulaski on a mixed 3-lane and 4-lane urban roadway collector, hence providing safe and efficient traffic flow to and from the interstate.

Mid-Term:

4. Route 11 (Pulaski-Dublin) Upgrade

Estimated Cost: \$7,500,000

This project would widen the existing Route 11 to a 4-lane rural roadway that incorporated a sidewalk or multi-purpose trail along one side of the roadway from the northeastern town limits of Pulaski to approximately 1 mile outside the west town limits of Dublin.

5. Mid Pulaski Connector

Estimated Cost: \$7,300,000

This project would provide a new 2-lane urban roadway with a multi-purpose trail as well as a sidewalk on the opposite side connecting from near the intersection of Peppers Ferry Rd & Route 11 to Cougar Trail near Pulaski County High School. This would be constructed on a new alignment within a 2-lane right-of-way to provide an additional connection between the towns of Dublin and Pulaski, and serve the anticipated residential growth between the two towns.

Long-Term:

6. Exit 94 Improvements

Estimated Cost: \$6,500,000

This project would enhance the existing partial clover interchange by modifying existing ramps and loops to bring them to current design standards. Route 99 would also be re-graded at the interchange to develop proper height clearances from the I-81 bridges. Once completed it is envisioned that future infrastructure in the area will provide for additional commercial activities.

7. Route 617 to Proposed East-West Connector

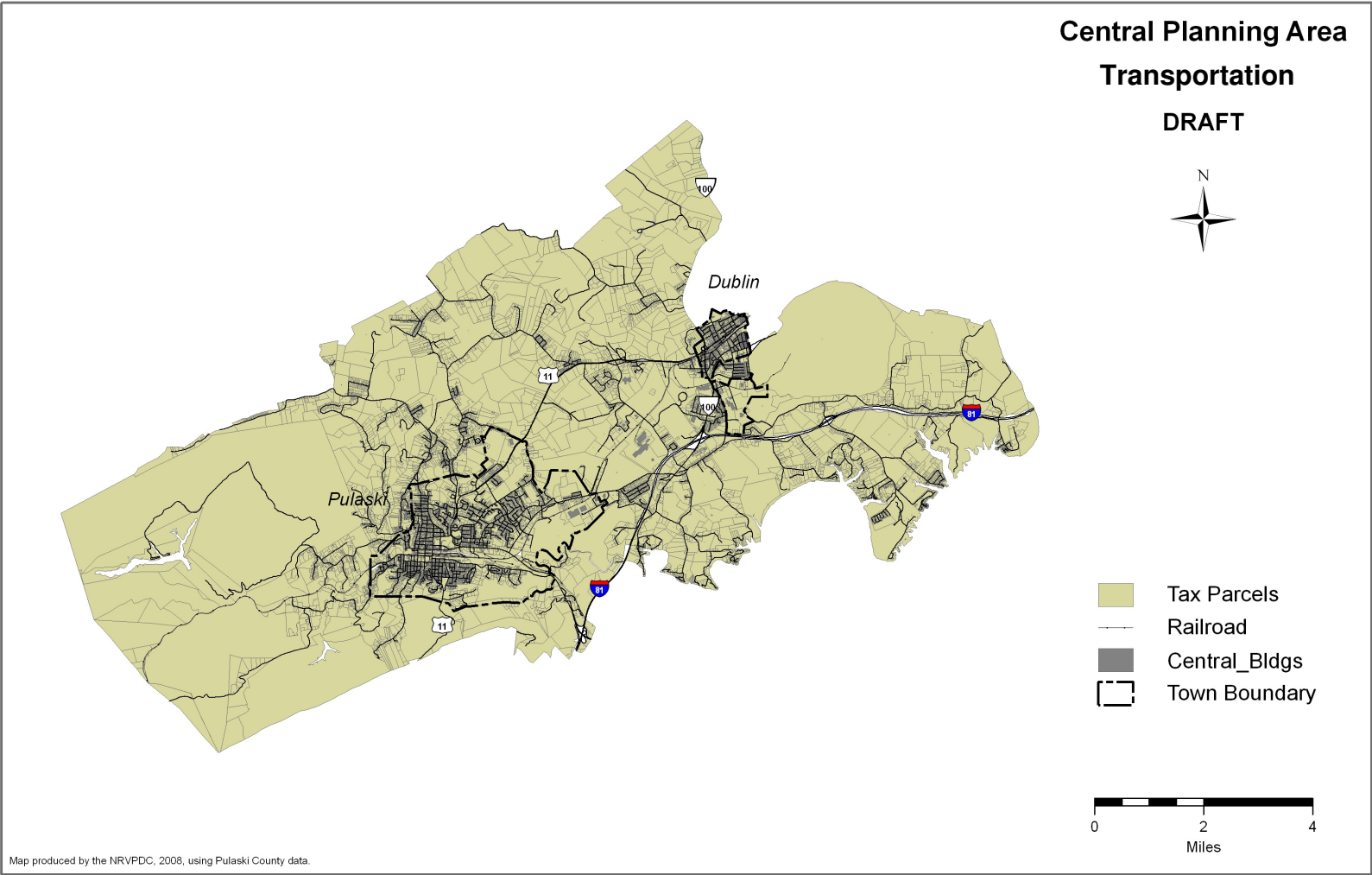
This project would provide a new 2-lane urban roadway with a multi-purpose trail connecting from the proposed Exit 101 Connector to Route 617 providing direct access to Dublin Elementary School from Interstate 81 and exit 101. The urban typical was selected to provide pedestrian modes of transportation for residents and businesses located along the new proposed route.

8. Alum Springs Connector

This project would involve the construction of a 2-lane rural roadway to incorporate a sidewalk or multi-purpose trail along one side of the roadway starting north west of the NRV Fairgrounds traveling west, intersecting with Route 636, continuing south west intersecting with Route 643, and looping back south east into Route 11 north of the Pulaski Country Club. Once the project is complete it will provide residential areas in the western part of Pulaski County to have direct access to Route 100 relieving congestion on Route 11.



Figure 10 - 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/lake 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.
- Complete the construction of the New River Trail from Pulaski to the eastern County boundary. Seek to have the segment added to the New River Trail State Park for operation and maintenance.
- Coordinate alternative transportation facilities among developments to provide an interconnected alternative transportation system in the County.
- Support the development of the Trail systems outlined in the Central Pulaski Transportation Master Plan.



Community Facilities and Recreation

Community Facilities

The Central Planning Area contains several significant public facilities for the County and the community. The majority of the County's educational system is located in the Central Planning Area including four Elementary schools, both County Middle schools, and the Pulaski High School serving the entire County. In addition the Southwest Virginia Governor's School is located in Pulaski providing additional educational resources to gifted High School Students in the region. In addition to the K-12 education services provided, the New River Community College is located in the Central Planning Area and provides an affordable two-year collegiate educational service for the New River Valley Region. Branches of the County Library are also located in the Towns of Dublin and Pulaski providing an additional educational resource.

In addition to Educational Facilities the Central Planning Area includes numerous Emergency Facilities including three Police Departments, three Fire Departments, and two Rescue Stations. Many of the Emergency services are provided by volunteers with coverage areas that fall outside of the Municipal and Central Planning Area boundaries.

Recreation Action Plan

Short Term:

- Implement the County's Tourism and Recreation Plan
- Market recreation opportunities/assets.
- Preserve and protect the New River Trail State Park corridor. Encourage expansion of trail facilities to be managed as part of the State Park.
- Support the development of user services in the Towns of Dublin and Pulaski as well as along the trail corridor.
- Foster cooperative relationships with Local, State and Federal agencies and Public and Private organizations to develop recreational facilities for the citizens of Pulaski County.
- Construct a County and/or regional recreational center with aquatic facility.
- Actively participate in the Round the Mountain Artisan network of trails.

Medium Term:

- Continue agency/private sector coordination/cooperation efforts to develop needed facilities and market recreational opportunities.
- Consider the benefits and establishment of a regional recreational facility authority to



serve the County and Town, as well as other locations.

- Continue development of river/lake access facilities.

Long Term:

- Encourage development of lodges/hotels/bed and breakfasts/conference facilities to service recreational traffic, businesses, etc.
- Develop trail systems outlined in the Central Pulaski Transportation Master Plan.



Figure 11 - Community Facilities Map (Locations on following page)

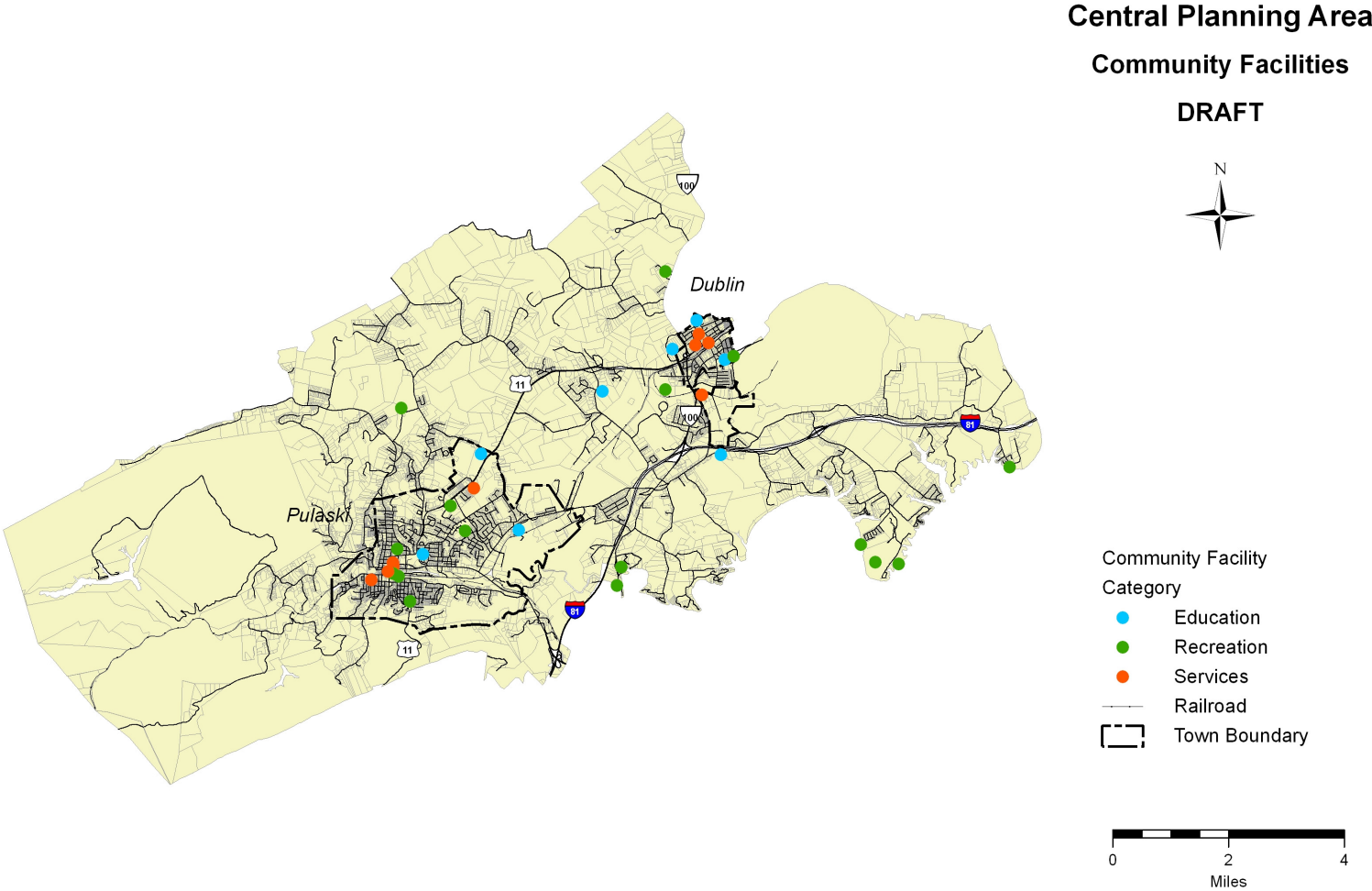


Table 1 – Community Facilities

1. Education
 - a. Critzer Elementary School
 - b. Dublin Elementary School
 - c. Pulaski Elementary School
 - d. Newbern Elementary School
 - e. Dublin Middle School
 - f. Pulaski Middle School
 - g. Pulaski High School
 - h. Southwest Virginia Governor's School
 - i. New River Community College
2. Pulaski County Library
3. Fire Departments
 - a. Dublin Vol. Fire Department
 - b. Pulaski Fire Department
 - c. Newbern Vol. Fire Department
4. Ambulance-Rescue Stations
 - a. Dublin Station (Ambulance – Rescue)
 - b. Pulaski Station (Ambulance – Rescue)
5. Police Department
 - a. Dublin Police Department
 - b. Pulaski Police Department
 - c. Pulaski County Sheriff's Department
6. Recreational Facilities
 - a. Central Youth Center
 - b. Calfee Park
 - c. Cool Springs
 - d. Dora Highway
 - e. Gatewood Reservoir
 - f. Jackson Park
 - g. Lion's Club
 - h. Loving Field
 - i. MacGill Village
 - j. Randolph Park
 - k. Sixth Street Park
 - l. Valley Road Park
7. Economic Development
 - a. Cougar Industrial Park
 - b. Dublin Industrial Park
 - c. Mar-Bal Industrial Park
 - d. Pulaski County Corporate Center
 - e. New River Valley Airport
 - f. New River Valley Commerce Park



Appendix A

Central Planning Area Public Input

January 6th, 2008 and January 20th, 2008

(Towns of Dublin and Pulaski North of Claytor Lake West of Fairlawn)

1) What do you like about your community?

- Small, rural with great people
- Peaceful, quite, pretty, good access to the interstate
- Small rural feel, Claytor Lake, Scenery
- Open space

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

- More employment
- More entertainment opportunities, addition of a recreation center, mutual activity aid with NRCC
- Fewer mandatory restrictions for property owners, clean up the environment, encourage recycling
- There is a need for more industry in the County.

3) What do you like about Pulaski County?

- Not many people, scenic
- Open space and ruralness, Claytor Lake
- Beautiful place, quite
- Educated people

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

- Keep tax rates low, keep number of government employees low
- More jobs to increase government services through business taxes
- Place a ban on wood burning and waste burning
- Revitalize downtown Pulaski, reduce property taxes, encourage more recycling, add more business development

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

- Safe, clean, environmentally conscious, better educated
- More amenities with the same rural and scenic nature
- Good industry while staying the same

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

- 67 years on and off
- 6 years
- Life
- 5+ years

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

- Keep pollution down, recruit more industry
- Keep business, keep good water and sewer services

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



Comprehensive Plan

2007-2008



Draper Planning Area

DRAPER PLANNING AREA

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DRAPER PLANNING AREA

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DRAPER PLANNING AREA

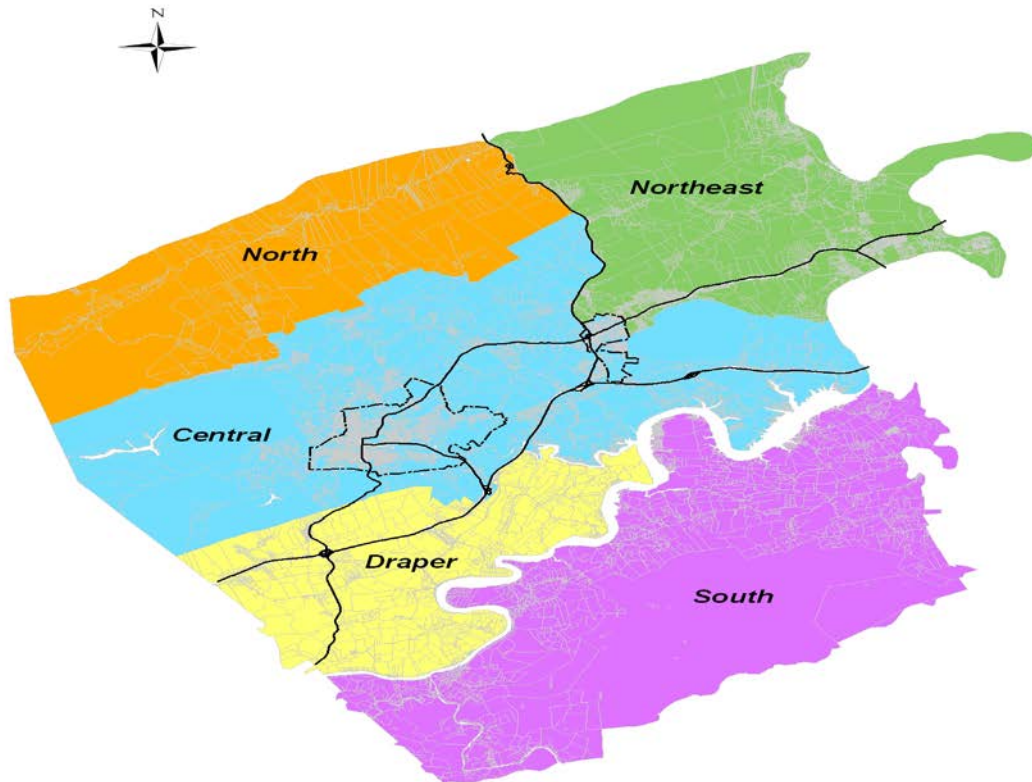
Introduction

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 Draper 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



DRAPER PLANNING AREA

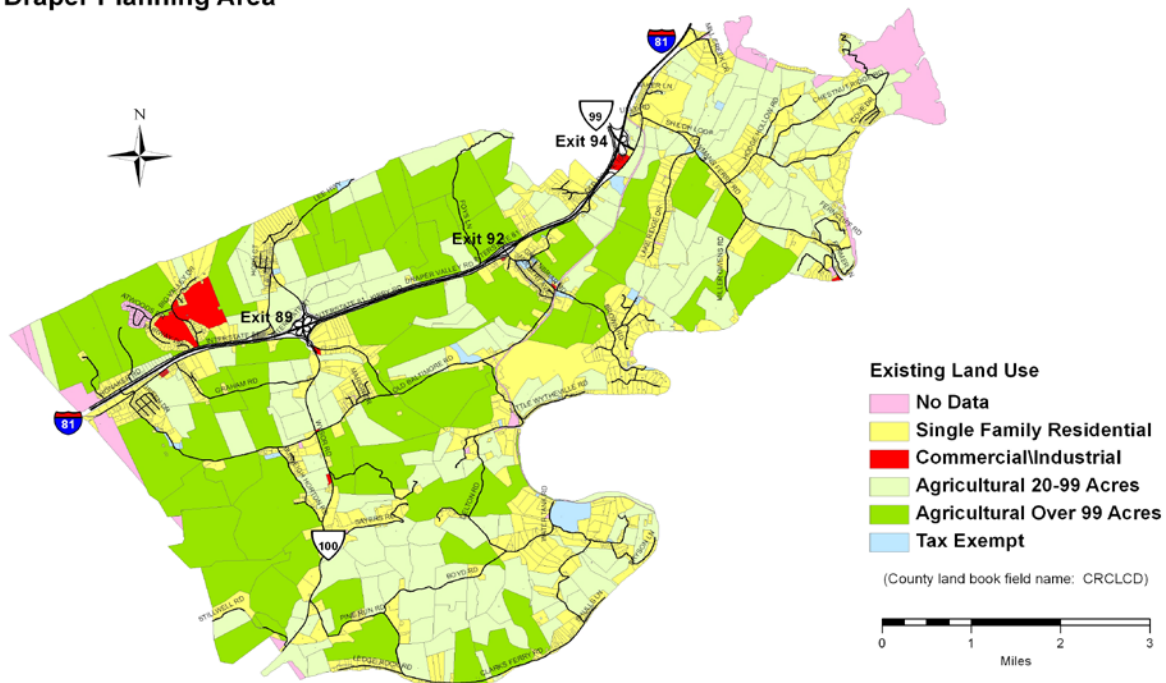
Description

The Draper Planning Area is bounded on the west by the Wythe/Pulaski County line and on the south by Claytor Lake. The Area is generally triangular with Interstate 81 running east-west in the northern 1/3rd, see Figure 2. While agriculture is a major land use activity in the Area, its great natural beauty and proximity to Claytor Lake has resulted in an increase in residential development. The boarder of the Area adjacent to the Lake is characterized by steep slopes and broken drainage patterns. The residents of this Area typically travel beyond their vicinity for services because there are few options for daily needs. Residents rely on the Towns of Pulaski and Dublin primarily. The general growth pattern is one of agricultural use slowly giving way to residential uses. In particular, there is more recent development along the lakefront, in the Draper Valley Golf Course area, and along Lake Ridge Drive, Brown Road and Old Baltimore Road. Residential use is the most dominate in terms of number of parcels, although several large agricultural tracts over 99 acres are throughout the Area. Most of the tax-exempt parcels in the Area are churches. For the Draper Future Land Use Map see Figure 6.

The Draper Planning Area also affords excellent recreation amenities through the New River Trail State Park and with 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

Draper Planning Area



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



Existing Conditions

Citizens Participation

The Planning Commission held one public input session in the Draper Planning Area. The meeting was held in April 2008 at the New River Criminal Justice Center in Draper. The meeting was attended by approximately 40 people. The County staff advertised the meeting through post cards delivered to each property owner in the Planning Area. Attendees were briefed on the Comprehensive Planning Process by a presentation from the Pulaski County Planning Commission. Following the introduction, the attendees were provided another presentation on demographic changes in the community from 1990 to 2000 based on census data. Prior to breaking into smaller groups to discuss plan details, several questions were asked by the large group and Planning Commissioners or County staff responded.

The participants were offered two means of providing input toward the plan development process. One option was to complete a written survey that is administered to all the Planning Areas uniformly and comments can be found under Appendix 1. Another option is to provide verbal feedback in small groups. The small group portion of the meeting consisted of two maps for comments, one Future Land Use Plan and another map for transportation improvements, or general comments. Small group comments can be found under Appendix 2.

Participants of the public session 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 5% of the change in the county population will occur in the Draper Planning Area. Based upon this assumption, some 300 persons will locate in the Area by 2010 and an additional 325 to 350 by 2020. The projection would indicate that in evaluating change, a population increase of approximately 600 to 700 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, 2,097 are devoted to residential use. There are 277 parcels of land classified as agriculture, of which 203 parcels are between 20 to 99 acres in size, while 74 parcels are larger than 99 acres. Tax exempt parcels, 66, include cemeteries, churches, and government owned land. Commercial/Industrial lands account for 35 parcels, and 62 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 2,026 housing structures in the Area. Between 1990 and 2000 287 of those structures were built, or 14 percent. From 1970 to 2000 there were 1,062 housing structures built, or 52 percent of the housing stock. The trend from 1970 until 2000 is approximately 200 to 250 homes built every 10 years, or 20 to 25 per year.

