

Executive Summary

“It is satisfying to see that our survey showed that the majority of individuals feel that the County is on the right track in terms of growth and development. The Board, Commission and staff have worked hard over the past five years to provide new and expanded facilities to improve our quality of life while keeping our community an affordable place to live, work and play.”

**Archie Fox,
Chairman, Warren
County Board of
Supervisors**





Executive Summary

The following section identifies the Warren County Comprehensive Plan's goals and objectives. To obtain more detail, background information, and methods of implementation reference the appropriate chapter within the plan.

Chapter 3: Environment and Natural Resources

Goal: To preserve and improve the environmental quality of Warren County through measures which protect natural resources and environmentally sensitive air, lands, and waters.

Objectives:

- A. Institute measures to protect the quality of surface waters within the County, including the Shenandoah River's North and South forks, creeks, runs, dams, and smaller tributaries of the Shenandoah River, as well as, watershed and associated tributaries which eventually drain into the environmentally sensitive Potomac River and the Chesapeake Bay.
- B. Protect and conserve fragile groundwater resources within the County's unique hydrology (i.e. karst terrain and thin soils), including the specific recommendations from the County's Cedarville Enterprise Zone Karst Study and the USGS Hydrogeology and Groundwater Availability Study.
- C. Evaluate existing problems relating to failing septic systems and well water contamination.
- D. Require regular septic pumpout using State recommendations/ guidelines.
- E. Protect County wetland resources, including springs, from contamination.
- F. Protect and conserve public and private forest resources to prevent soil erosion and damage to views, vistas, and watershed areas.
- G. Protect the important natural function of rivers, streams, and floodplains by encouraging appropriate use and preservation of natural vegetation.
- H. Minimize runoff and sedimentation associated with agricultural and development activities (including industrial, residential, and commercial activities) particularly in steep slope areas.
- I. Identify and protect important plant and wildlife habitats, including aquatic life.
- J. Require annual maintenance of alternative septic systems.
- K. Coordinate environmental quality protection efforts with the establishment of public parks, natural recreation areas, and natural resource regeneration and preservation.
- L. Improve environmental quality on a site-by-site basis through the establishment of performance standards for environmentally sensitive areas, including encouraging the use of best management practices.

- M. Educate Warren County residents about the relationship between our land use decisions and our local ecology.
- N. Preserve Warren County's natural beauty, while making natural features accessible to County residents.
- O. Continue to use green concepts in the building of County facilities to further reduce our footprint on the environment.

Chapter 4: Growth Management and Land Use

Section 1: Growth Management and Land Use

Goal: To direct future development into an efficient and serviceable form that will preserve the County's predominately rural character.

Objectives:

- A. Direct County development to areas contiguous with Front Royal or villages that are served or will be served with adequate public facilities such as roads, sewer, and water.
- B. Limit future suburban sprawl in rural or agricultural areas where adequate public facilities do not exist or where their provision would not be cost-efficient.
- C. Develop incentives to preserve farmland, forested areas, open space, and rural character. Explore the use of conservation easements, purchase and transfer of development rights, and other similar programs for the funding of open space preservation.
- D. Discourage growth in environmentally sensitive areas that have natural development constraints, such as wetlands, steep slopes, floodplains and karst terrain features such as sinkholes and caves.
- E. Discourage strip development along County roads and highways for traffic safety, access management, and aesthetic reasons.
- F. Locate industrial and commercial development in defined areas.
- G. Require that developers pay a fair share of the associated costs for additional public facilities and services generated by the development. In addition, maintain the County's proffer system which shall ensure that adequate public facilities are in place or proposed before development is approved.
- H. Develop a preservation plan that identifies and protects historically significant areas, sites, and properties.
- I. Coordinate the County's and the Town of Front Royal's growth management plans.
- J. Maintain the County's rural character.

- K. All future private access easements serving three or more residential dwelling units should be designed with a slope no greater than 15%.
- L. Develop land use policies and implement land use decisions in such a manner as to limit average residential growth to no more than 3% per year, measured in new residential building permits. Encourage developments to be phased in so as to not exceed the County's vision of maintaining a 2% to 3% annual growth rate.

Section 2: Environmental Aspects of Land Use in Warren County

Goal I: Develop Warren County land in accordance with local, state, and federal standards that provide the best possible quality of life.

Objectives:

- A. Develop performance standards applicable to new development activity and the solution of old environmental land use problems.
- B. Protect fragile groundwater and surface water resources.
- C. Encourage and, where possible, enforce architectural and site design standards that blend with, and take advantage of, the natural environment. This should include the retention of natural drainage patterns where they reduce flooding and erosion and the maximum retention of wooded areas, views, and vistas.
- D. Encourage incentives to developers for incorporating greenways in their projects; thereby enhancing appearance, safety, and value.
- E. Identify and seek to retain significant views and vistas along the Skyline Drive and County roads.
- F. Encourage unnecessary reduction of tree cover and other natural vegetation while allowing for reasonable land use.
- G. Encourage tree planting along public roads to preserve rural character and value.
- H. Encourage cluster development through density incentives. Incentives should increase as developers use smaller percentages of the site for construction, leaving the remainder as park, greenway, or wooded areas.
- I. Develop performance standards for karst and other sensitive areas.
- J. Prevent dumping in sinkholes and provide incentives for cleaning up such areas.
- K. Maintain litter free public highways and other public areas.
- L. Develop Watershed management plan for the County.