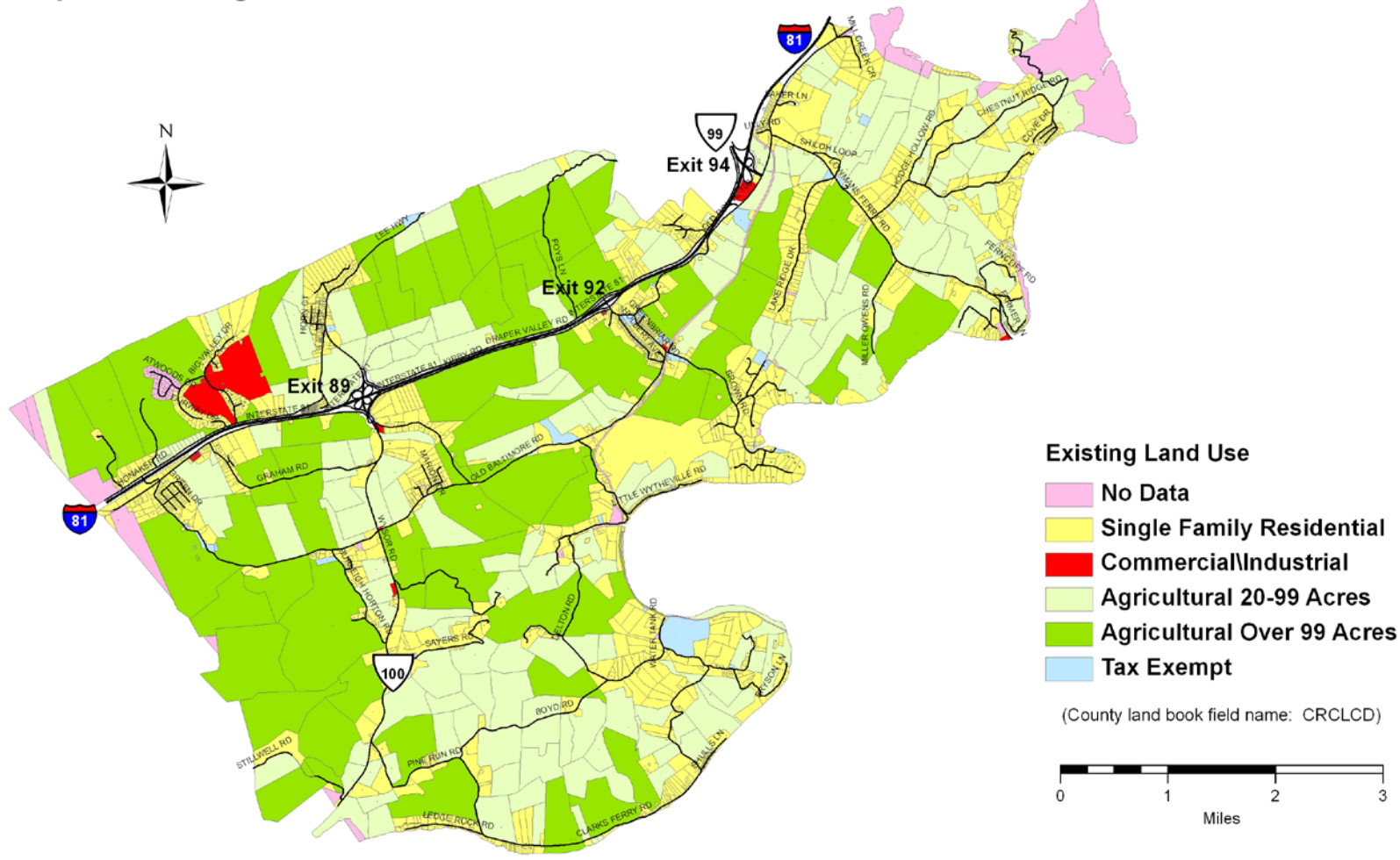
The trend of 20 to 25 homes per year is expected to continue, if not increase. How the community decides to develop will drastically impact the landscape. For instance, if large lot residential development of 5 acre lots is encouraged at a rate of 30 homes annually that will result in the consumption of 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

Draper Planning Area

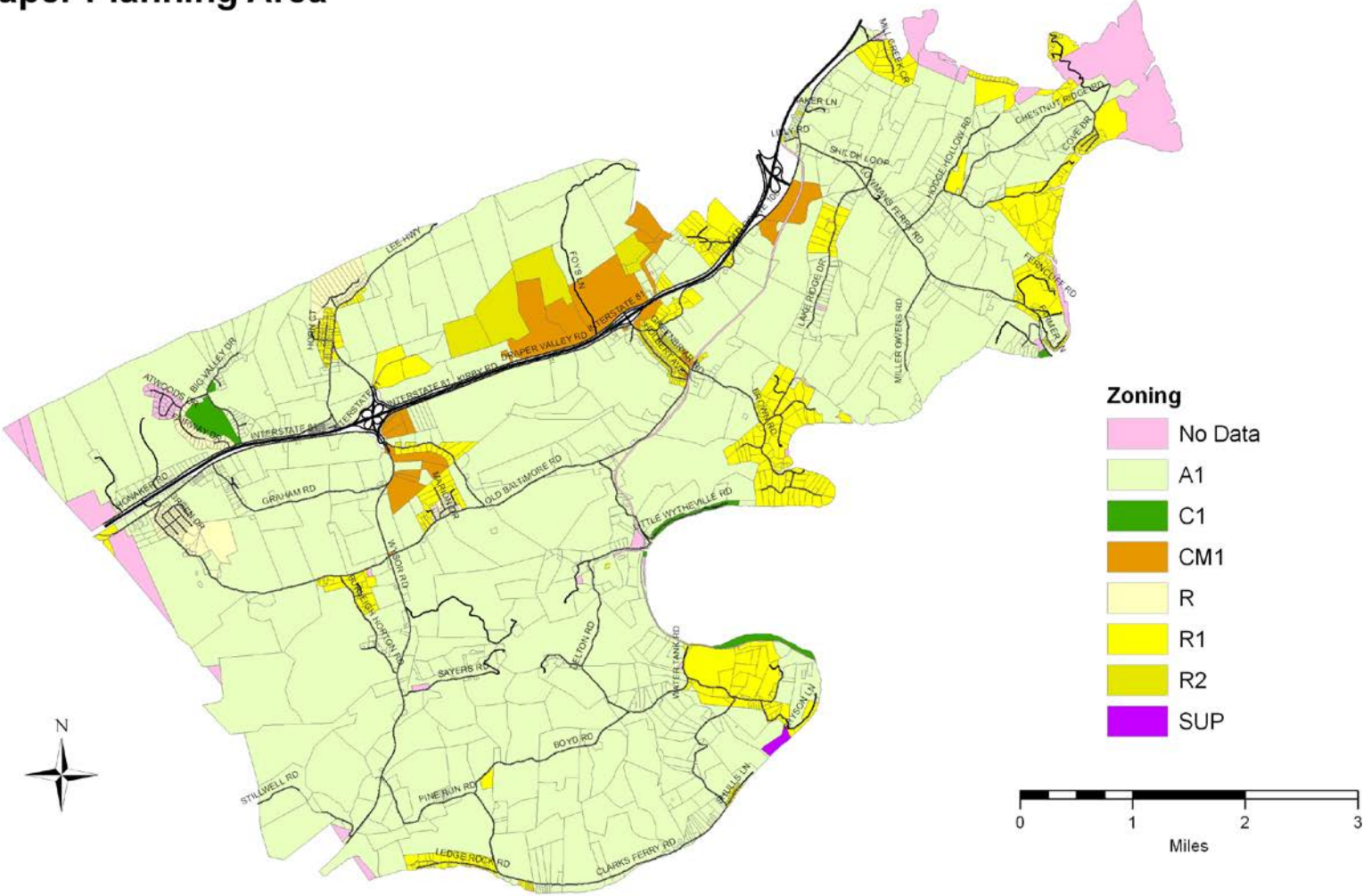


Map created by the NRVPCD, 2008, using Pulaski County data.



Figure 4 – Zoning

Draper Planning Area



Map created by the NRPDC, 2007 using Pulaski County data.



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, 24324 and 24301. 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 24301 zip code extends north into the Town of Pulaski and beyond to the Giles County boarder. 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 5, Zip Code Data, illustrates in blue the parcels with zip codes in the Draper Planning Area. White parcels are those with zip codes other than 24324 and 24301. There are 2,537 total parcels and 1,741 parcels utilize a Draper Planning Area zip code. Therefore 68% of the parcels reflect an Area zip code. This potentially indicates that 32% of the parcels are owned by people outside the Draper Planning Area. For comparison purposes, the South Planning Area had approximately 50% of the parcels with a local zip code.

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.

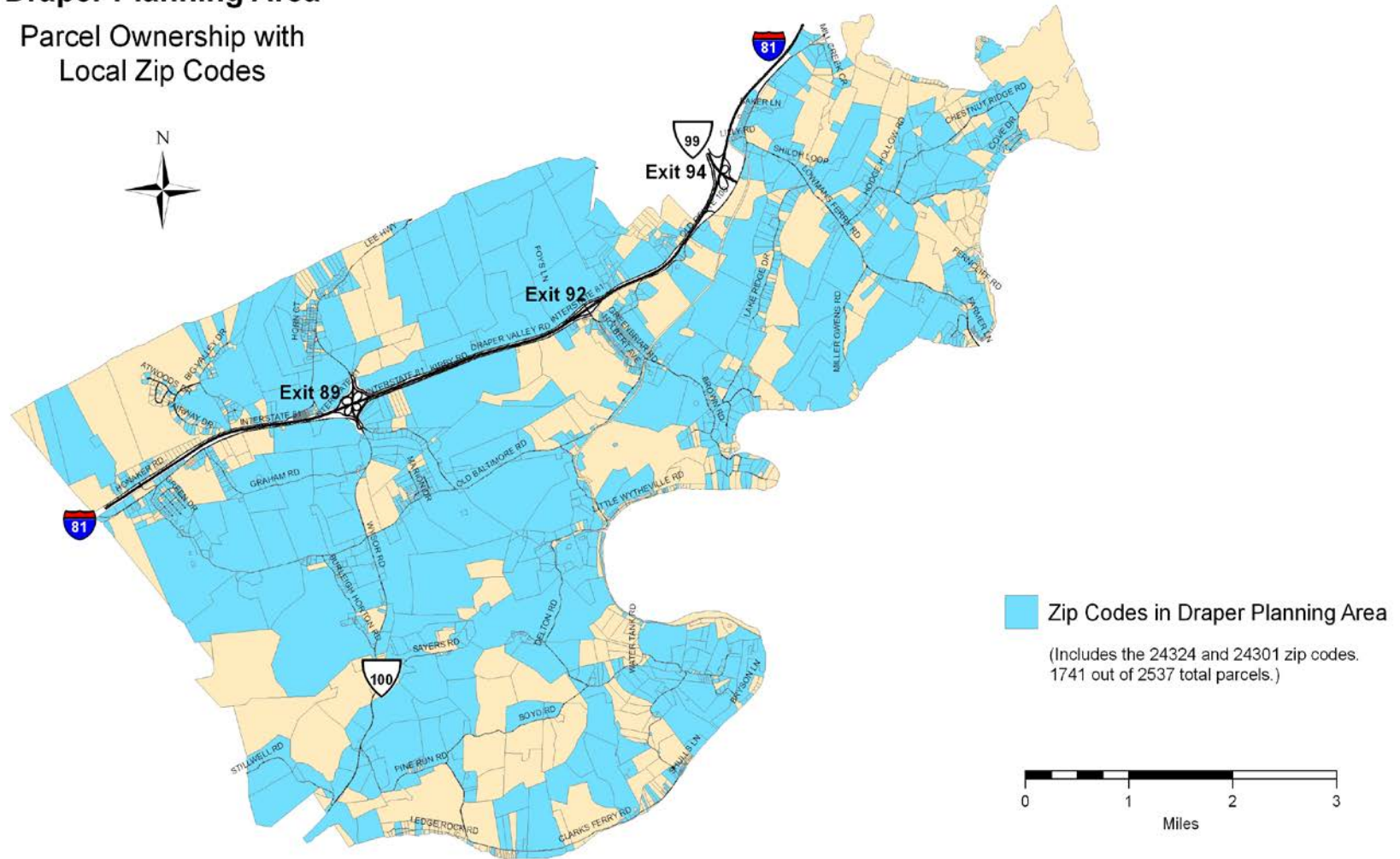
The composition of full-time and part-time residents is significant when implementing policies. For instance, during a public input session in the South Planning Area held during the summer time, numerous participants indicated a desire to have trash collection moved to Monday. This request is likely a result of part-time residents and the timing of their property use. During the winter input session this request was not as prevalent. As the Draper community moves forward, the composition is an aspect to consider when making policy decisions.



Figure 5- Zip Code Data

Draper Planning Area

Parcel Ownership with
Local Zip Codes



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



Future Land Use

Assumptions

The Planning Area is located north of Claytor Lake and the New River. The area is removed from significant retail and service centers contained in the Towns of Pulaski and Dublin, the City of Radford, and Wythe County. The Area has easy access to Interstate 81 with three interchanges, Exits 89, 92 and 94; therefore, residents are not far from market places. Water features such as the river and lake 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 in the Draper Golf Course community and along secondary roads throughout the Area. 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 1 and 2. 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. Further, the community expressed a significant desire to create community that supports the New River Trail users and local residents. Considering the amount of local agriculture production and a market that arrives regularly to recreate on the Trail, community building projects such as a farmer's market, a restaurant serving local products and a boarding facility become highly desirable projects.

A population increase of 600 to 700 residents by 2020.

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

Improvement of water supply and wastewater disposal for the Draper community will be needed.

Increased access to internet bandwidth to allow telecommuting and heighten quality of life.

Community building projects will be critical for local economy.

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 local commerce to expand while attempting to keep land use patterns the same. This can be difficult in a dynamic market whereby 20 to 25 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. The map on page 12 reflects the community input toward future land development patterns.



Residential Land Use

The Draper Planning Area has two primary land uses, residential and agriculture. There are very limited amounts of other land uses occurring in the Area. Commercially zoned land exists at all three interstate interchanges; however, actual commercial land use is not significant.

Residential subdivisions are not limited to the waterfront areas, although several do exist. Draper Valley Golf Course and a subdivision along Rt. 11 provide the majority of housing in the Area north of I-81. South of I-81 residential subdivisions are found in the “downtown” of Draper, along Old Baltimore Road, off of Lowmans Ferry Road, and Lake Ridge Drive. In many cases, residential uses are bounded by large tracts of agriculture uses.

Protection of Agricultural Production

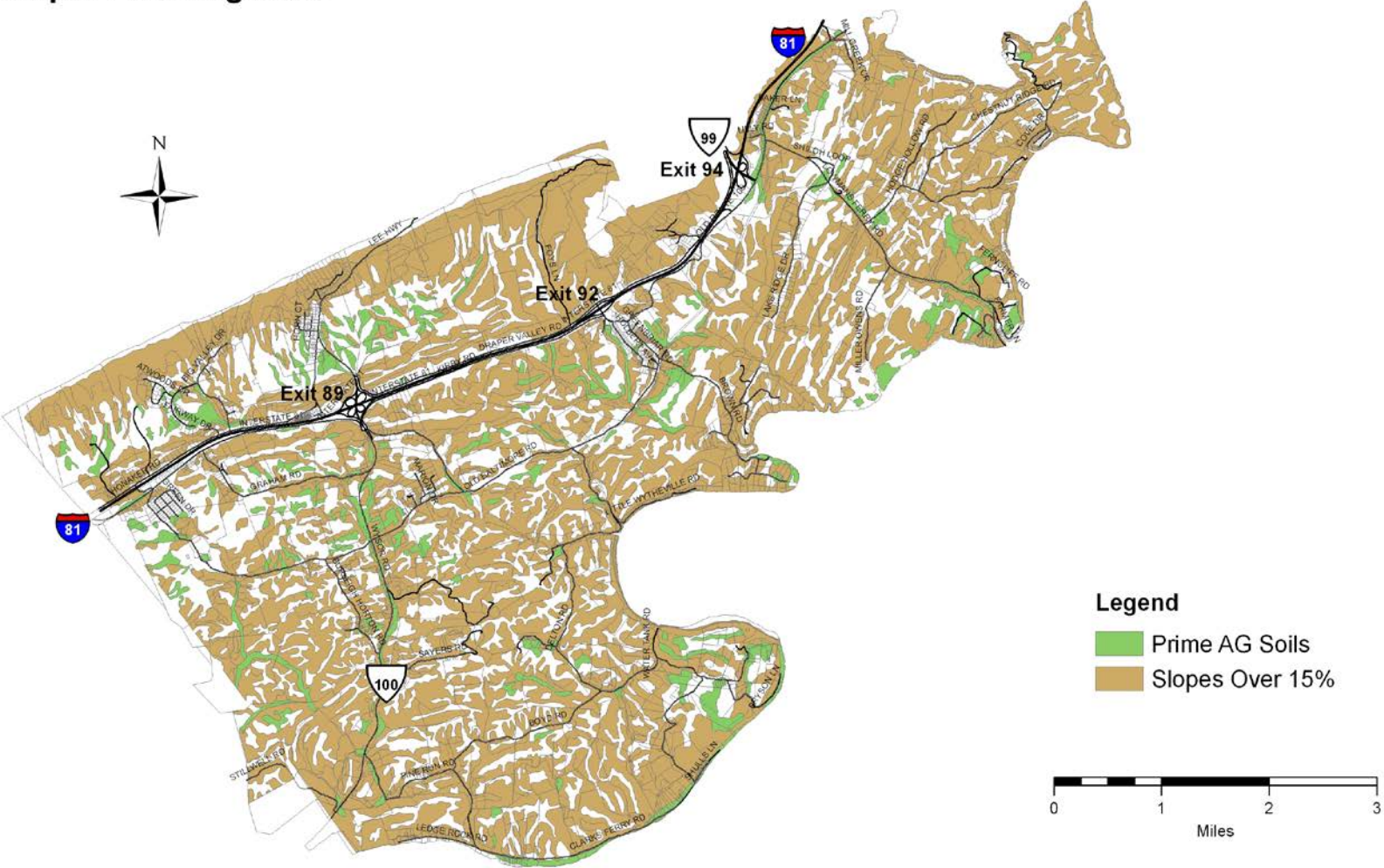
The Draper Area is one of the higher producing agricultural areas in the County. It is important that the agricultural uses in the Area remain protected from encroachment; particularly the working farms on prime soils (see Figure 6 Prime Agricultural Soils Map and Slopes greater than 15%). Major developments should be where access to the Planning Area is easily supported; at the interchanges of I-81 exits 89, 92, and 94. 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
Draper Planning Area



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.

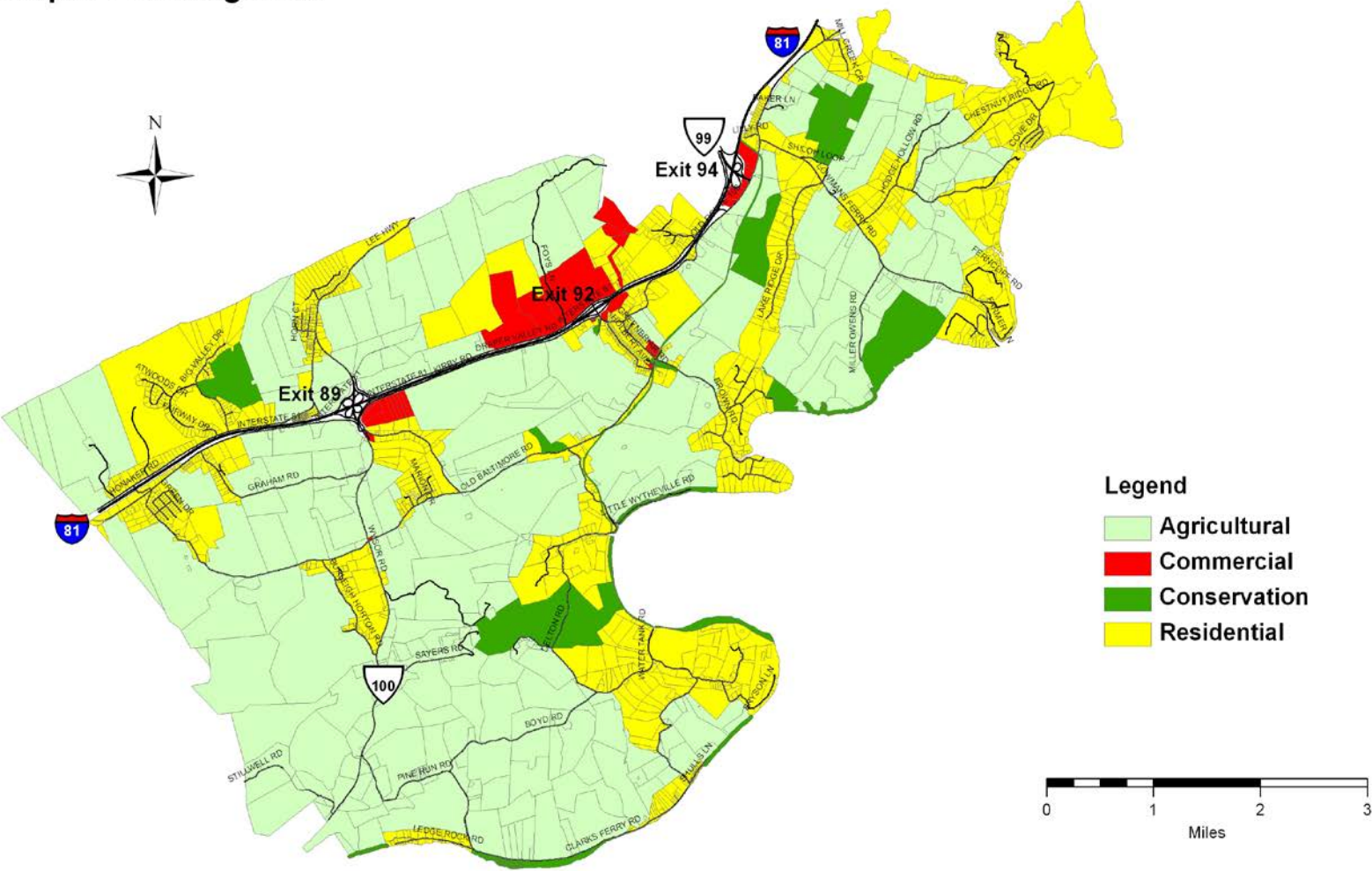
Draper Easement Receiving Areas

The Draper 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 7, areas outside of the Commercial 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 Draper 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
Draper Planning Area



Land Use Action Plan - Draper

Short Term

- Amend zoning ordinance for agricultural district to restrict residential subdivision.
- Endorse land conservation tactics for preserving natural resources in the planning area that do not conflict with land to support expansion of commercial and residential uses.
- Limit residential development in agriculturally zoned areas to protect agricultural economy.
- Support commercial activity south of Interstate 81 at Exits 89 and 94, along with commercial uses north of the interstate at Exit 92. These commercial activities should support interstate users along with planning area residents.
- Review land classification database at time of next real estate assessment to ensure proper coding.
- Schedule identified transportation improvements in the six-year plan.
- Promote “community docks” to limit the impact caused by high numbers of docks serving individual lots.
- 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.
- Encourage residential developers to implement Planned Unit Development to promote wise land use.

Medium Term

- Construct the most important water/sewer facilities.
- Support residential development in areas where public infrastructure exists or can be provided.
- Consider impact on agriculture for parcels zoned to residential.



- Endorse land conservation tactics for preserving natural resources in the planning area that do not conflict with land to support expansion of commercial and residential uses.
- Consider increasing the date of rollback period for agricultural land use taxation from 5 years to 7 years.
- Support recreational access to Claytor Lake via public and private facilities such as marinas.
- Support commercial activity south of Interstate 81 at Exits 89 and 94, along with commercial uses north of the interstate at Exit 92. These commercial activities should support interstate users along with planning area residents.
- Investigate water supply connection with Wythe County to provide alternative water source.
- Endorse low impact development techniques in proximity to County water supply.
- Strive to balance residential land uses along Claytor Lake with conservation uses.
- Investigate providing/improving internet utilities to the Area.
- Retain agricultural economy.
- Assure adequate public facilities to support development in the area.

Long Term

- Support alternative transportation/recreation along rural routes in the Planning Area.
- Retain large parcels of agriculture land use by utilizing land use taxation.
- Seek to implement transportation projects identified in the Transportation Action Plan.
- Encourage New River Trail access points as land adjacent to the park subdivides or becomes available otherwise.
- Continue to support emergency services in the Area.
- Promote “community docks” to limit the impact caused by high numbers of docks serving individual lots.



Transportation

Transportation Policies

The transportation network in the Draper Planning Area is critical to building a successful community development pattern. This planning area largely contains agriculture and residential uses with 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 Draper Planning Area. Currently Rt. 11, Rt. 100, Old Rt. 100, Old Baltimore 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 8, Transportation Improvement Map, illustrates the proposed transportation projects.

The policies below apply to the Draper Planning Area:

- Improve transportation network to service providing areas of Pulaski and Dublin.
 - Old Rt. 100
 - Old Baltimore Road
 - Lowman's Ferry Road
 - Rt. 100
 - Rt. 11
- Formalize a pedestrian/bike plan between the New River Trail State Park and communities within the Area.
- Make road improvements to increase safety in major thoroughfares.



Transportation Action Plan

1. Replace Old Rt 100 bridge at Peak Creek.:

Estimated Cost: \$3,888,000

This bridge needs to be replaced to better accommodate large vehicle traffic and residents of the Area.



2. Improve Interchange Ramps at Exit 89:

Estimated Cost: \$1,588,000

Interchange ramps are too short and the radius is too tight for large vehicles to navigate. Increase the length of deceleration lanes and improve curve radius.



3. Improve Interchange Ramps at Exit 92:

Estimated Cost: \$3,168,000

Similar to Exit 89, add acceleration lane to northbound.

4. Provide Drain for Spring under Old Rt. 100:

Estimated Cost: \$108,000

Provide drainage for subsurface spring that seeps onto roadway and freezes during winter months.



5. Resurface Old Rt. 100 from Exit 94 to Exit 92:

Estimated Cost: \$1,300,000

This segment needs resurfacing to better handle the volume of traffic.

6. Improve Intersection at Greenbriar Rd and Old Rt. 100:

Estimated Cost: \$421,000

This intersection as it is currently oriented is dangerous and serves as the community center.

7. Resurface/widen/safety improvements to Rt. 658 Delton Rd:

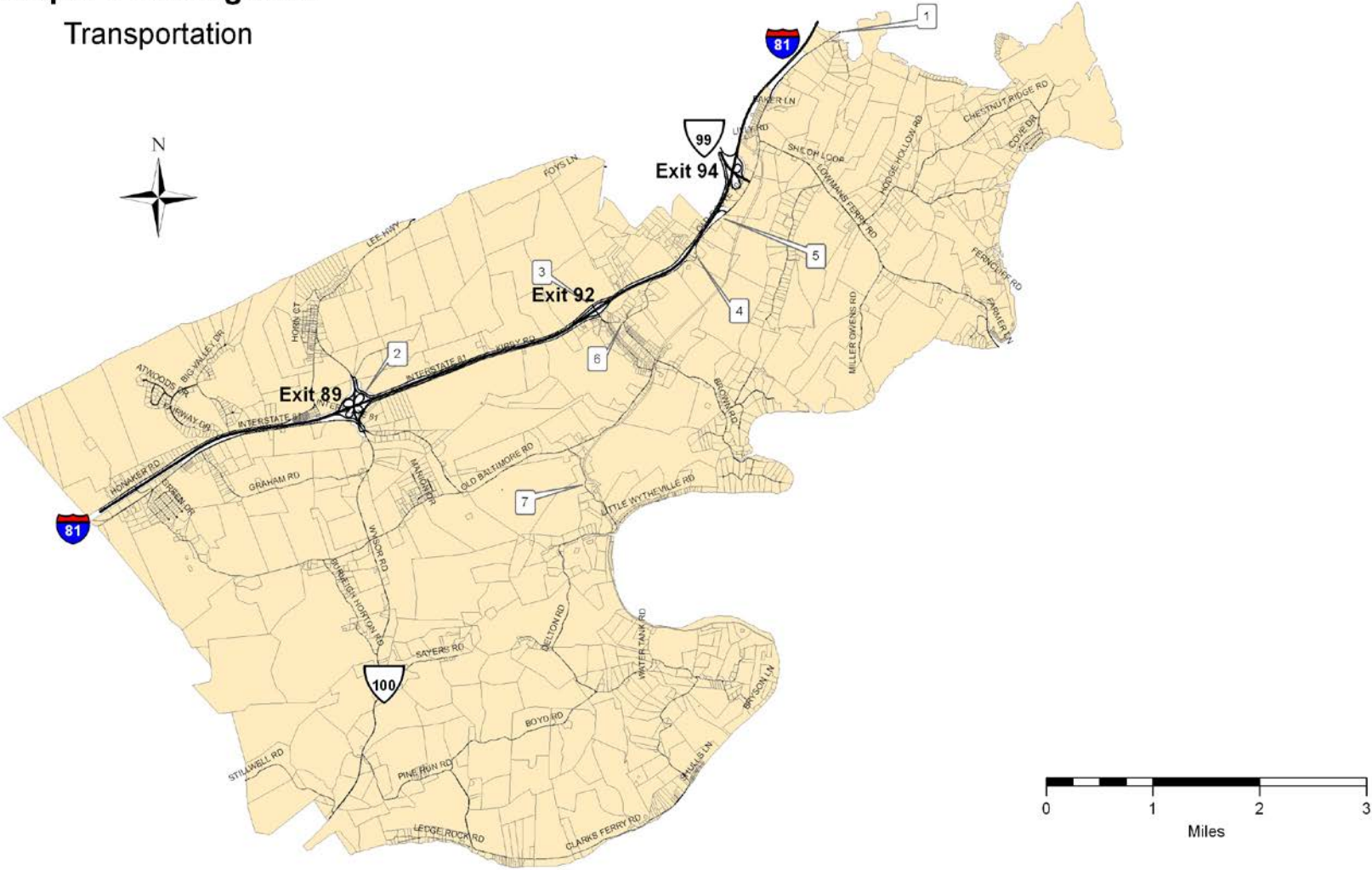
Estimated Cost: \$9,600,000

Improvements to this existing gravel facility are needed for safety and response time for emergency vehicles.



Figure 8 - Transportation Improvement Map

Draper Planning Area
Transportation



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



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/Claytor Lake passive recreation trips.
- 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.
- Encourage trail connections to the New River Trail as subdivisions are built adjacent to the park.



Recreation Action Plan

Short Term:

Market recreation opportunities/assets.

Preserve and protect the New River Trail State Park corridor. Encourage development of trail access facilities and user services in the Draper community. 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.

Work to establish a canoe trail from North Carolina to West Virginia along the River and Lake.

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/lake and New River Trail access facilities.

Long Term:

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

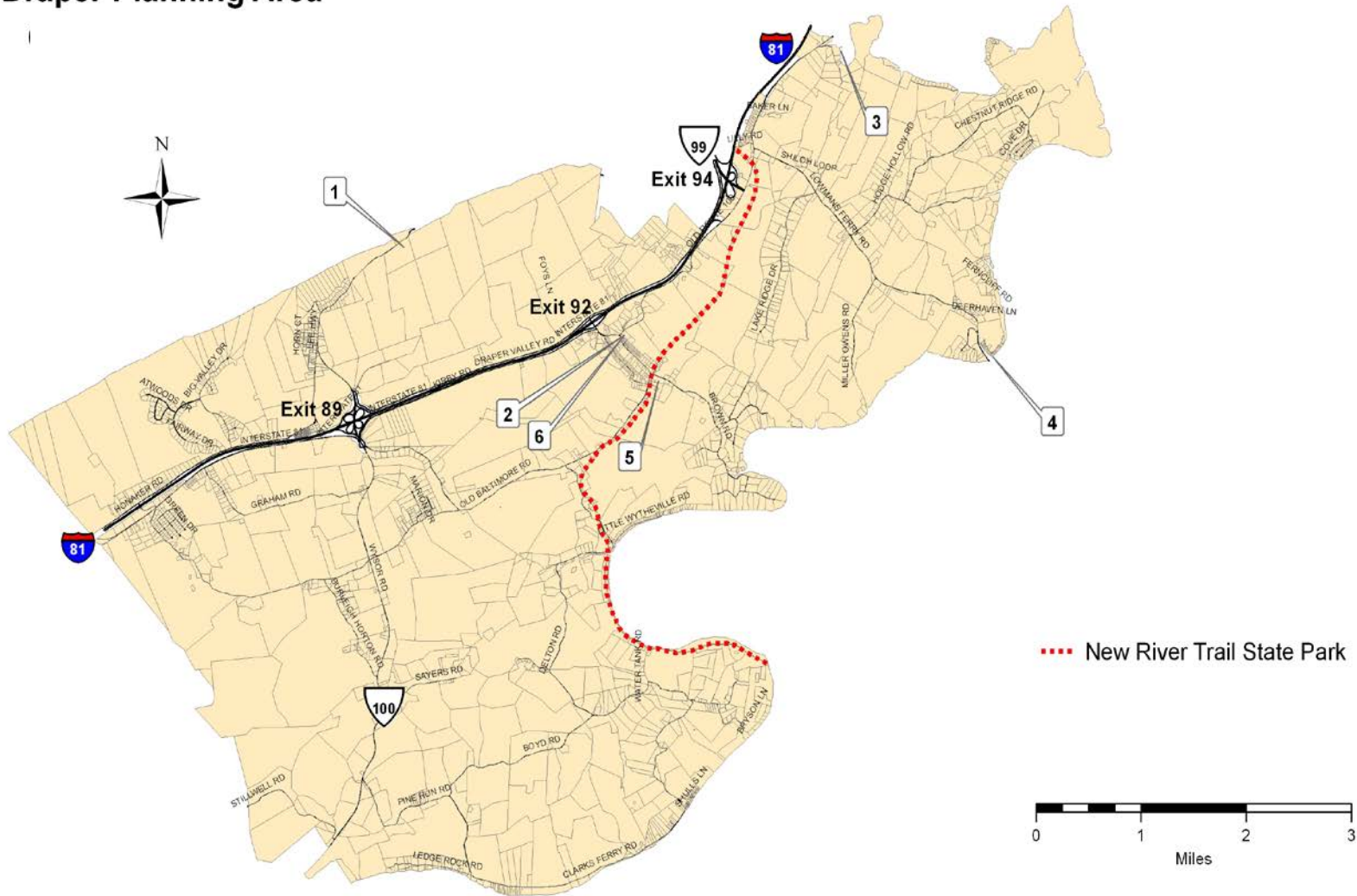
Community Facilities

The Draper Planning Area contains several significant public facilities for the County and the community. The New River Criminal Justice Training Academy is not only an educational facility to train law enforcement, but also a community gathering location. The public input session held in April for the Comprehensive Plan process was held at this location and the facility proved to be a true community asset. Also in the immediate area of the training facility is the volunteer fire department. There are two public boat launches in this Area that provide access to Claytor Lake at Peak Creek and Lowman's Ferry Bridge. The New River Trail has a trail access area in the Draper community and there is an overlook of the community at Draper Mountain off of Rt. 11.



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

Draper Planning Area

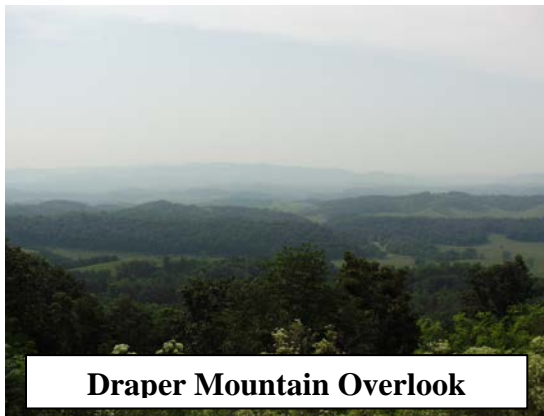


Map created by the NRVPC, 2008, using Pulaski County data.



Table 1 – Community Facilities

1. Draper Mountain Overlook
2. Draper Volunteer Fire Department
3. Peak Creek Boat Launch
4. Lowman's Ferry Boat Launch
5. New River Trail State Park Trail Access
6. New River Criminal Justice Training Center



Appendix 1

Draper Planning Area Public Input

4/29/08

(North of New River/Claytor Lake, West of Peak Creek, South of Pulaski Town)

37 signed in to session
15 completed input form

1) What do you like about your community?

- Quiet, peaceful, lots of native flora and fauna. Access to lake and New River Trail, access to I-81.
- Quiet, nice residential area, views of country side.
- Quiet, residential.
- Rural, quiet. Lots of forest and wildlife, minimal and/or undeveloped shoreline of Claytor Lake/New River, New River Trail.
- Rural character.
- Nice place to grow old!
- The rural-agricultural way of life that adds to a greater quality of life without projected development.
- Rural lifestyle, easy access to I-81, New River Trail access, Claytor Lake (private) access.
- Clean, good neighbors, beautiful scenery.
- The fact it has a lot of farm land and the neighbors are nice people
- I like the access to nature, the old time feel, and the potential.
- Rural and neighbors
- Bike trail, rural woodlands, mountains, people, New River, easy access to I-81, people concerned with their community.

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

- High-speed internet better than satellite. Less noisy boating. Keep commercial areas compact. Less erosion into lake. Less destruction of habitat.
- Nothing
- Nothing
- Public sewer system
- Access to high-speed internet, cable TV
- Any new homes should be in small clusters close to county services (ie-water).
- Less control of my property by other people who don't pay taxes.
- A pretty good place to live now.
- Promote New River Trail (add signs on I-81) by directing motorists from Exit 92 to Draper access (improve signs).
- Clean up a couple of neighbor's yards.
- Nothing
- I would have more services associated with clean healthy living and recreational activities.
- Keep the land clean; no trash.

*Pulaski County Comprehensive Plan
Draper Planning Area*



-More bike trails and bike lanes along existing roads. Limit mountain top development. More access to mountain trails.

3) What do you like about Pulaski County?

- Rural, contains New River Trail and Claytor Lake.
- Recreation, hunting, fishing, boating, camping, climate, people.
- The people and the rural area.
- Less development than Montgomery or Wythe Counties
- The pockets of rural agriculture.
- It's my home.
- Rural quality of life.
- Rural atmosphere, low cost of living.
- Having plenty of country to go to, the trail, the river, and the privacy you can have out in the country.
- The outdoor recreation.
- The people are friendly.
- Location, lakes and river, state parks and national forest lands, Pulaski Town, history, live and let live attitude.

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

- More local dining opportunities instead of chains. Focus on strength of natural resource retention. Better farmer's market. More marketing of local agricultural products.
- The county should concern itself with working with the two towns, unless we all succeed none of us can prosper.
- More industry, more jobs. I would like to see Pulaski County employ more of its own.
- Re-vitalize downtown Pulaski. More restaurants, stores, etc. Restore and re-open theatre.
- Better school system! Less crime within the Town of Pulaski. The administration should better understand that a county full of houses side by side is only going to push native residents out that do pay taxes and demand little services.
- Less government control of property they don't own.
- Greater shopping choices in Town of Pulaski.
- Improve services by leveraging I-81 traffic (more businesses directly accessible to travelers).
- More jobs.
- Try to make people stop throwing trash out of their cars on the highway.
- I would make communities more self-sustaining and have lots of local businesses that would offer homemade or homegrown products.
- more bicycle lanes, paths, and parking. Encourage Radford University, New River Community College, and/or Virginia Tech to add a campus in downtown Pulaski. Add truck passing lanes to I-81 on all uphill grades.



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

- High-speed internet. Tourist based, careful of resources, recreation opportunities, good schools, promotion of local agriculture, commercial areas compact, local dining facilities.
- The area is currently growing residential area. Possible commercial development at interstate interchanges.
- Quiet, residential
- Rural, quiet, lots of agriculture land along Claytor Lake/New River put into conservation easements to preserve scenic watershed and viewshed.
- Similar to the present, mostly agriculture. Family based, undeveloped for the most part.
- Safe, growing.
- To be kept agricultural-residential area.
- Rural with essential services (water, sewer, fire depts.)
- Industrial
- Just like it is, as it is OK for me. I would rather go out of my community for entertainment.
- One that takes care of land.
- I'd like to see more community activities like Claytor Lake Days, more tourism support for bikes, hikers, and horseback riders. Night time activities, restaurants, and Pulaski Theatre, etc.

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

- 1 year
- 40 years
- 20 years
- 51 years
- 1 year
- 48 years
- Pulaski County 60 years, Draper 50 years.
- 40 years
- 3 ½ years full time, 10 years part-time
- 53 years
- 32 years
- 25 years
- 56 years
- 33 years family, 8 years full time resident for me.
- Average responder = 33 years



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

- Promote conservation easements on Claytor Lake/New River agricultural lands.
- Need a traffic light at intersection of Bryson Store and the entrance to the New River Trail, traffic is very bad.
- Preserve the scenic viewsheds throughout the county, but especially along I-81 and New River/Claytor Lake, and New River Trail. Please do not restrict conservation easements to just conservation areas. Large A-1 parcels along the lake should be encouraged to remain in agriculture via easements. Smaller parcels too!
- Don't just oil the squeaky hinge, take care of all.
- Continue to improve road system.
- Have more meetings like this!
- To keep it farm land and none commercial. I love living in the country and the quietness you have. The more you bring in, the harder it is to get through.
- Wish we could get some of our cemeteries cleaned up.
- Establish a light rail system linking town centers and colleges. Protect viewshed by limiting hilltop and mountain top development. Limit intensive agriculture like feed lots and commercial chicken houses. Limit or stop duck hunting so close to residential areas. Clean-up pollution of Peak Creek and Claytor Lake so fish can be eaten. Also, get a system in place for commenting on up river development to stop polluters from developing New River upstream of Pulaski ie- Powerplant and campgrounds in Wythe County.

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



Appendix B

Draper Planning Area Public Input

Small Groups

4/29/08

- Increase fire hydrants
- Water should be extended along Old Baltimore
- Rt. 658 (Delton Rd) – Road re-build, widen, surface, safety, lower speed limit
- Address fish consumption problem, this hurts tourism and appearance of community.
- Promote fencing cattle out of streams to protect water quality
- Consider light rail connecting towns to education facilities and beyond.
- Protect viewshed from river/lake.
- A conflict exists between duck hunters and residents along with other recreational users.
- The future of Horseshoe Campground should be taken into consideration in the plan process.
- Significant support to further develop the planning area around the “trail town” concept by encouraging business creation that will attract people to the New River Trail and provide services to trail users.
- High-speed internet service is a top priority.
- Expand transit options; work with Pulaski Area Transit to provide service in the area
- A bike lane and sidewalks are needed along Rt. 99.
- Access points to the New River Trail need to be increased to provide more efficiency in local use.
- The Draper Mercantile is under utilized. This facility should serve as a major support infrastructure to the New River Trail such as, a restaurant, outdoor store, theater, etc.
- A hostel should be provided for NRT users in the Draper community.
- A laundry mat should also be provided.
- The Wilderness Trail needs to be promoted.
- Consider a traffic signal at Draper Elementary.
- Repave Old Rt. 100 from Exit 94 to Exit 92
- There is an underground spring on Old Rt. 100 in front of Jehovah’s Witness facility that ices in winter.
- Keep rural character balanced with community development
- What are we doing with interchanges, development wise...utilities?
- Need turn lanes at Exits 89 and 92 because trucks are taking out guard rail.
- Four-lane Morgan’s Cut and Rt. 100.
- Improvements to Rt. 99 to Pulaski (four-lane).



Comprehensive Plan

2007-2008



Northeast Planning Area

NORTHEAST PULASKI COUNTY PLANNING AREA

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NORTHEAST PULASKI COUNTY PLANNING AREA

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NORTHEAST PULASKI COUNTY PLANNING AREA

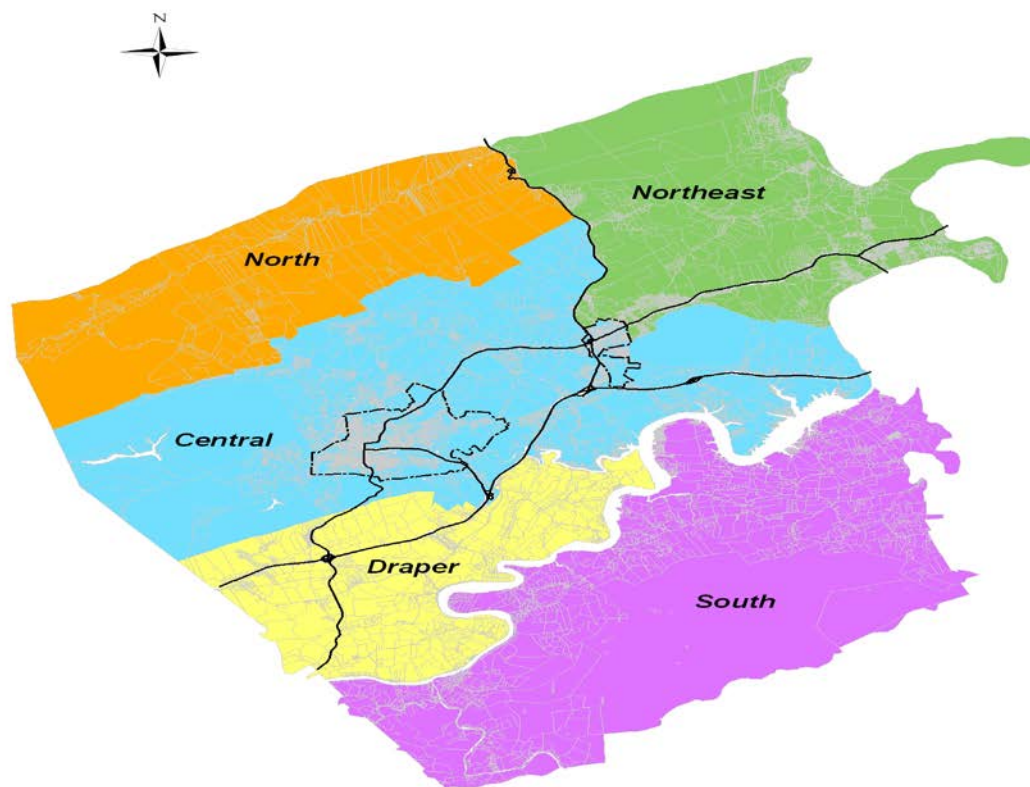
Introduction

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 Northeast 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

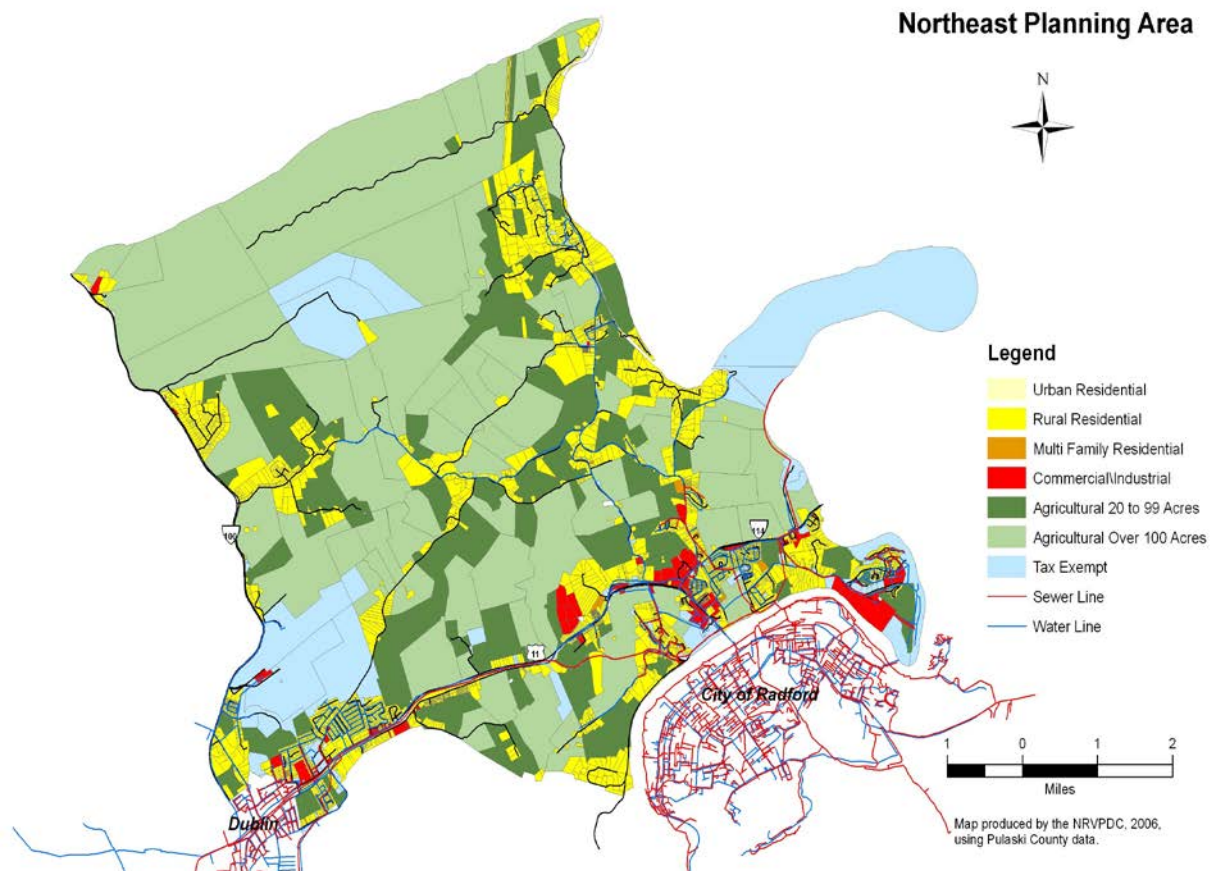


NORTHEAST PULASKI COUNTY PLANNING AREA

Description

The Northeast Planning Area is bounded on the east and south by the New River and the north by Giles/Pulaski County lines and extends west to Route 100. See map below. While agriculture is a major land use activity in the Area, its location just west of Montgomery County and north of the City of Radford has resulted in a substantial increases in residential development. Increased population density has, in turn, led to the development of numerous retail outlets. Residential uses are the most dominate in terms of the number of parcels devoted to a specific use. There are 238 parcels devoted to agriculture, 166 are parcels between 20 to 99 acres, while 72 parcels are larger than 99 acres. This planning area also includes major existing industrial uses. A significant portion of the Radford site of the Radford Army Ammunition Plant is located within the Area. During the last five years there have been considerable changes in the Planning Area; among them is the transition of the New River Industrial Park into Herron's Landing residential development and the Virginia Tech's River Course, a golf course designed by Pete Dye. Wal-Mart and Lowe's commercial activity dominates the Route 114 - Route 11 intersection and Radford University is developing the RU West Campus in the Route 11 corridor.

Figure 2 – Current Land Use



Existing Conditions

Citizens Participation

The Planning Commission elected to hold an early public input session to gather issues which residents and users of this Planning Area feel need to be taken into consideration as the plan is developed. This early input session was held on August 10th, 2006. Maps of the area were available for use by participants as well as flip charts for the recording of issue areas or specific problem areas. The Commission also held a roundtable session where participants could discuss various issues. A second public input session was held on April 3rd, 2007 to review a draft of the Northeast Area Plan. Comments and surveys from both sessions can be found in the Appendix.

Estimated Population Change

Various methods 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 40% of the change in county population will occur in the Northeast Planning Area. Based upon this assumption, some 880 persons will locate in the Area by 2010 and an additional 930 to 1, 070 by 2020. The projection would indicate that in evaluating change, a population increase of approximately 2,000 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

Major regional infrastructure is in the Planning Area including; Virginia Tech's River Course, a premiere golf course, the New River Resources Authority's, Cloyd's Mountain Landfill, the Peppers Ferry Regional Wastewater Authority's facilities, the New River Valley Competitiveness Center, Virginia's First's NRV Commerce Park and the New River Valley International Airport. The Radford component of the Radford Army Ammunition Plant is also found in this Planning Area. The Veterans Administration is in the process of establishing a 90 acre Veterans Cemetery along Bagging Plant Road on previous New River Plant grounds, adjacent to the Planning Area. These facilities represent a major share of the tax exempt property in the Planning Area; however most of the tax-exempt parcels in the Area are churches and cemeteries.



Major Changes in Land Use

Commercial development north of Rt. 114 between US Route 11 and Belspring Road has solidified the northeastern portion of Pulaski County as a retail center for a large portion of



Pulaski County, along with the City of Radford and small portions of Montgomery County. As commercial development expands, transportation alternatives should be implemented.

Recently, the New River Valley Race Track expanded to include drag racing along with the oval racing

operations. Additional facilities are being developed in association with this site and they include a campground and a residential development. The residential development largely consists of multi-family units with a target market of racing enthusiast along with students from Radford University and New River Community College.



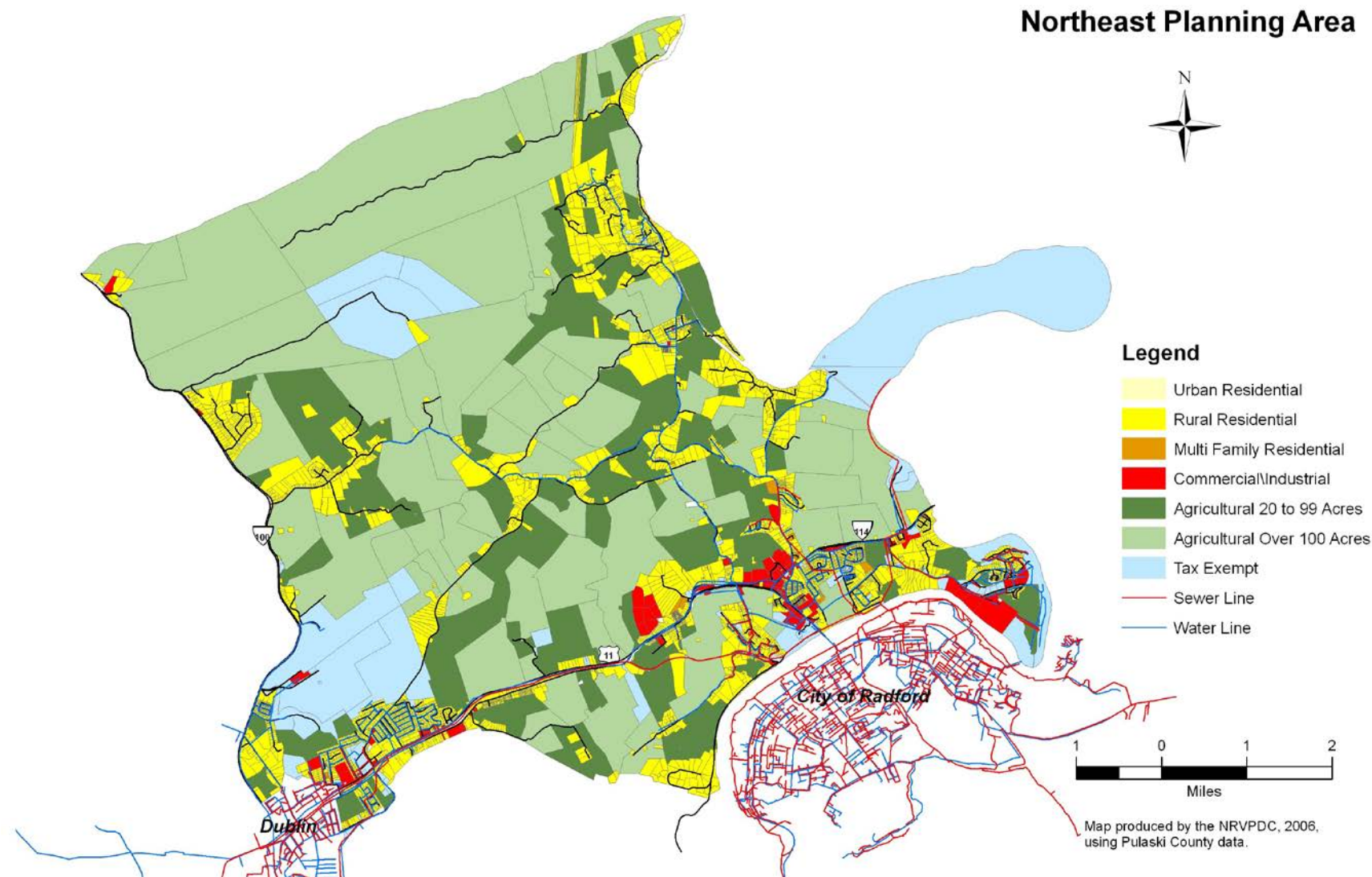
Along the west side of Rt. 11 just north of the New River, Carillon Inc. has donated the St. Albans Hospital and 77 acres to the Radford University Foundation. The University is preparing a master plan for the property. Current planning envisions the establishment of RU West, the western campus of the University on the site. Depending on the focus of RU West, there could be major impacts on the mix of uses along the Rt. 11 Corridor. The discussions for the uses of the property have included a graduate campus to a business park and a mixed use concept including educational, residential, business and commercial uses.

The acquisition of the River Course Golf Course by the Virginia Tech Foundation has the potential for significant impacts in the Northeast Planning Area. Virginia Tech made a major investment in the Course by hiring Pete Dye, a premier golf course designer, to redesign the course and prepare it for Virginia Tech's Atlantic Coast Conference (ACC) play. The River Course will be one of the premiere courses in the NCAA and could serve as a significant location for championship competitions. In order to host significant events, additional commercial development in the planning area will be needed, such as lodging and dining facilities.

The County has committed nearly all of their 640 acres adjacent to the golf course for residential development. The residential development has numerous high-end homes complimented by townhouses with few remaining lots. These investments are attracting and supporting additional, retail investments in the Planning Area. Figure 3 below is a map illustrating the current land use patterns. Agriculture is the major land use in the planning area, along with nodes of commercial and residential development.



Figure 3- Current Land Use



Future Land Use

Assumptions

The Planning Area, located in the geographic center of the New River Valley, will be attractive for the location of residential developments associated with the region.

A population increase of 2,000 residents by 2020.

Home ownership will continue to be a dominate trend. However, older housing stock in the Fairlawn area may shift toward renter occupied units. This trend will be particularly reinforced if RU West becomes a Graduate Center for the University.

A population of 2,000 multiplied by 150 gallons of water per day equals 300,000 gallon per day of additional water supply demand, assuming that there are no major water using facilities added.

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 infrastructure such as utilities and in particular, transportation, considered when land is developed. The major corridors of this planning area receive significant traffic from commercial land uses, and the traffic patterns need to be reviewed and alternative routes determined. This is of particular concern for those in the Fairlawn residential community who have no controlled access to Rt. 114 and the access to Rt. 11 was removed with the Memorial Bridge replacement. The traffic movement concerns also suffer in/around the Wal-Mart/Lowe's development. The citizens approve of the proposed connector road behind the retail center for access to Belspring Road. Lastly, curb-cut approval along Rt. 114 between Belspring Road and Rt. 11 should be granted sparingly to take advantage of internal traffic patterns.

Residential Land Use

The Northeast Planning Area is likely to be the preferred location for much of the projected housing development in the County. Four areas are identified on the Future Land Use Map (Figure 6) as areas suitable for residential development, Herons Landing, Fairlawn (infill south of Rt. 114), Falling Branch (west of the New River community), and along U.S. Rt. 11 corridor. With exception of the area west of Falling Branch, public water and sewer are available. Public utilities can be extended west of Falling Branch and the timing should be coordinated with other services. These areas were identified utilizing mapping resources to illustrate land use trends, infrastructure location, prime agriculture soils, steep slopes, and transportation infrastructure (see Figures 4 and 5). The County should also utilize programs to assist residents in the Low to Moderate Income range to acquire and maintain homes. The HOME Consortium of the New River Valley and other HUD programs can assist in meeting the needs.



Industrial Development

The Northeast Planning Area is home to a majority of the industrial property required to support future economic development in the County. A focus of the past investments can be utilized to support the County as it moves into the global market place. The New River Valley International Airport, the New River Valley Commerce Park, and the Radford Army Ammunition Plant (RFAAP) are located in the Planning Area. Several sites in the Planning Area are located in an enterprise zone and are eligible to establish Foreign Trade Zone operations.

The RFAAP site along with a privately owned industrial park are positioned to provide the region with intermodal services. The RFAAP site can achieve direct access to Interstate-81 at Exit 101. This access point could provide a link between the interstate and the Rt. 11 corridor without making transportation issues worse at Exit 98.

Institutional Development

New River Community College (NRCC) is located in the Central Planning Area; however, the College has significant relationships with the Northeast Planning Area. The College is located on the west side of Rt. 100 north of Dublin. Many students attending the Community College live in Radford and Montgomery County, and as a result utilize the commercial development and transportation infrastructure in this planning area. The NRCC was founded in 1959 with 43 students and since has grown to over 4,000 students. The College offers two divisions of academic departments, Arts and Sciences, along with Business and Technology. NRCC plays a critical role in the greater New River Valley educational offerings with the four-year programs at Virginia Tech and Radford University.

Radford University's RU West Campus is located in the Northeast Planning Area and the future use of the site will have several impacts on the Planning Area. Currently the RU West Campus is in the planning stages. Preliminary plans indicate mixed-use development to incorporate educational, residential, business, and commercial uses on the site. Future site improvements will have transportation impacts on Hazel Hollow Road and Rt. 11 which should be reviewed thoroughly. Safety, efficiency, and alternative transportation should all be considered along with the future of the RU West Campus. If planned appropriately, RU West will serve as an important economic variable in the Planning 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 4 Prime Soil Map). Major developments should be where public utilities are available or can be extended to support the proposed development. 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.



Figure 4 - Prime Agricultural Soils

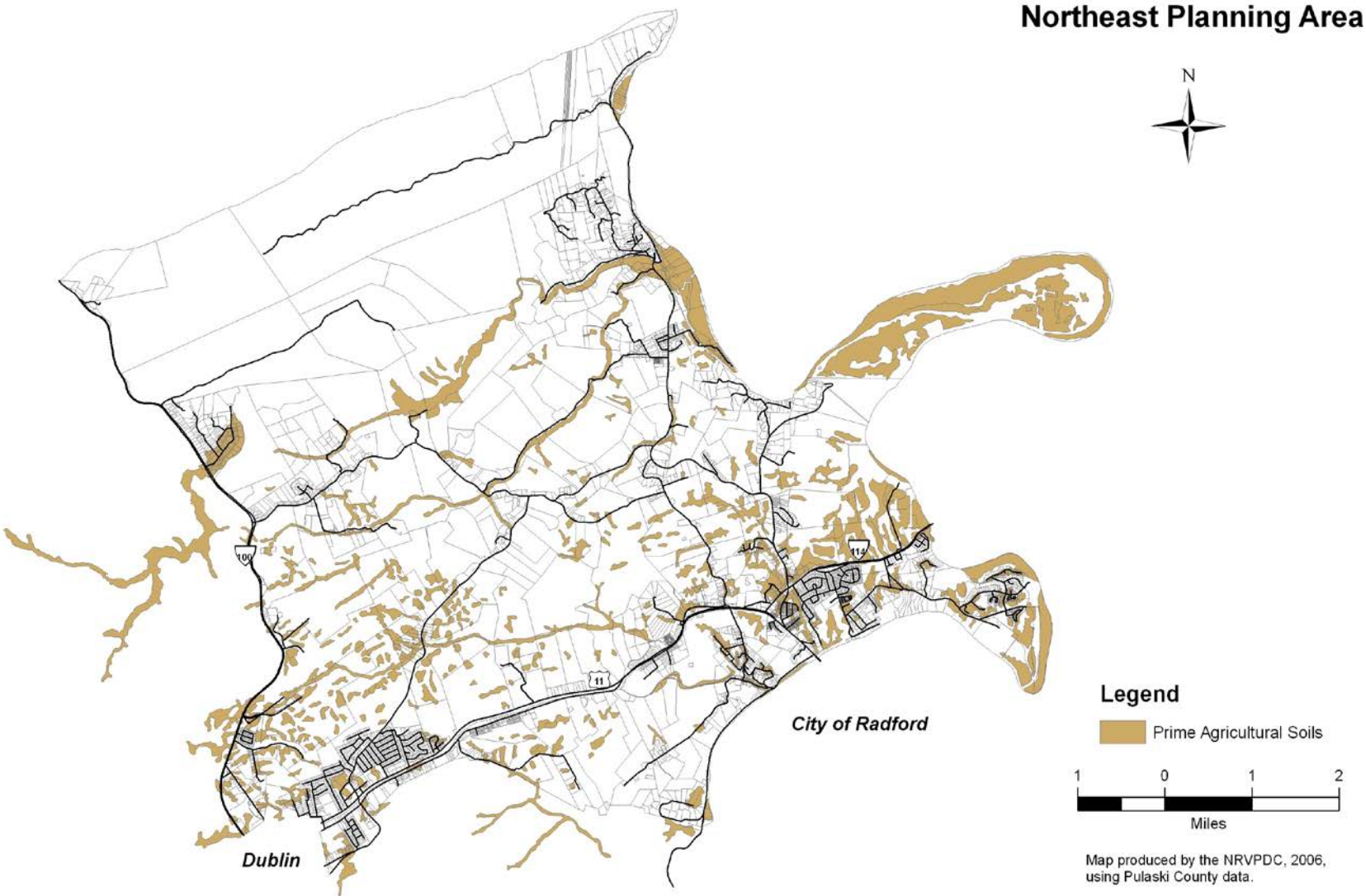
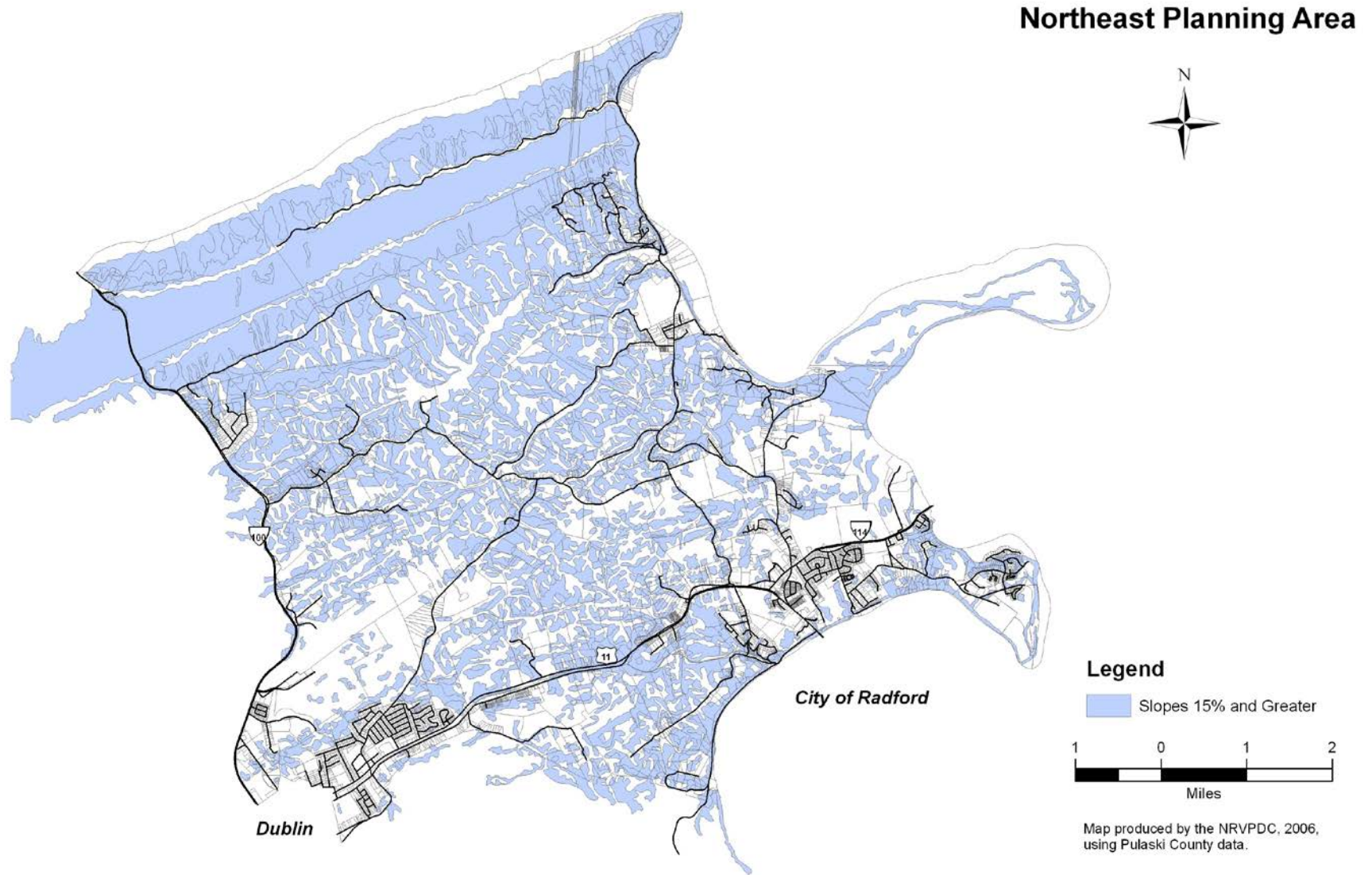


Figure 5 - Slopes 15% and Greater



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 as a special exception in the Conservation and Agricultural Districts only. The approval of an easement should be granted only after the owner demonstrates in an application that the easement provides protection to "rare" and/or "unique" conservation values to the public which outweigh the costs of the donation.

Northeast Easement Receiving Areas

The Northeast Planning Area contains some of the County's most intense commercial development along the Rt. 114 and Rt.11 corridors. Accompanying the commercial development are residential land uses, both existing and projected. The Future Land Use Map indicates significant amounts of agricultural land use between Belspring Road and Rt. 100. This central area of the Northeast Planning Area represents land where conservation easements may be considered to preserve agricultural land uses, Cloyd's Mountain viewsheds, and to promote water quality. To further promote water quality, easements along the New River would benefit those who use the river for recreation, drinking water sources, and for scenic viewsheds.

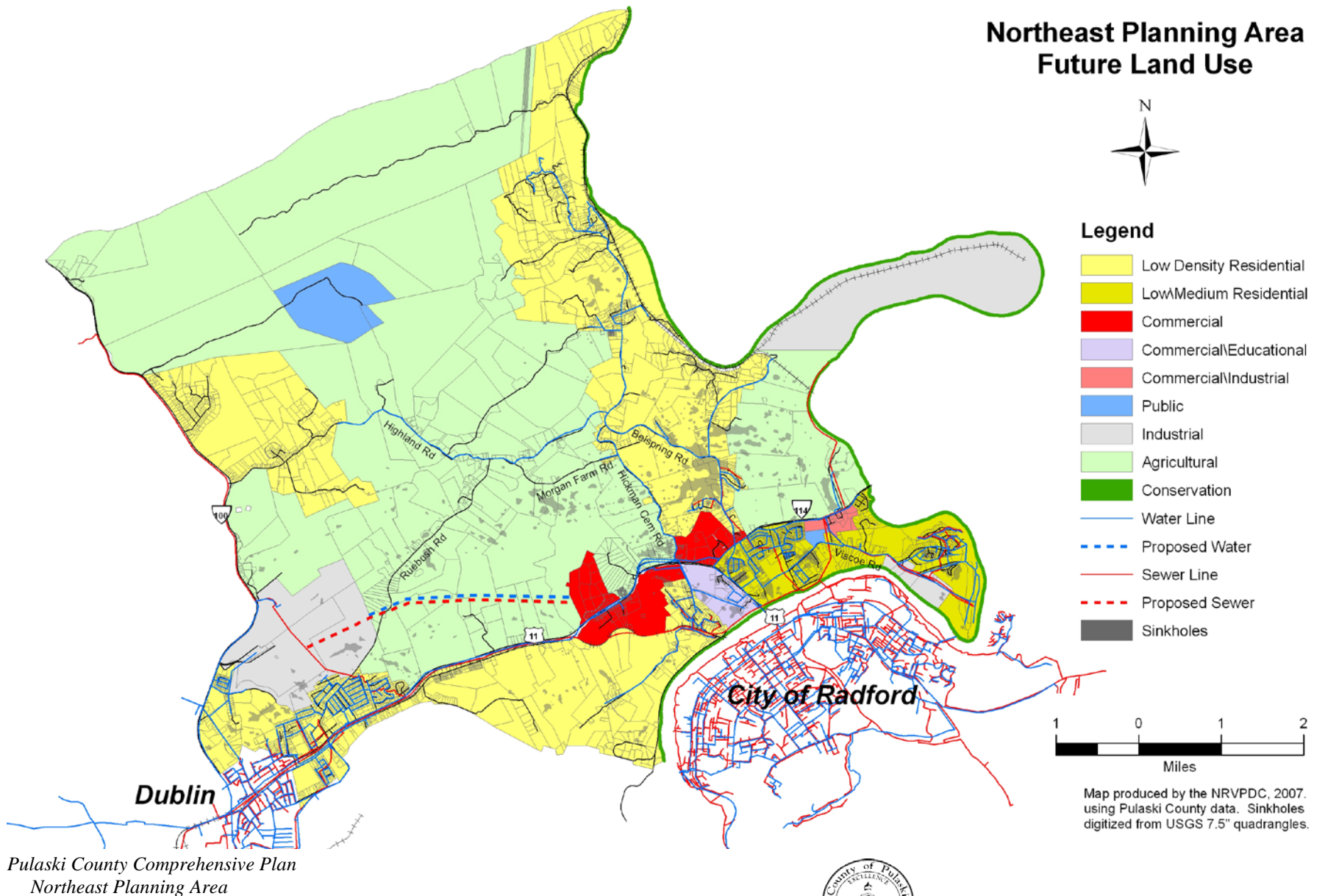


Agricultural Land Use Taxation

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 - Future Land Use Plan



*Pulaski County Comprehensive Plan
Northeast Planning Area*



Land Use Action Plan

Short Term

- Support infill development for Fairlawn community south of Rt 114 and east of Rt. 11.
- Determine future of old Riverlawn Elementary School site.
- Work with Radford University in establishing the future of RU West.
- Consider rezoning industrial land north of Rt. 114 to agriculture to preserve prime agricultural land and limit development in karst terrain.
- Encourage actions to improve Fairlawn's identity by obtaining a Post Office.
- Assure developers of standard subdivisions and other higher density developments with adequate water supplies and wastewater facilities.
- Continue development and international marketing of the Commerce Park.
- Maintain support of the New River Valley Airport.
- Retain agricultural economy.
- Continue the roadway improvements identified in the six-year plan.

Medium Term

- Encourage a lodging facility in the Fairlawn area to support the River Golf Course, Radford University, and surrounding developments.
- Support residential development south of Rt. 11 in the Falling Branch area.
- Assist in the implementation phase of the Back Creek TMDL.
- Allow residential infill development surrounding the town of Dublin.
- Establish a county service center in the planning area.
- Enhance the school land base to better support school and community activities.
- Retain agricultural economy.
- Allow commercial development along significant corridors (Rts. 114, 11 & 100).
- Assure adequate public facilities to support development in the area



Long Term

- Continue encouraging the development of the area as a full-service community.
- Seek to enhance the Rt. 114 entrance to the County.
- Expand residential uses north of Rt. 114 toward Belspring, along existing corridors.
- Retain agricultural economy.
- Extend utilities from the New River Valley Speedway to the Commerce Park.

Transportation

Transportation Policies

The transportation network in the Northeast Planning Area is critical to sustaining a successful community development pattern. This planning area provides significant commercial, residential, and employment options for Pulaski County, City of Radford and Montgomery County residents. As such, the transportation network should allow for safe, reliable, and efficient access to major development nodes. Currently Routes 11 and 114 serve as the major thoroughfares. During the next 10 years the County should work to increase connectivity between the thoroughfares while paying attention to safety. 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 Northeast Planning Area:

- Improve transportation network in Fairlawn commercial corridors of Rt. 11/114.
 - Determine carrying capacity of network.
- Formalize a pedestrian/bike plan between RU and RU West.
- Support public transportation between the Town of Pulaski and Christiansburg with stops in the Fairlawn community.
- Provide controlled access from Fairlawn neighborhoods to Rt. 11 near Memorial Bridge.
- Acquire controlled access for Fairlawn onto Rt. 114.
- Add signage where requested
 - Warn trucks of Parrott Mountain.
 - Speed limit signs on Gate 10 Road.
- Make road improvements that support existing and expanding commerce, industry and commuting patterns in northeast Pulaski County.



County Six Year Highway Plan

1. Rt 100 Bridge replacement over Back Creek:

\$2.47 million dollar project to be complete summer of 2007.



2. Rt. 676 Add gates to rail crossing:

\$86,000 project, completed and to be removed

Transportation Action Plan

Short Term:

1. Taper at intersection of Route 114 and Peppers Ferry Loop

Estimated Cost: \$178,000

Reopen the existing taper exit from Rt 114 to Peppers Ferry Loop to expedite traffic exiting toward the River Lawn School and the Fairlawn community.

2. Close the Sheets exit to Rt. 114:

Estimated Cost:

This exit from Sheets is most often utilized by people wishing to go north on RT 11. The crossing of the Rt. 114 exit onto Rt 11 North invites accidents. The lane adjacent to the exit is utilized by travelers heading South on Rt. 11.

3. Rebuild Roundhouse Road:

Estimated Cost: \$547,000

Roundhouse road is not sufficient to support the volume of traffic entering and exiting from Lowe's. The road needs to be widened to allow turning movements and allow two-way traffic. The intersection with RT 11 needs to be at right angles.



4. Remove the vertical curve at the Rt11 - Roundhouse Road Intersection:

Estimated Cost: \$9,234,000

The vertical curve at the intersection provides inadequate sight distance. The design of this segment needs to include an acceleration lane south of the intersection as well as a right exit lane onto Hickman Cemetery Road.

5. Replace the Bridge on Highland Road at Neck Creek:

Estimated Cost: \$472,000

This is a single lane facility with the weight limit reduced to 10 tons. Highland Road serves as a regional connector between Rt. 100, the Fairlawn area, and Gate 10 of the Radford Army Ammunition Plant. The bridge should be designed to include alternative transportation.

6. Realign the Highland Road - Morgan Farm Road intersection:

Estimated Cost: \$57,000

Traffic continuing on Highland Road is faced with hard turns at this intersection where visibility is limited. The turn is very tight, especially going west which causes traffic to enter the east bound lane.



7. "No Outlet" Signage-Belsprings Road:

Estimated Cost:

Truck traffic from retail area continues north on Belspring Road where turn-around space is inadequate. Signage is required to discourage use of Belspring Road as an outlet.



Mid-Term:

1. Realign the intersection of Hickman Cemetery and Rt. 11:

Estimated Cost: \$512,000

This road supports development in the northern portions of the growth area with the greater Fairlawn/Radford community. The project envisions straightening of the road to eliminate the 15 mph section and provide direct access to the intersection. Rt. 11 should have a right turn lane onto Hickman Cemetery Rd.

2. Realign the Belspring Rd and Rt. 11 North intersection:

Estimated Cost: \$300,000

The slight angle of this intersection is not conducive to merging onto Rt. 11 north. The south bound lane needs to have an intersection with Rt. 11 on right angles.



3. Realign the intersection of Rt. 11 and Old Rt. 11:

Estimated Cost: \$3,871,000

As development in the corridor continues this intersection is becoming more dangerous. This is a complex intersection which is impacted with the expanded use of the Motor Mile Speedway, an adjacent townhouse development, and a camp ground.

4. Rebuild Rt. 114 in the Fairlawn Community:

Estimated Cost: \$15,569,000

The Radford Small Urban plan calls for this segment of Rt 114 to be increased to 6 travel lanes. It needs to include bikeways and walkways and provisions need to be included to support transit operations. Movement between businesses needs to be facilitated without utilizing Rt. 114 to the greatest extent possible.

5. Construct an east-west connection between Viscoe Road and Rt. 11 across the Fairlawn Community:

Estimated Cost: \$3,641,000

The development of a new Fairlawn School and the desire to continue infill development in the community will increase the need to replace the access to Rt. 11 from the community which was eliminated with the construction of the new Memorial Bridge. A connection designed to parallel Rt. 114 in the middle of the planning area will replace the connection and facilitate continued infill development.



6. Construct a connection between commercial development and Belsprings Road:

Estimated Cost: \$508,000

As commercial development continues in the Wal-Mart/Lowes area a connection to Belsprings Road will facilitate traffic utilizing controlled intersections. The only costs identified here are for existing road improvements. The facilities on-site will be constructed during development as a part of the project.



7. Construct a Belsprings Rd. - Hickman Cemetery Rd. connection:

Estimated Cost: \$509,000

As residential development continues, the county needs to assure that subdivision roads are arranged to ultimately create this connection. The only costs identified here are for existing road improvements. The facilities on-site will be constructed during development as a part of the project.

8. Four Lane Rt. 11 in Morgan Cut Section:

Estimated Cost: \$21,539,000

Rebuild the three lane section of Rt. 11 in the Morgan Cut area. The traffic volume and the variety of users of this section of Rt. 11 result in safety concerns during passing maneuvers. The section does not have a passing lane-several sections have been devoted to turn lanes.

9. Alternative Transportation elements on Rt. 11 between Rt. 114 and Memorial Bridge

Estimated Cost: \$253,000

Rt. 11 in the commercial/residential area from Rt. 114 intersection south toward Memorial Bridge is experiencing increased usage by pedestrians. As the University continues to develop RU West this trend will become problematic.

10. Commerce Park Rd. East-Rt. 11 Connector

Estimated Cost: \$7,900,000

Currently the only access to the Commerce Park is on Rt. 100 north of Dublin. This would provide an additional access to the site via Rt. 11 making local trips and those to Radford and Montgomery County more direct. Further, this project is a first phase to a connection between Rt. 11 and Bagging Plant Road.



Long-Term:

1. 4 lane Viscoe Road and construct a bridge across the New River:

Estimated Cost: \$47,665,000

As the Virginia Tech, Pete Dye River Course gains its national prominence it will become increasingly important that the area be connected to I-81. This route could also serve as a connection between Blacksburg and Southwestern Virginia and beyond. Commercial development in the City of Radford could address increasing demands from this area.

2. Construct the East-West Connector between Virginia Tech and Rt 100:

Estimated Cost: \$14,669,000

This route is needed to provide the region an additional crossing of the New River as well as to serve to reduce traffic congestion occasioned by sporting events at Virginia Tech. This route could serve as a new approach to the University. This project is considered to be in the 50 year timeframe and following the four lane project of Rt. 114 in Montgomery County.

3. Realign Hazel Hollow Road through the Radford West Campus:

Estimated Cost: \$5,246,000

Hazel Hollow road provides access into the Falling Branch community. Its intersection with Rt. 11 at Memorial Bridge will not be adequate in the future. The signal for this project is included in mid-term project #5.

4. Connection between Viscoe Road and the East - West Connector:

Estimated Cost: \$23,533,000

As development and projects are constructed, it is likely that a connection between Viscoe Road and the East - West Connector will be required to relieve traffic on Rt. 114.

5. Alternative Transportation-New River Trail Extension:

Estimated Cost: \$6,379,000

This project covers the distance from Dublin to the Pulaski/Montgomery County boarder.

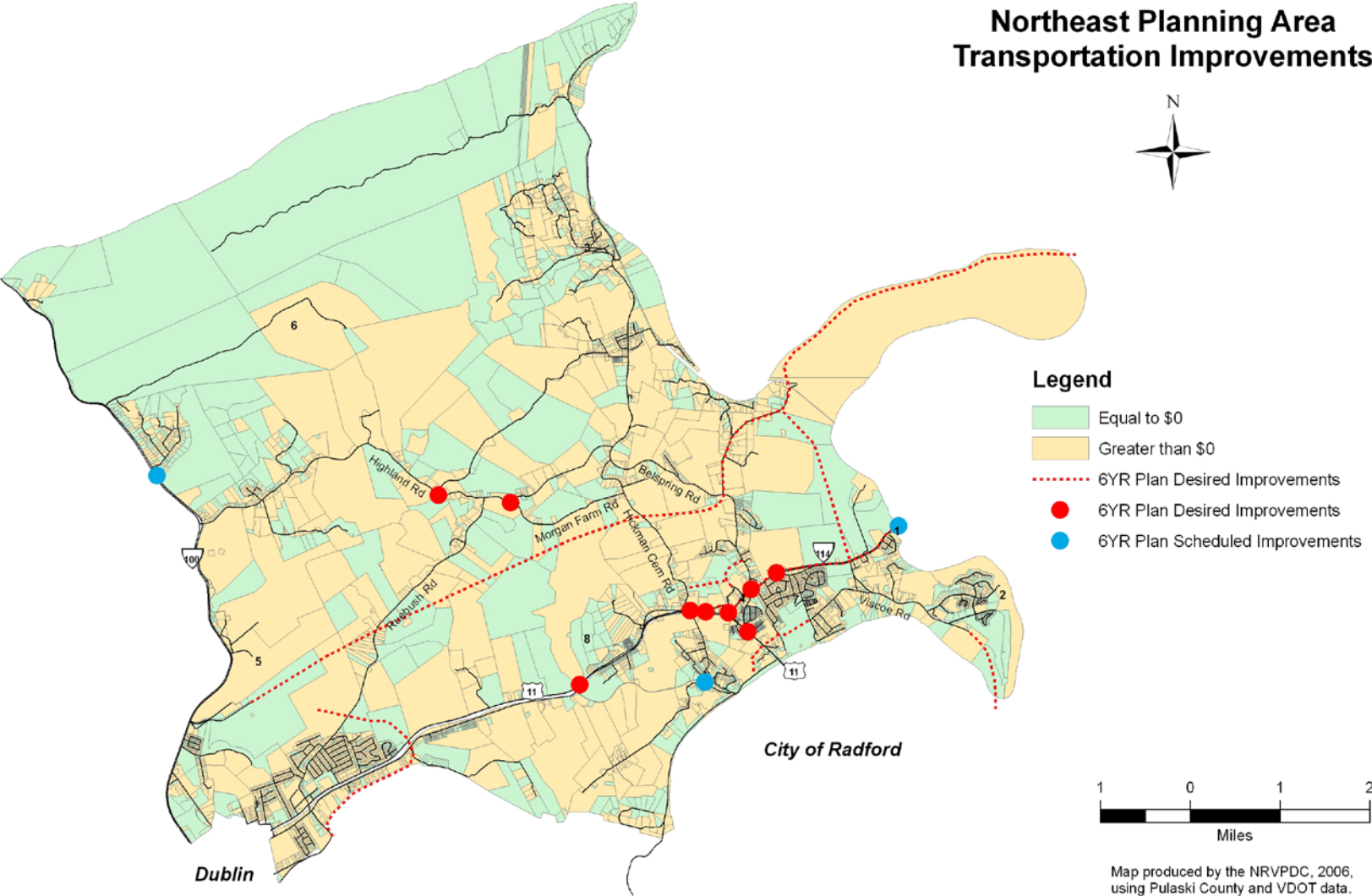
6. Commerce Park Rd East @ Rt. 11 to Bagging Plant Rd:

Estimated Cost: \$4,500,000

This project serves as the second phase to the Commerce Park Road to Rt. 11 by extending beyond Rt. 11 to Bagging Plant Road. This extension will facilitate efficient movement to the park around the Town of Dublin.



Figure 7 - 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 northeast Pulaski County 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 with Radford University and others to expand public transportation to serve RU West and the Planning Area.



Figure 7 – Alternative Transportation



Recreation Action Plan

Short Term:

Coordinate public and private initiatives to develop recreational facilities for the citizens of Pulaski County.

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. Evaluate the development of a public access and recreational facility at New River Industrial Park or alternative sites.

Long Term:

Develop bike trail/lane along the Norfolk Southern Railway trestle.

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

Community Facilities

The Northeast Planning Area contains several significant public facilities for the County and the Region. Three regional projects, with partnerships between local governments, are in the planning area, Pepper's Ferry Wastewater Treatment Plant, New River Resource Authority's Cloyd's Mountain Landfill and the New River Valley Airport. The planning area also hosts two school sites, Riverlawn Elementary in Fairlawn, and the Gresham School in New River. The Riverlawn Elementary School is being moved to a new site about 1 mile from its current location, and construction began in the summer of 2007. Recreation opportunities are also found in the planning area to include a public boat access to the New River adjacent to the Rt. 114 Bridge, and the Virginia Tech's Pete Dye Rivercourse in Herron's Landing neighborhood. See Figure 9 for an illustration of the facilities and Table 1 for listing of the major facilities.



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

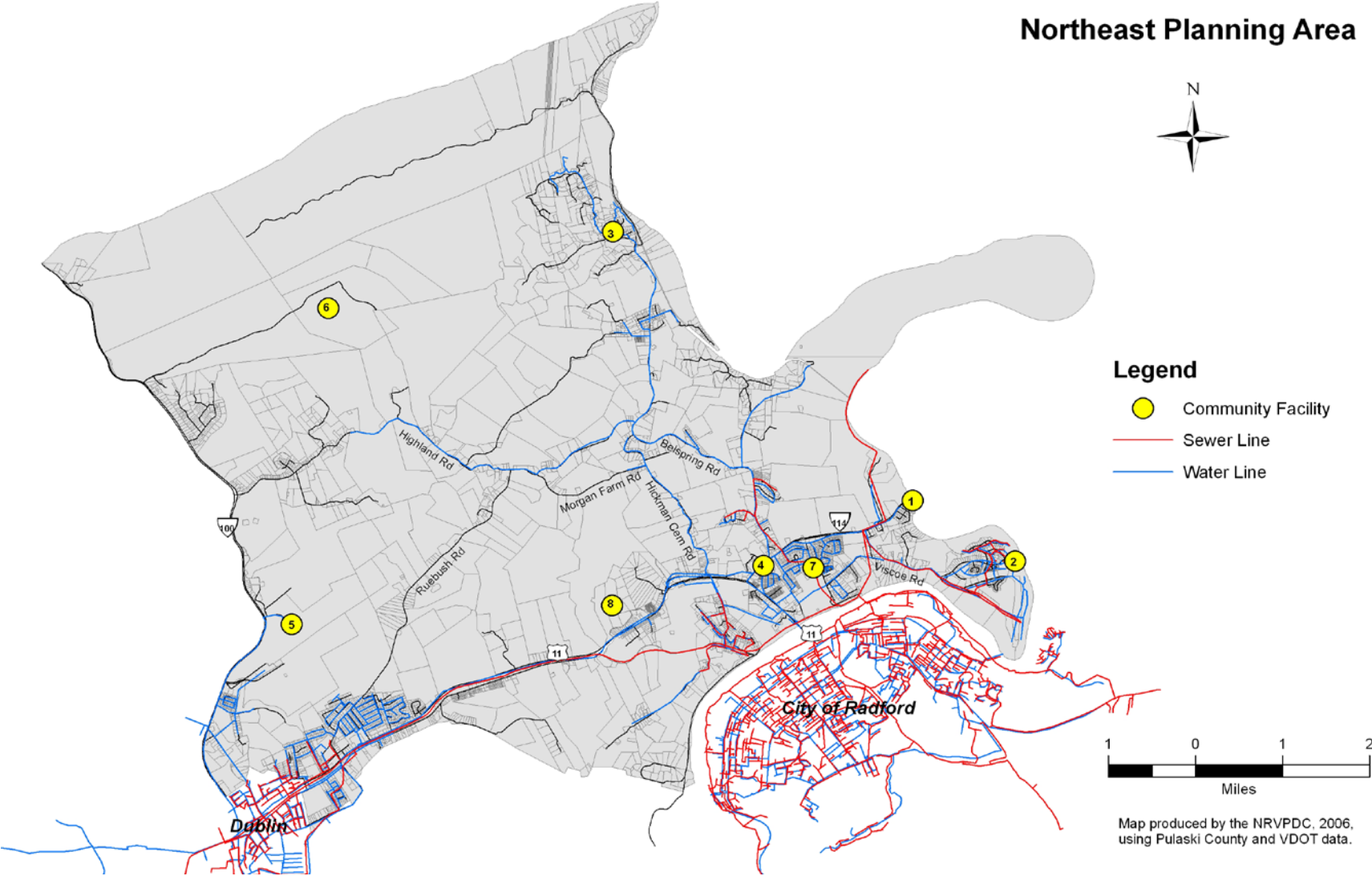


Table 1 – Community Facilities

1. Public Boat Landing-New River
2. The Virginia Tech River Course
3. Twin Community Volunteer Fire Department
4. Fairlawn Volunteer Fire Department/REMSI
5. NRV Airport
6. New River Resource Authority (landfill)
7. Riverlawn Elementary School
8. Motor Mile Speedway
9. Belspring Park
10. Peppers Ferry Wastewater Treatment Plant
11. RU West Campus
12. Virginia State Prison
13. Gresham School in New River Community



Appendix A

Public Input Summary

August 10th, 2006

Issues:

- Motels-need more lodging
- Roundhouse Road needs to be improved to handle retail traffic
- RU West-Academic Village Concept
 - Retail upgrade
 - Pharmacy school
 - Graduate/Adult Education programs
- Pedestrian/Bike Plan for Route 11 between main campus and RU West
- No high density residential at Gate 10 Road and Belspring Road
- Student housing near RU West or on campus
- Retail ingress/egress for Sheetz, Lowes, Wal-mart, etc.
- Fairlawn Post Office is needed with new zip code
- Determine community identity
- Water lines in Belspring need to be replaced, several breaks occur regularly
- Density should follow water and sewer lines, keep density off septic
- Residential should be near RU West
- Need signage to keep trucks off of Parrott Mountain
- Zoning announcement language needs to improve
- Determine carrying capacity for road network

Survey:

1) What do you like about your neighborhood?

- Quiet, rural
- The excitement of a growing and advancing community-“Bright Future”
- Easy access via 11, central to City of Radford, Dublin, Pulaski Town, and Christiansburg/Blacksburg

2) What would you change in your neighborhood, if you could?

- Post speed limit on Gate 10 Rd, especially since Bimmer World has tractor trailers that use it
- Post Office with our own zip code
- Code Enforcement
- Try to clean up focusing on commercial development along 11 and 114

3) What do you like about Pulaski County?

- Affordable housing
- Beautiful sights-at same time plenty of room for growth
- Slow pace with less traffic
- Attitude toward Economic Development



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

- More restaurants and shopping
- Loose “Radford Shadow” attitude
- Publicize and promote the area
- Post Office in Fairlawn
- Workforce housing, both for owners and renters
- Connection to Public Transit in Christiansburg (use RU’s plan to offer shuttle between Main and West campuses).

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

- Don’t mind growth, but let’s be smart. What will bring the best value for the County and taxpayers?
- New school (Riverlawn) and perhaps a middle school in Fairlawn
- To still be around and provided for, if needed
- More upscale residential and retail
- Community identity-reflected in addresses

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

- Life-long resident
- 29 years
- 17 years
- Don’t live here, helping RU in real estate development
- 1 month, previously employed in area for 1 year.

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

- Need a Post Office
- Separate identity for Fairlawn, we are not Radford
- Transportation and Roads
- Infrastructure
- Thanks for the upcoming Ruby Tuesdays, wish we could get more restaurants in the next 5 years
- Eating Places

April 3rd, 2007

Survey:

1) What do you like about your community?

- Rural, no industrial plants.
- Quite, country feel.
- Close proximity to Radford, the river, and commercial establishments



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

- Sidewalks along Viscoe Road. The best thing to enhance the area is connect a bike trail from along Viscoe Road, to behind the old ATT Plant, use the old railroad bridge as a bike trail to connect to Radford bike trails.
- Sidewalks along Viscoe Road so people can walk. Turn the old railroad bridge behind old ATT Plant into a bike trail to connect to Radford bike trails
- Develop more homes (new) in the \$200,000 range. Recruit more “sit down” restaurants.

3) What do you like about Pulaski County?

- Small town country feel, agriculture is very important. You should not let it all be developed.
- That the country tries to keep a mix of community feel but also allow businesses for convenience.
- Topography, rural lifestyle with some suburban amenities.

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

- Change the area zoned around the wastewater treatment plant and the recycling center, maybe a green area or nature conservancy area. It is karst area, so it should not be developed.
- Think about renovating buildings instead of just building new.
- Update the housing stock, but make it more affordable. Most new homes are almost \$300,000 which is too expensive for middle class families. Limit mobile home parks.

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

- No more development, small community feel but convenient to Radford. Let them build stores and townhouses in Radford. You don't want to over develop like Christiansburg.
- Have a close knit community feel but with modern conveniences. You can't lose the country feel by taking away all the land.
- Continue working towards balance/mix of commercial, industrial, residential and recreation. Limit mobile home parks. Permit only double-wide trailers.

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

- 10 years
- 10 years Fairlawn; this area all my life
- <5 years

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

- How about putting Deer Crossing signs along Viscoe Road.
- Warning lights should be installed at the race track.





Comprehensive Plan

2007-2008



North Planning Area

NORTH PULASKI COUNTY PLANNING AREA

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NORTH PULASKI COUNTY PLANNING AREA

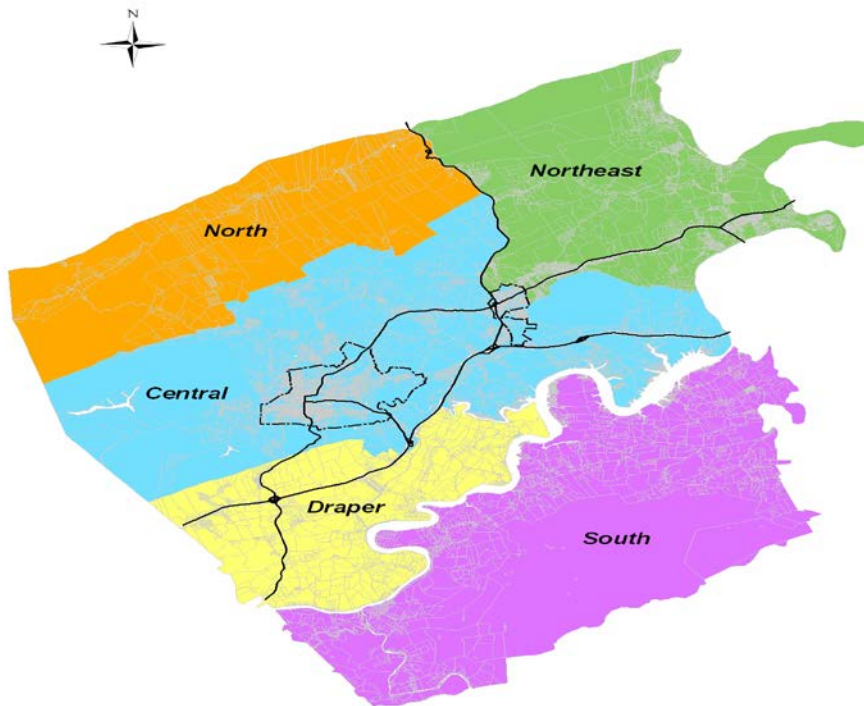
Introduction

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 North 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



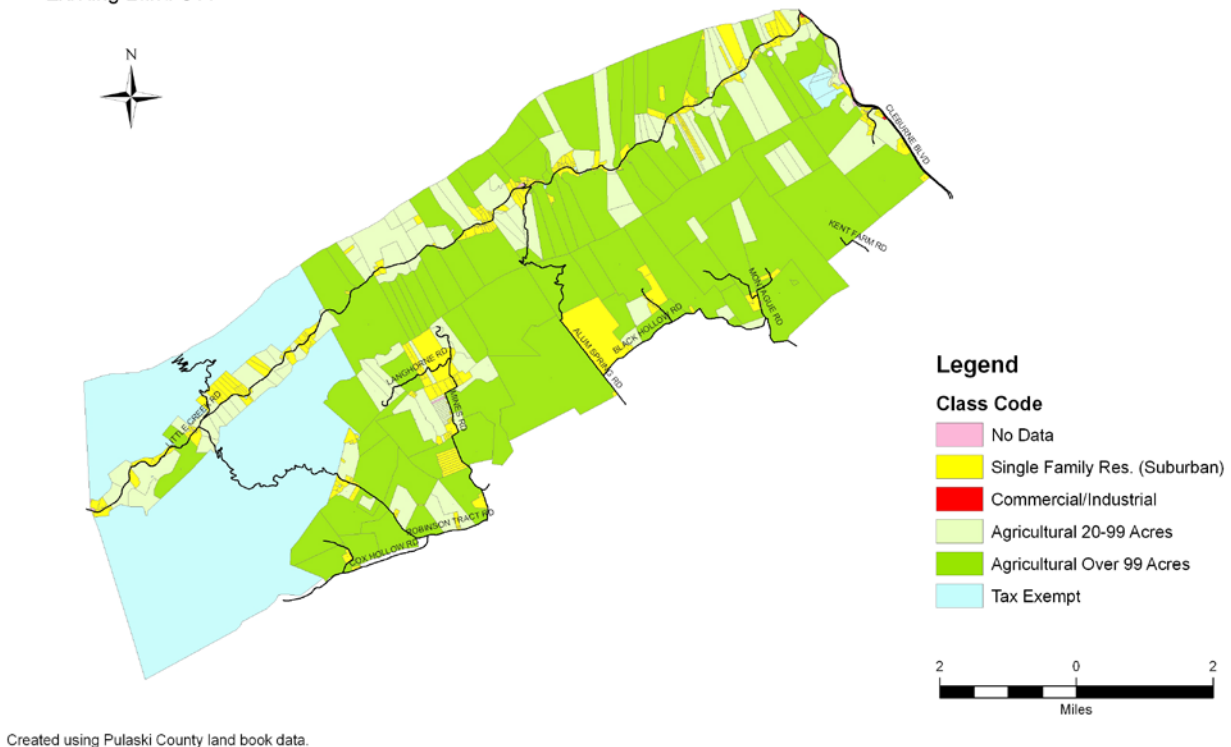
Description

The North Planning Area is bounded on the east by Route 100, the north by Giles County, the west by Bland County, and the south boarder roughly follows Back Creek and Tract Fork Creek into the Jefferson National Forest (see map below). Agriculture is a major land use activity in the Area. Residential uses are the most dominate in terms of the number of parcels devoted to a specific use (318). There are 226 parcels devoted to agriculture, 132 of those parcels are between 20 to 99 acres, while 94 parcels are larger than 99 acres. This planning area has 19 parcels that are tax exempt, the majority of which are churches and cemeteries. This planning area has three (3) commercial parcels, all along Rt. 100 near the Giles County boarder. This planning area is well suited for conservation easements. The planning area contains several natural resources worthy of protecting, along with a substantial agriculture base.

Figure 2

North Planning Area

Existing Land Use



Existing Conditions

Citizens Participation

The Planning Commission held a public input session on June 5th, 2007 at the New River Valley Regional Airport on Rt. 100 north of Dublin. Maps of the area were available for use by participants as well as flip charts for the recording of issue areas or specific problem areas. The meeting was advertised through utility bill inserts, website announcements, local print media and flyers. Survey responses from the session can be found in the Appendix.

Estimated Population Change

When calculating the county population various methods 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 1.5% of the change in county population will occur in the North Planning Area. Based upon this assumption, some 30 persons will locate in the Area by 2010 and an additional 35 by 2020. The projection would indicate that in evaluating change, a population increase of approximately 60 should be utilized.

Existing Conditions - Land Use

The North Planning Area is predominantly an agriculture community. While there are 94 parcels exceeding 99 acres, these parcels are often quite large, some exceeding 1,000 acres. There are more large parcels dedicated to agriculture in this area than any other planning area in the county. The North area also has very little commercial land use and it can be found where Little Creek Road meets Rt. 100. The residents of this area primarily rely on the towns of Dublin and Pulaski for their commercial needs.

The western quarter of the planning area is within the Jefferson National Forest. The Forest serves as a significant resource for the community in terms of a water recharge area, recreation offerings, and wildlife habitat. The remaining three-quarters of the planning area contain limited residential along Little Creek Road and Mines Road with the remainder being in agricultural use.

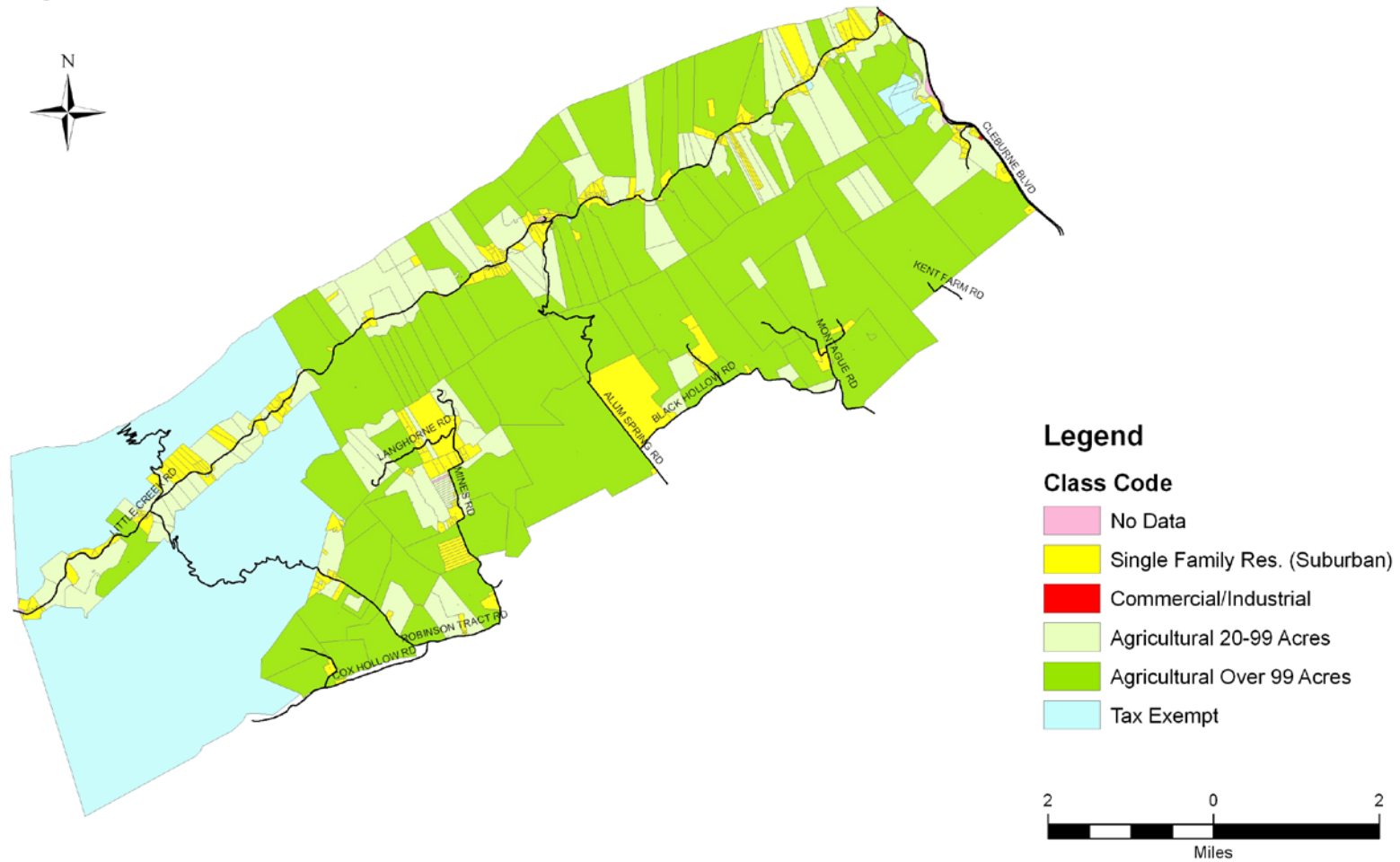
This planning area is unique in that the watershed boundary of Little Walker Creek in Pulaski County serves as the planning area boundary. This is significant because Little Walker Creek is on the impaired stream list. The impairment is indicated as bacteria due to agriculture/wildlife. A Total Maximum Daily Load (TMDL) study is not scheduled for this waterway, but will be complete by 2011. The TMDL process and resulting recommendations will play a significant role in the future land use for this planning area.



Figure 3

North Planning Area

Existing Land Use

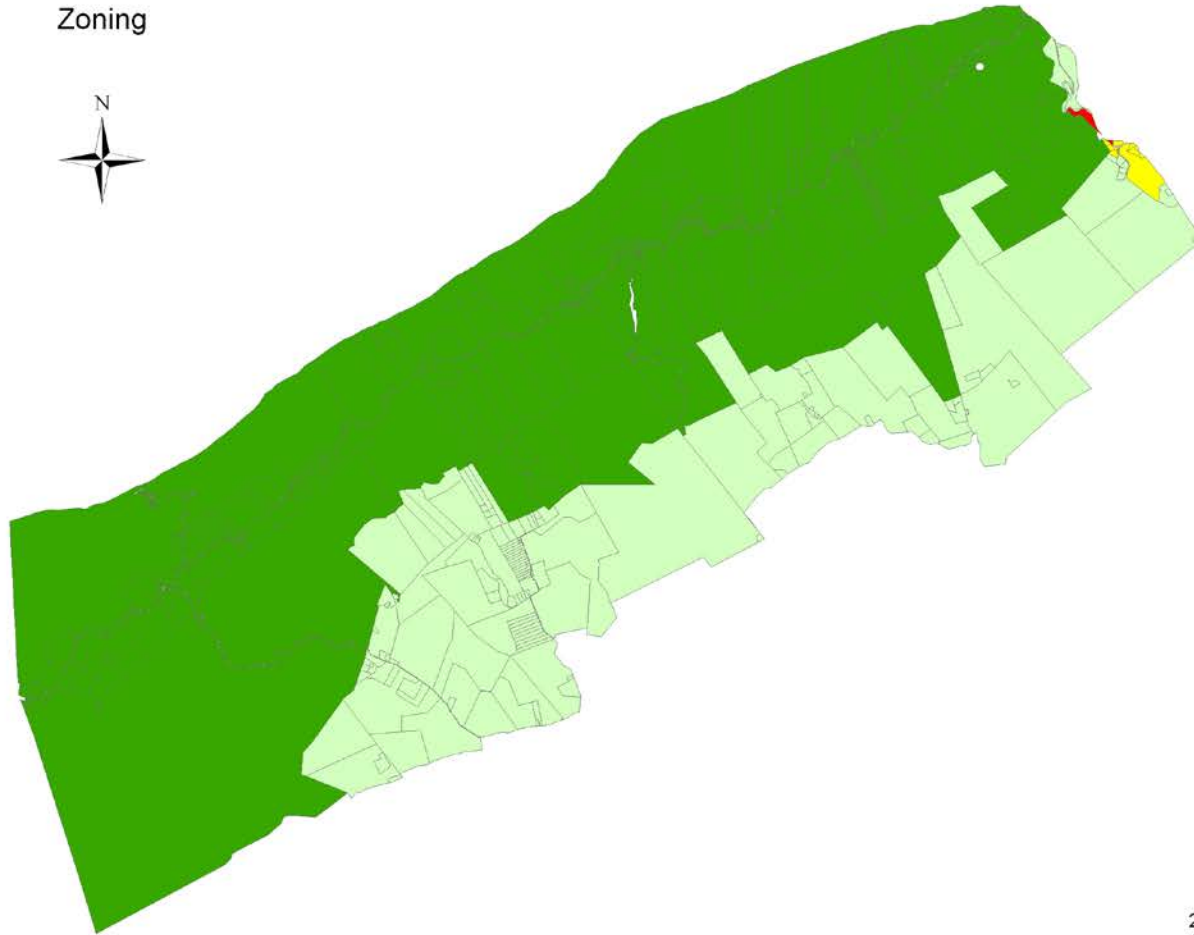


Created using Pulaski County land book data.



Figure 4
North Planning Area

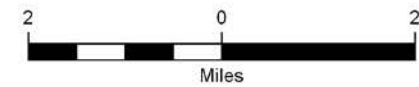
Zoning



Legend

Zoning

- A1
- C1
- C1/R1
- R1



Created using Pulaski County land book data.



Future Land Use

Assumptions

The Planning Area is well suited for receiving conservation easements

A population increase of roughly 60 residents by 2020

Alternative energy, particularly wind energy, may play a role in future land use

Agriculture will remain an important component in the community

Citizens Review of Plan Alternatives

The Planning Commission provided the citizens of the Planning Area an opportunity to comment on the draft development alternatives during the June 5th 2007 meeting. The resulting discussion found the residents recognizing their community as heavily rooted in agriculture and desiring the future land use to remain consistent with agriculture and residential along Little Creek Road.

Residential Land Use

There are 318 lots dedicated to residential use and most of these are found along the Little Creek Road corridor. The Mine Road corridor and a small area along Rt. 100 also contain residential uses. Much of the residential use is to support the agricultural industry of the area, opposed to suburban neighborhood development. When future residential development occurs in this planning area, cluster development should be recommended. This development technique provides for smaller lots while allowing more land area to remain undeveloped for uses such as agriculture or open space. Future residential subdivisions should be located as close to Little Creek Road and Rt. 100 intersection as possible. The further out Little Creek Road development occurs, the more costly it will be to provide services.

Industrial Development

The North Planning Area does not contain a major industrial land use. The previous county landfill is located on the eastern end of the planning area adjacent Rt. 100 and should be monitored regularly for leachate. The potential for alternative energy in the forms of natural gas and wind should be evaluated by the county. Gas from the old landfill may be converted to a useable form of alternative energy, while wind energy may be generated along Little Walker Mountain, or other ridges in the planning area.



Protection of Agricultural Production

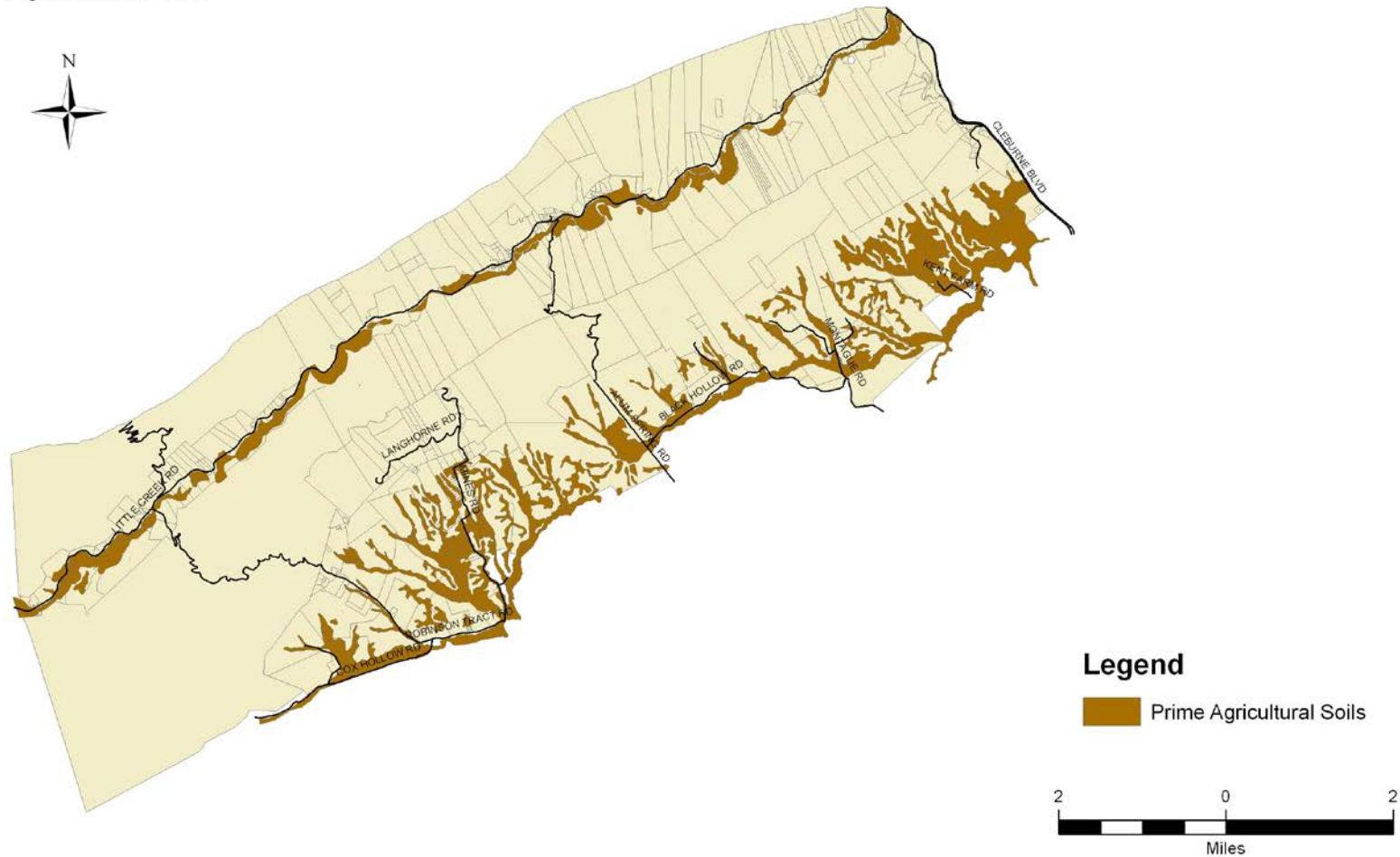
While the most intense agricultural area in the County, this Planning Area deserves attention towards its agricultural preservation. It is important that the agricultural uses in the area remain protected from encroachment; particularly the working farms on prime agricultural soils and those on slopes less than 15% (see Prime Soil Map page 7 and Slope Map page 8). Any major residential developments should be where public utilities are available or can be extended to support the proposed development. 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.



Figure 5

North Planning Area

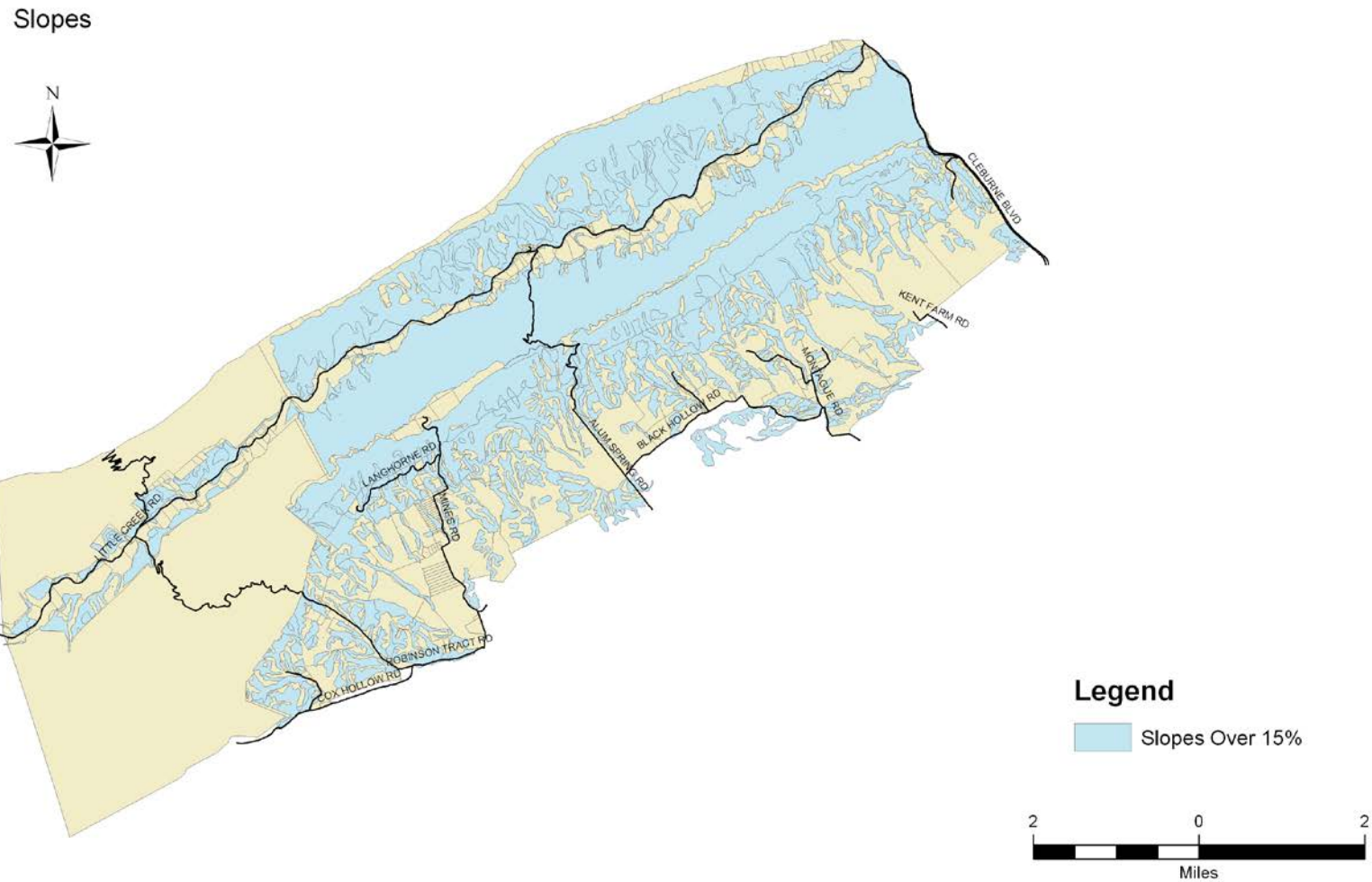
Prime Agricultural Soils



Created using Pulaski County land book and soil data.



Figure 6
North Planning Area



Created using Pulaski County land book and soil 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 values.

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, Agricultural District and residential districts. The approval of a special exception should be granted only after the owner demonstrates in an application that the easement provides protection to "rare" and/or "unique" conservation values to the public which outweigh the costs of the donation.

North Easement Receiving Areas

The North Planning Area contains some of the County's most intense agricultural land uses. Conservation easements are one tool to ensure agricultural property remains in the planning area and in several instances easements may be the correct strategy. Further, Little Walker Creek is on the impaired streams list and an easement combined with strategic agricultural watering approaches is a way to improve the condition of Little Walker Creek. This planning area also contains significant viewsheds of Walker Mountain along the Giles County/Pulaski County boarder and Little Walker Mountain to the south. Easements to protect this viewshed are valuable. However, alternative energy, particularly wind generation, should be considered when accepting easements along these ridges. Although alternative energy such as wind is not occurring in the planning area, this may be a major land use in the future. Easement terms should address this issue. Lastly, easements adjacent to the Jefferson National Forest should be



encouraged. Providing for “green connections” to the National Forest is a significant benefit for wildlife, water recharge, and other natural resources.

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.

Future Land Use Plan

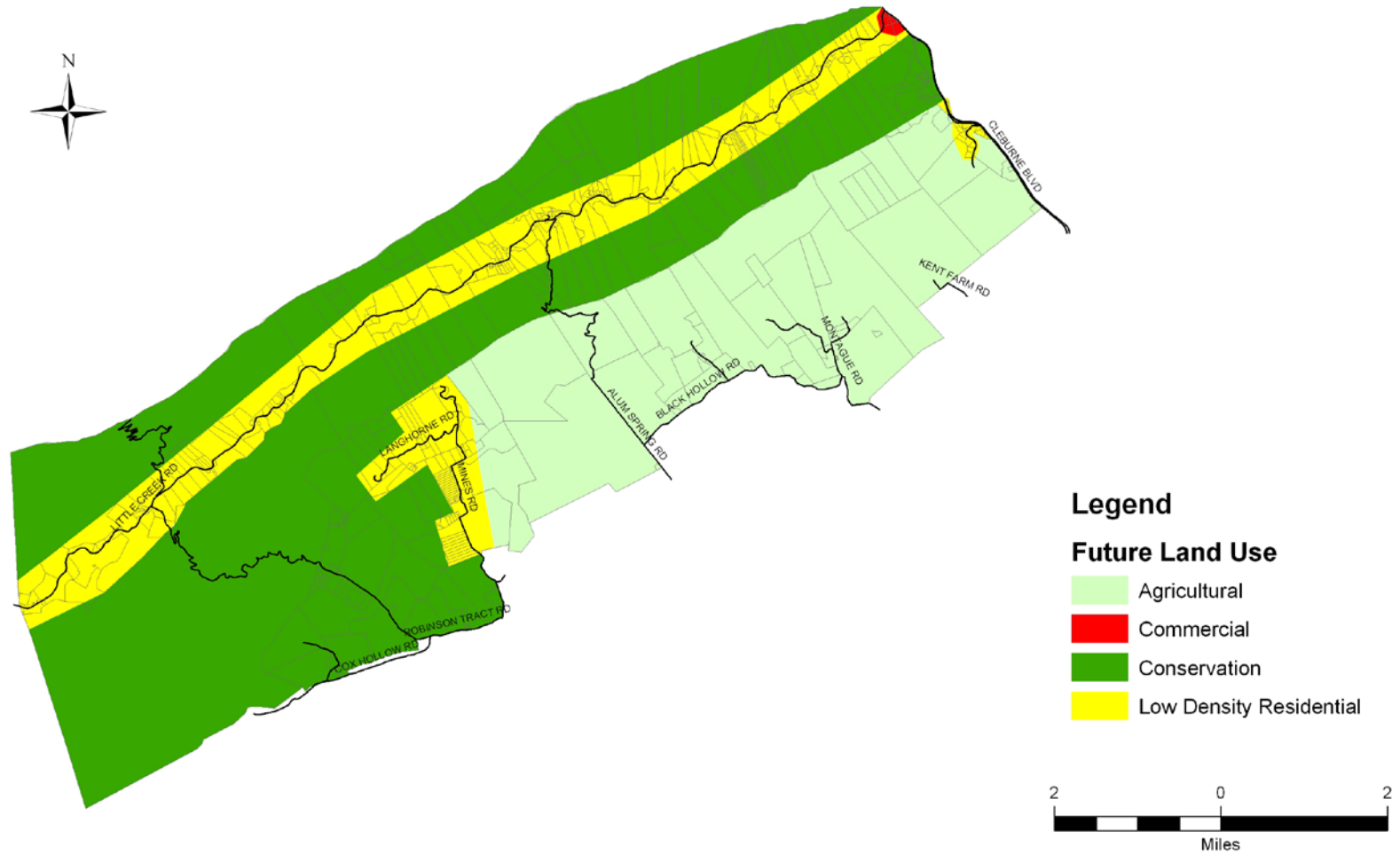
On the future land use map (page 11), areas south of Little Walker Mountain are indicated as agriculture while areas north of Little Walker are conservation, with low density residential along the Little Creek Road corridor. This planning area is well suited for conservation easements considering the principle land use is agriculture and numerous natural resources. Several of the agricultural parcels are of sizeable amounts, which aid in conservation easement acceptance. By acquiring easements in close proximity to the Jefferson National Forest the green infrastructure of the area is greatly expanded. Little Walker Creek, an important natural resource, was determined impaired by the Virginia Department of Environmental Quality for bacteria along its 17 mile reach. A Total Maximum Daily Load (TMDL) Plan should be prepared for this waterway in the near future due to its significance in groundwater recharge and farming activities. Back Creek, which forms the boarder of the North Planning Area and the Central Planning Area is also identified as impaired by bacteria. A TMDL Plan was created in 2005 with implementation starting in 2006 and currently continuing. Future land uses should also provide for telecommunication sites along either Walker Mountain or Little Walker Mountain.



Figure 7

North Planning Area

Future Land Use



Created using Pulaski County land book data.



Land Use Action Plan

Short Term

- Endorse land conservation tactics for preserving natural resources in the planning area.
- Amend zoning ordinance for agricultural district to restrict residential subdivision.
- Limit residential development in agriculturally zoned areas to protect agricultural economy.
- Review land classification database at time of next real estate assessment to ensure proper coding.
- Maintain support of the New River Valley Airport (adjacent to planning area)
- Schedule identified transportation improvements in the six-year plan.
- Rezone land near the intersection of Little Creek Rd and Rt. 100 to reflect current land uses, particularly commercial uses.

Medium Term

- Continue to monitor the old landfill for leachate.
- Evaluate the ability to generate alternative energy through wind and/or natural gas.
- Support residential development in areas where public infrastructure exists or can be provided.
- Consider impact on agriculture for parcels rezoned to residential.
- Endorse land conservation tactics for preserving natural resources in the planning area.
- Consider increasing the date of rollback period for agricultural land use taxation from 5 years to 7 years.

Long Term

- Evaluate the ability to generate alternative energy through wind and/or natural gas.
- Support commercial land uses along Rt. 100 that provide services to residents of the Planning Area and those traveling through.
- Continue to monitor the old landfill for leachate.
- Endorse land conservation tactics for preserving natural resources in the planning area.
- Support alternative transportation/recreation along rural routes in the planning area.



Transportation

Transportation Policies

The policies below apply to the North Planning Area:

- Improve safety of transportation network
 - Install “No Thru Truck” signs on Robinson Tract Rd.
 - Place safety guardrails where needed on steep curves.
- Resurface Kent Farm Road
 - Work with VDoT to determine traffic volume and review surface needs. (aggregate vs. asphalt)
- Continue to maintain Little Creek Road
 - Keep the planning areas’ major thoroughfare in regular maintenance.

Transportation Action Plan

Short Term:

1. Place “No Truck” signs on Robinson Tract Road:

Estimated Cost: \$4,000.00

Place one sign at the southern end where Cox Hollow Road intersects and another at the northern end where Little Creek Road intersects. This should keep large trucks from getting stuck on the road not suitable to their needs.

Mid-Term:

1. Install safety improvements:

Estimated Cost: \$4,500,000.00

Safety improvements are needed along steep and curvy rural roads. Identify specific locations for these improvements.

2. Resurface Kent Farm Road:

Estimated Cost: \$3,000,000.00

Review the traffic volumes for this road and evaluate the need for asphalt versus aggregate surface.

Long-Term:

1. Continue to maintain Little Creek Road:

Estimated Cost: \$6,800,000.00

Little Creek Road is the most significant corridor in the planning area. Routine maintenance is required to ensure the level of performance.



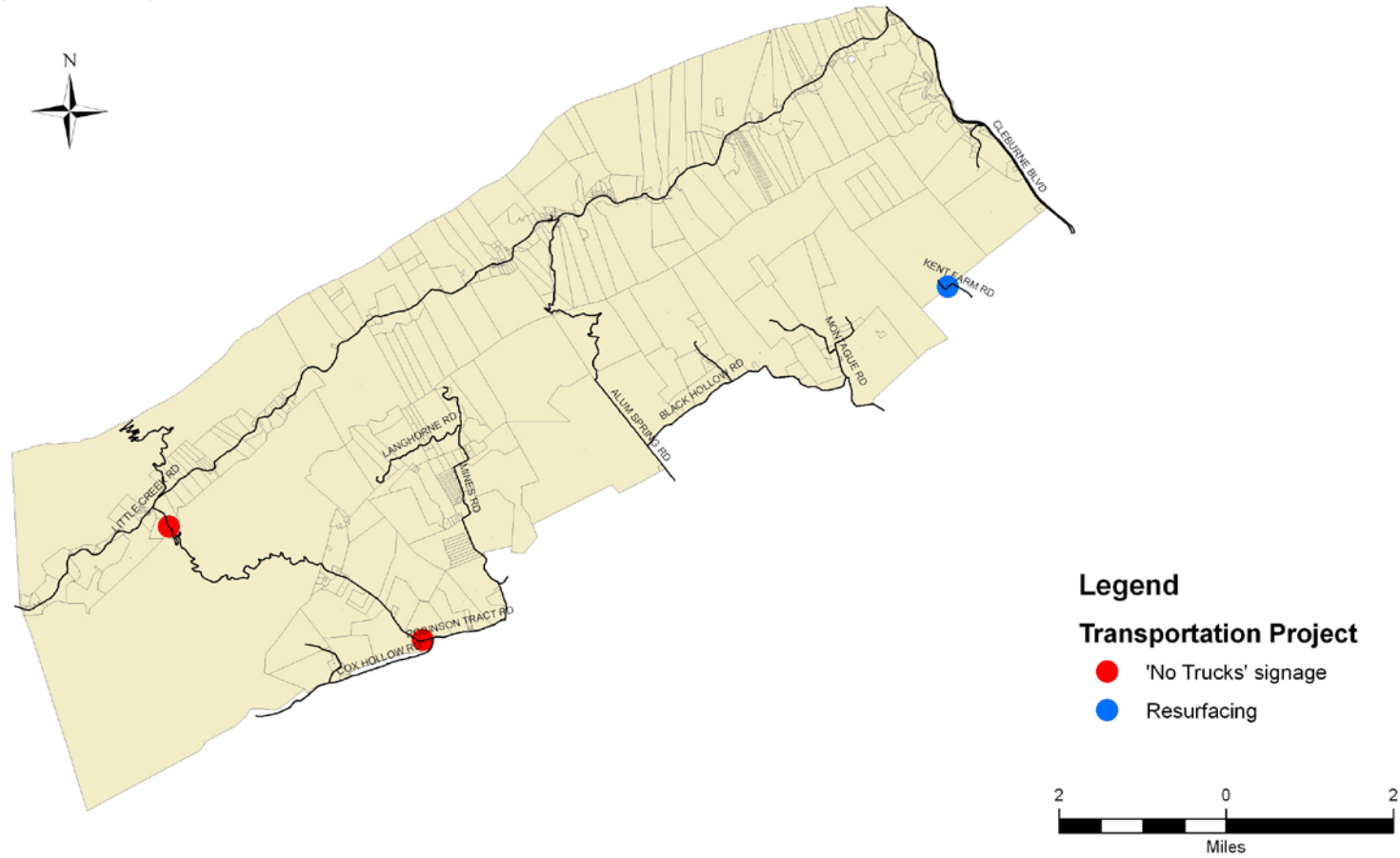
2. Widen Black Hollow Bridge:

Estimated Cost: \$700,000.00

The bridge deck on Black Hollow Road is not wide enough to maneuver large farming equipment and supplies, which is critical to this planning area. Widening is recommended to improve the existing bridge.



Figure 8
North Planning Area
 Transportation Projects



Created using Pulaski County land book data.



Coordination of Land Use and Transportation

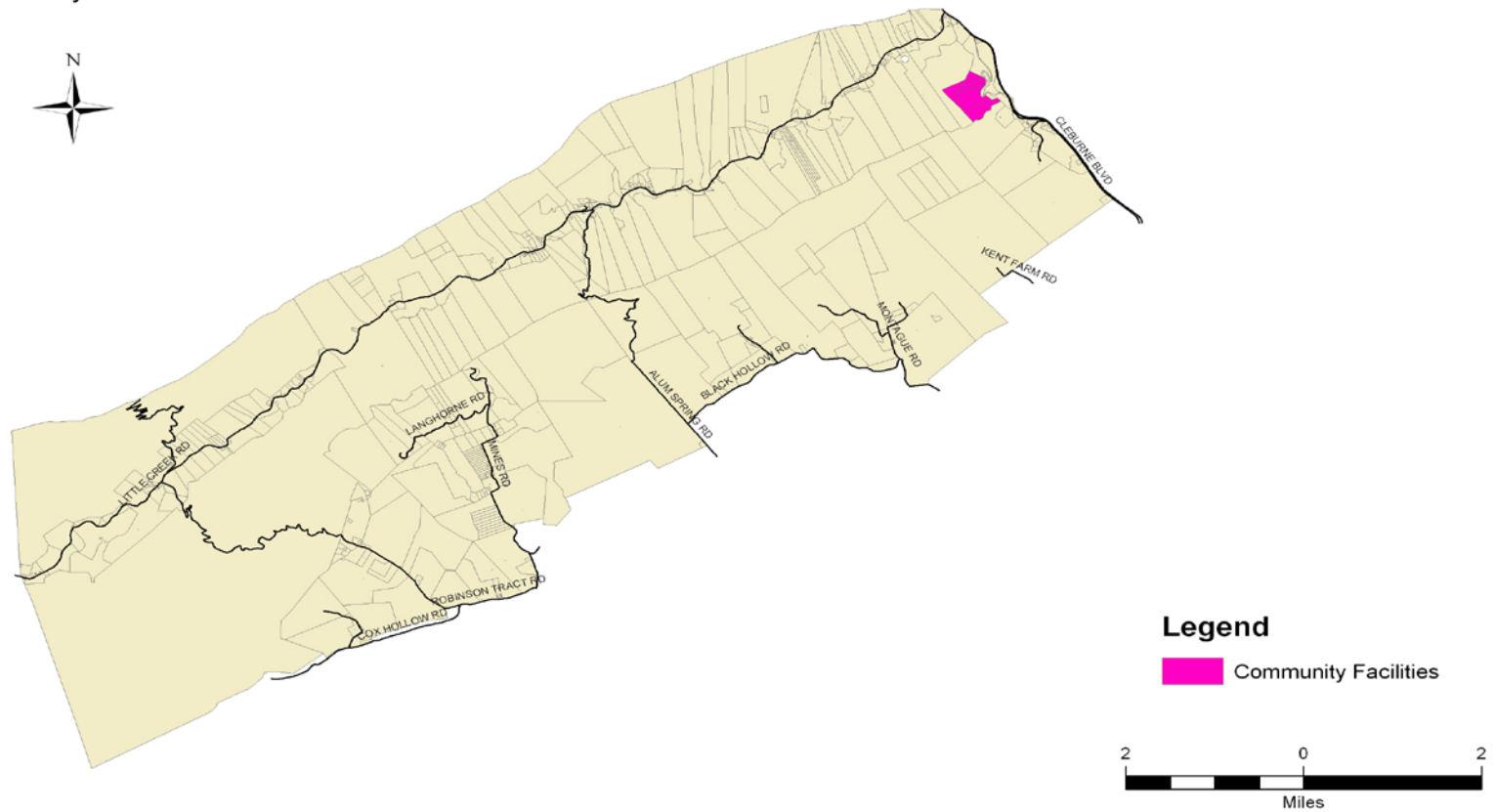
Effective as of July 1, 2007, §15.2-2222.1 Coordination of State and Local Transportation Planning. Localities that receive a rezoning, site plan, or subdivision request that substantially affects transportation on state-controlled highways must submit a Traffic Impact Analysis to the Department of Transportation 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

- Foster cooperative relationships with State and Federal agencies and outdoor guide services/private sector to market assets and promote Pulaski County as an origin/destination.
- Support alternative transportation, primarily bicycles, along rural routes.
- Locate and install signage for public access points to Little Walker Creek



Figure 9
North Planning Area
 Community Facilities



Created using Pulaski County land book data.

Community Facilities

1. Old Pulaski County Landfill



Appendix - A

Public Input Summary

June 5th, 2007

1) What do you like about your community?

Quiet

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

Road Improvements

3) What do you like about Pulaski County?

Tax Rate

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

More Jobs

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

Safe and Drug Free

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

20 years

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

Install caution lights on Rt. 11 North and South during races at the speedway.



Comprehensive Plan

2007-2008



South Planning Area

SOUTH PULASKI COUNTY PLANNING AREA

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SOUTH PULASKI COUNTY PLANNING AREA

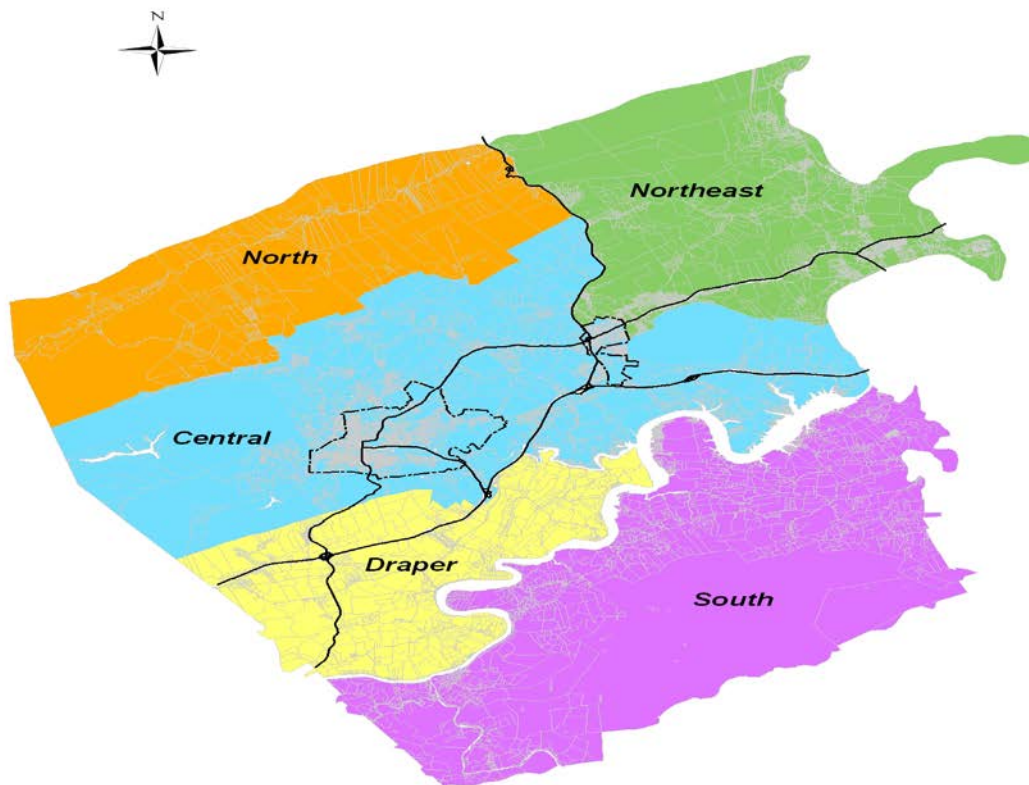
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This document is the South Planning Area chapter of Volume 2. Each planning area chapter is drafted to stand independent of the others; however, the relationships between planning areas is significant and should be considered when making planning decisions.

Figure 1

PULASKI COUNTY Planning Areas



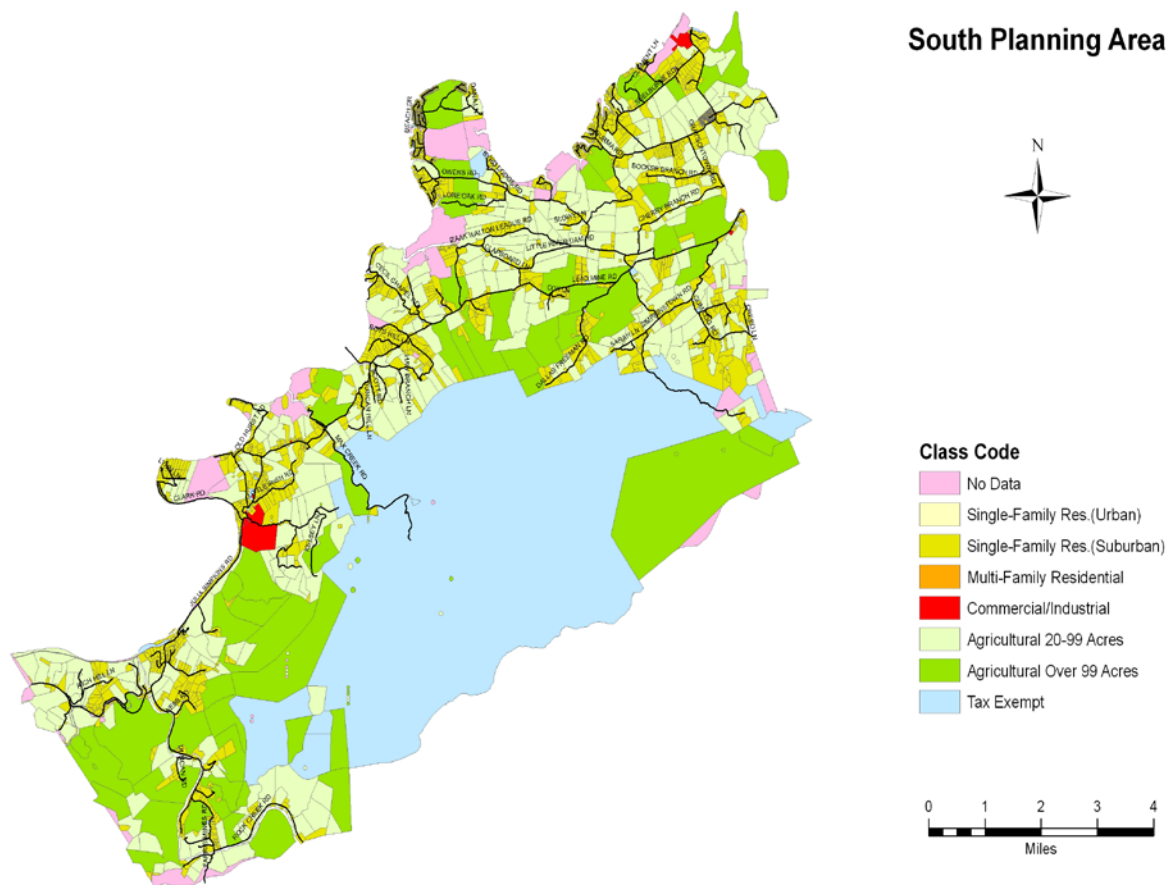
SOUTH PULASKI COUNTY PLANNING AREA

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



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.

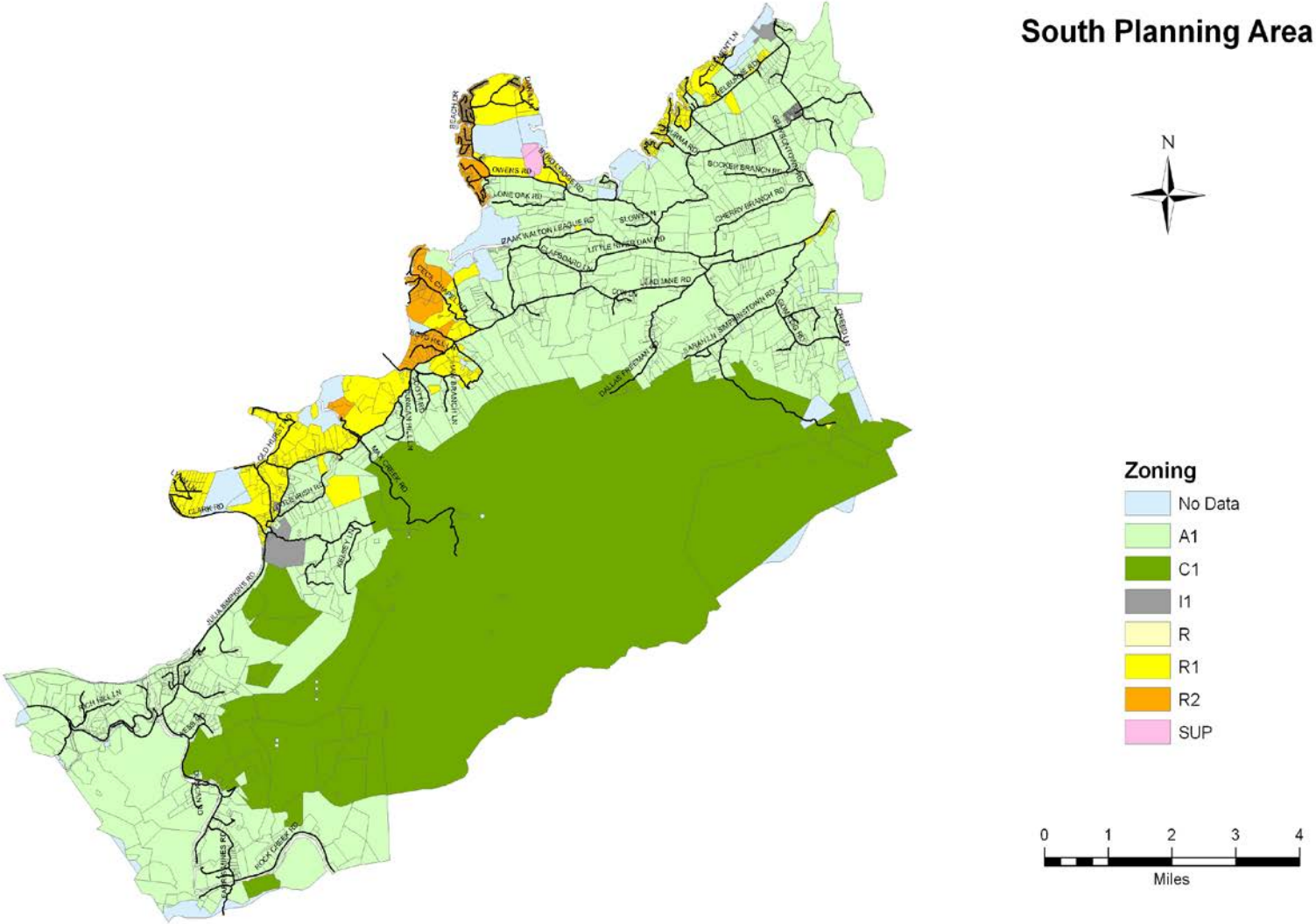
As future residential demand increases, changes to the zoning map (Figure 4) may be necessary. When considering adjustments to zoning districts, consideration should be given to the Future Land Use Plan (Figure 12).



*Pulaski County Comprehensive Plan
South Planning Area*



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.

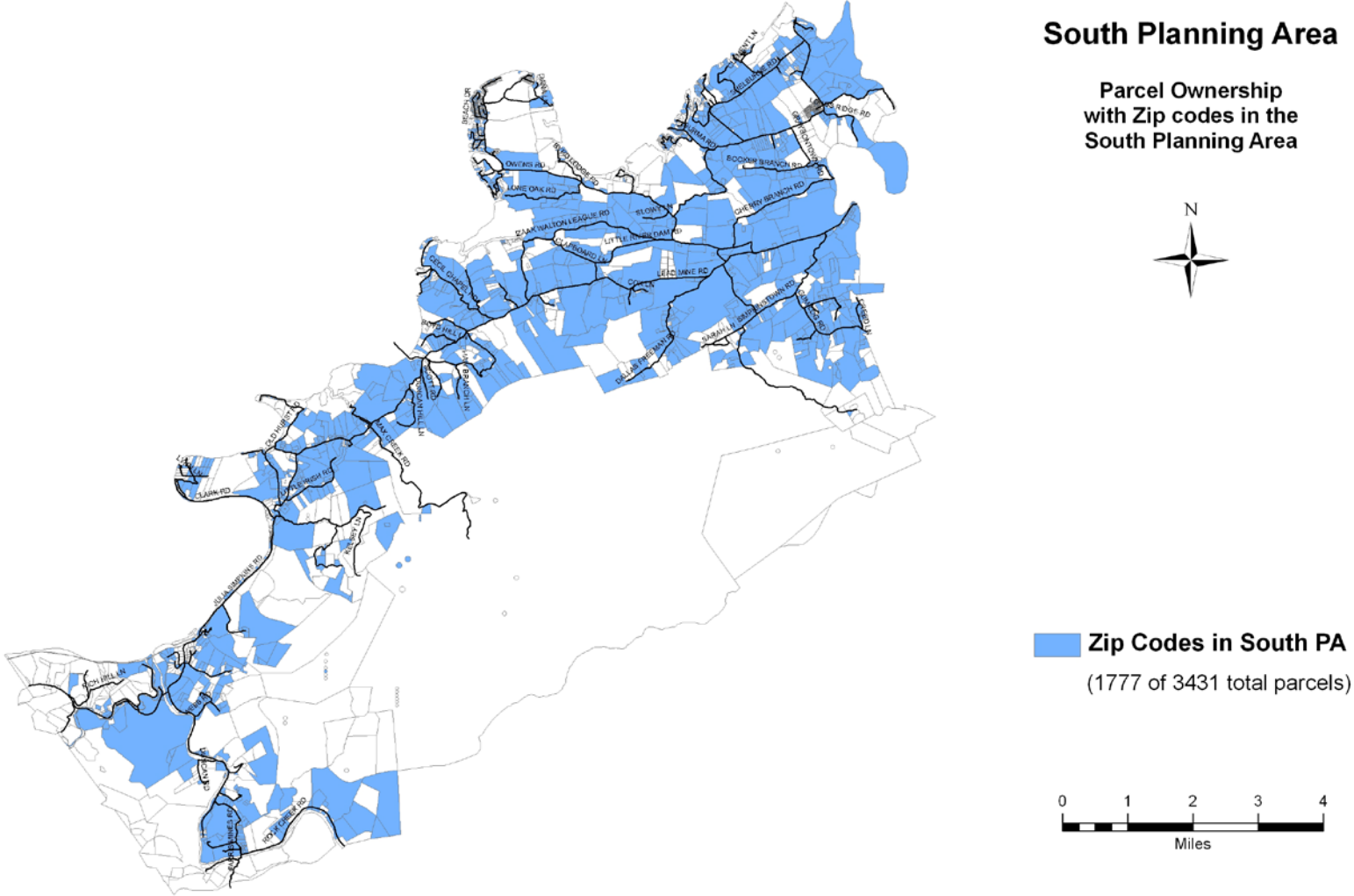
Figure 4, Zip Code Data, illustrates in blue the parcels with zip codes in the South Planning Area. White parcels are those with zip codes other than 24347 and 24141. There are 3,431 total parcels and 1,777 parcels utilize a South Planning Area zip code. Therefore 51% of the parcels reflect an Area zip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



Figure 5- Zip Code Data



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

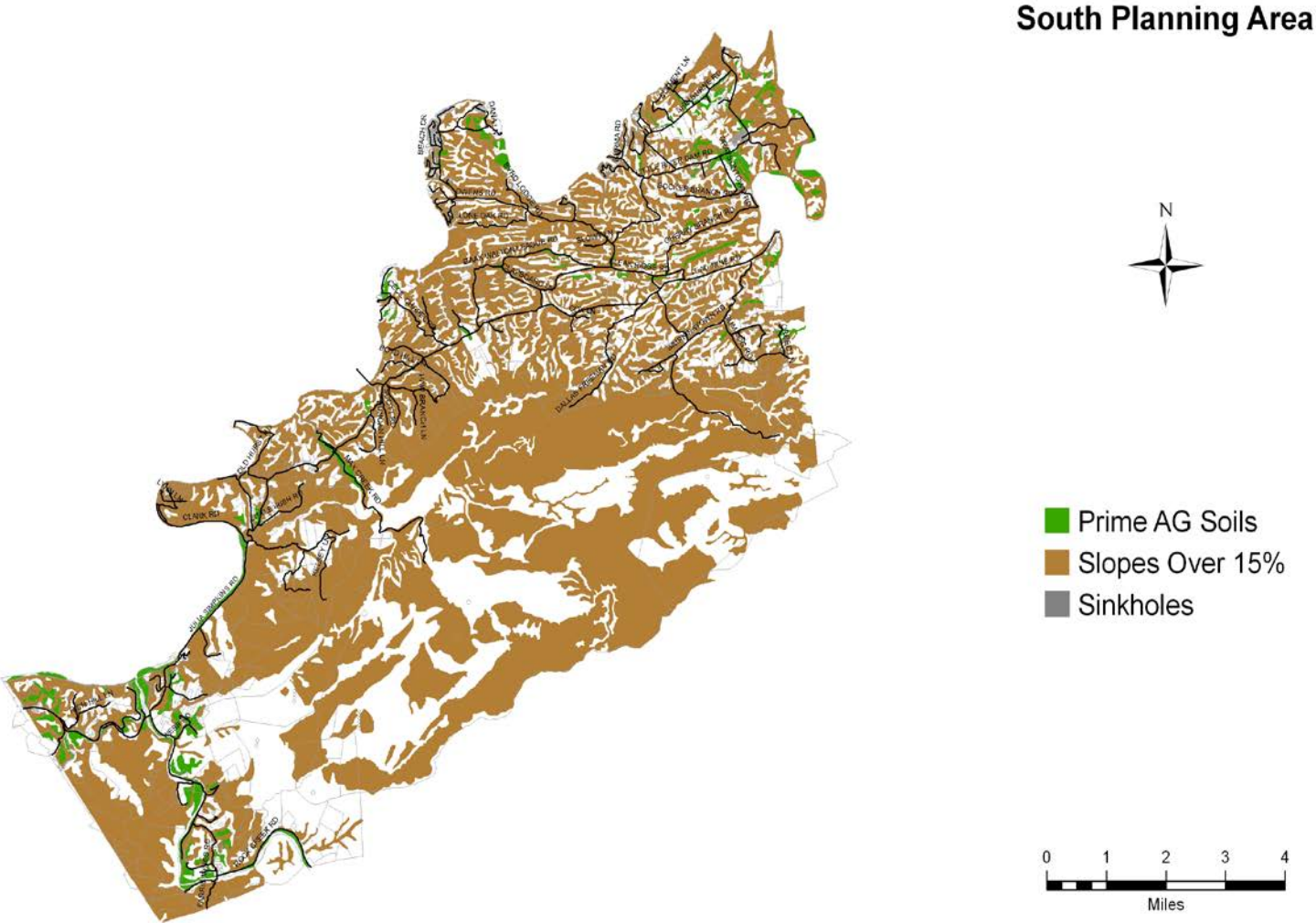
While not the most intense agricultural area in the County, this Planning Area does host significant agricultural operations. It is important that the agricultural uses in the Area remain protected from encroachment; particularly the working farms on prime soils (see Figure 5 Prime Agricultural Soils 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.

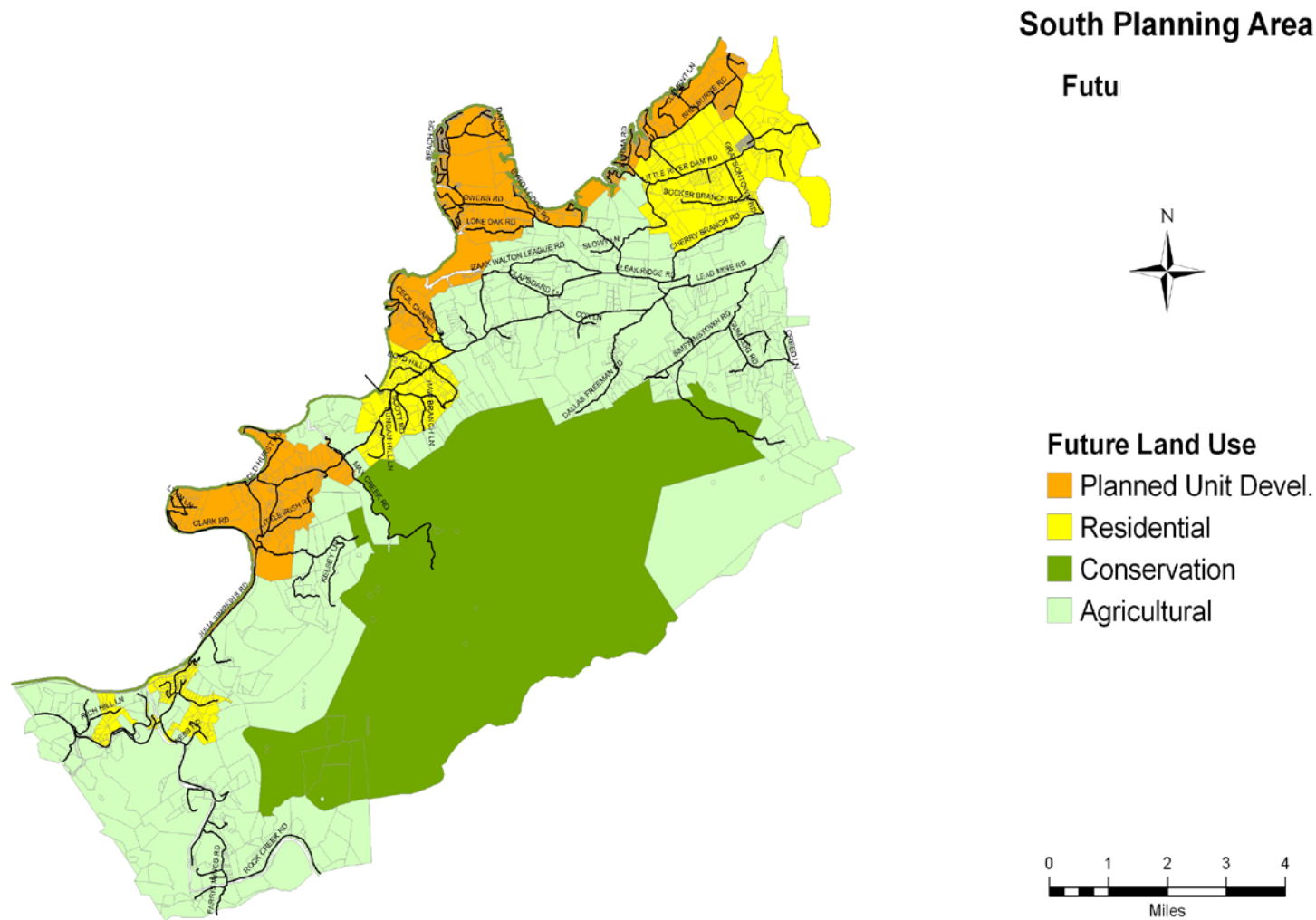
South Easement Receiving Areas

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 NRVFDC, 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.



*Pulaski County Comprehensive Plan
South Planning Area*



Transportation Projects



-- Greenway

- **Other Project**

■ Buildings



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)

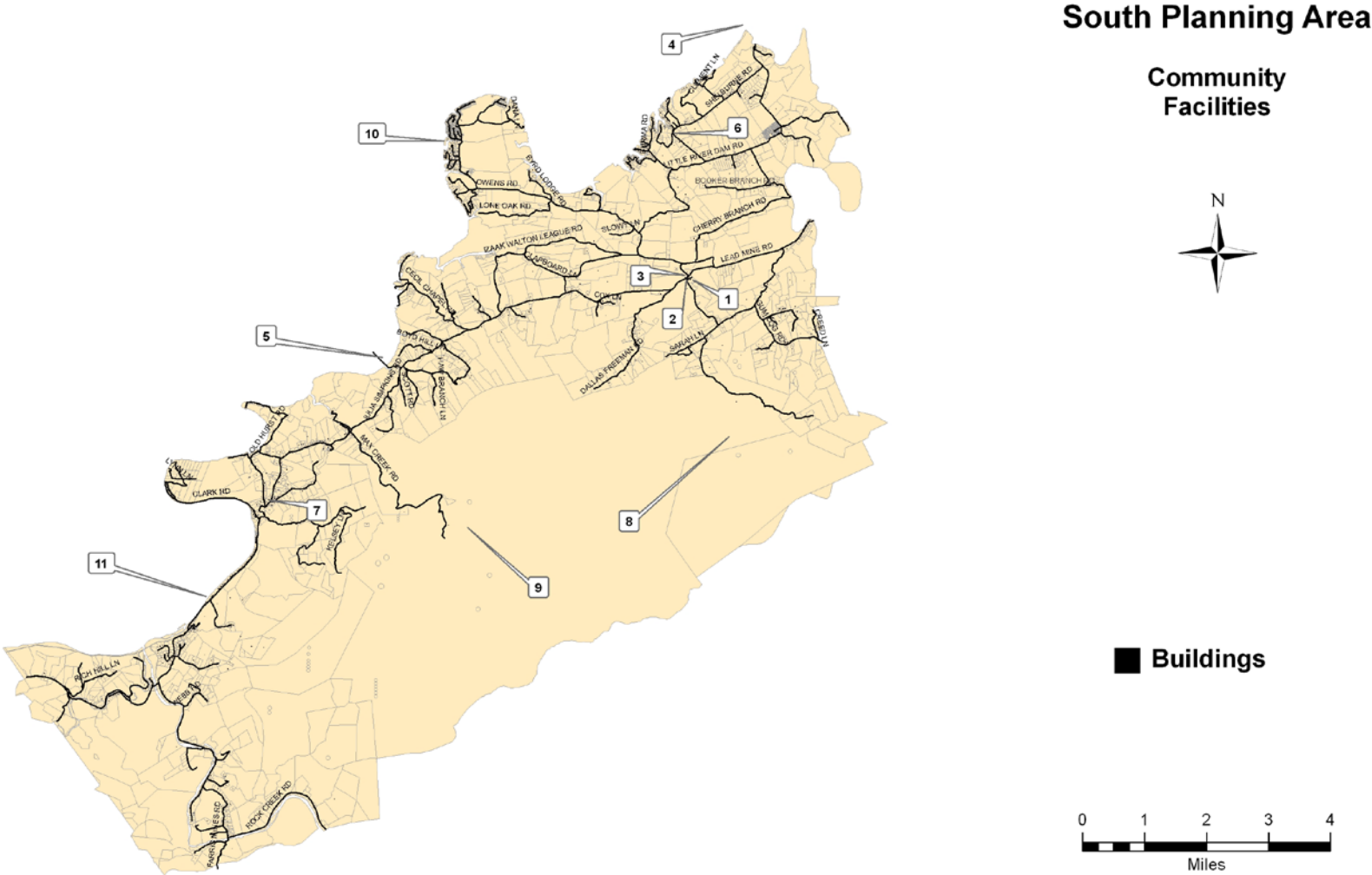


Table 1 – Community Facilities

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 option 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.