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Goal II: Develop and maintain a County GIS system containing the following: number, type, and location of housing units, essential fire and police protection, shops and other basic services, development density relative to known problem areas, location, area, condition, and use of agricultural and forest lands (public and private), soil and geologic characteristics by region, air quality by source and season, condition of rivers and streams, wildlife counts and habitats.

Objectives:

- A. Develop an environmental data base drawing on all federal, state, and local agencies, as well as public and private organizations serving Warren County. The data base should define time saving, technical, and economic advantages of the system's use.
- B. Create financial support for development and maintenance of the system among participating agencies and the state, with small user fees for other users.
- C. Provide a central point within County government for computer data storage, its evaluation, cross-reference, and accessibility to all contributors and users.
- D. Ensure timely data update by all concerned.

Section 3: Housing and Community Development

Goal: To provide, throughout the County, residential areas that offer quality, residential development that does not deplete County resources and protects rural character.

Objectives:

- A. Provide assistance to local organizations (non-profit and for-profit) to upgrade the existing housing stock that is deficient in plumbing or sanitation facilities.
- B. Discourage all types of residential building in areas that are environmentally sensitive. Develop land use and zoning regulations that are consistent with this purpose.
- C. Encourage current neighborhood stability by providing technical and support services where possible.

Section 4: Rural Character and Agricultural Preservation

Goal: Preserve the County's rural character by preserving open space, as well as agricultural and forest lands.

Objectives:

- A. Maintain land use classifications in the taxing of agricultural and forestal properties.
- B. Encourage cluster development in rural areas to preserve open space, to increase road safety, and to preserve rural character. The remaining land shall be kept undeveloped. Increases in housing density within the cluster or other incentives should be considered in return for preserving open space.

- C. Develop buffer zones to reduce potential conflicts between cluster developments and non-compatible uses such as farming and large commercial or industrial development.
- D. Access to cluster developments shall be limited to those necessary for safe ingress and egress of residents and emergency vehicles.
- E. Utilize natural topographic features and/or planting screens to shield development from public roads and adjoining properties, thereby preserving scenic vistas and rural character.
- F. Avoid significant modification of the existing terrain and prohibit development of environmentally sensitive areas, such as floodplains and steep slopes.
- G. Designate some of the most scenic roads in the County as Scenic Highways and Byways, thereby preserving scenic rural views and vistas. The State has designated Route 55 East as a Scenic Highway. Other possible candidates include: Route 340 South, Route 522 South, Browntown Road, Morgan's Ford Road/Milldale Road, Rivermont Road, and Reliance Road.
- H. Provide strict controls to limit access along major highways, such as Routes 55, 340, and 522, to preserve roadway capacity, decrease congestion, and improve safety.
- I. Maintain the Highway Corridor Overlay District to address architectural and aesthetic controls as well as creating interparcel connections, limited access, and buffering requirements along the County's major entrances.

Section 5: Rural Villages

Goal: Focus rural residential and light commercial growth in and around rural villages.

Objectives:

- A. Allow the construction of small sewage treatment facilities (and water systems where necessary) to serve the rural villages. Possible locations could include Bentonville and/or Limeton which could combine services with the Raymond R. "Andy" Guest, Jr. Shenandoah River State Park; and Browntown.
- B. Allow expansion of dual uses in the rural villages.
- C. Develop Village Center Land Use Plans, as components of the Comprehensive Plan, which will guide development within Village areas.
- D. Develop provisions that will encourage the orderly growth of rural villages. These centers should retain their traditional village character as they develop into convenience/service centers for the surrounding rural area.

Section 6: Forest Land Management and Preservation

Goal: To preserve the community's rural character and preserve forest land, and other environmentally sensitive areas, by managing and maintaining forest resources during the development process.

Objectives:

- A. Adopt performance standards and a review process for the commercial and non-commercial forest cutting of any area exceeding one acre.
- B. Develop standards to protect ridgelines.
- C. Provide limited forest cutting in stream, wetland, and river areas.
- D. Support and expand Agricultural and Forestal Districts in the County.

Section 7: Public Lands

Goal: Utilize public lands as a resource in maintaining the County's rural character.

Objectives:

- A. Work with the National Park Service to ensure an equal partnership in the use and management of common resources and common concerns.
- B. Utilize Shenandoah National Park's view-shed analysis to develop land use recommendations to ensure development compatible with the County's rural character.
- C. Monitor State and Federal agencies development plans and work with those agencies to ensure activities consistent with the County's rural character.
- D. Maintain the Shenandoah River's scenic nature by minimizing development within the floodplain. Designate the river as a greenway for recreational and flood control purposes.
- E. Maintain the Appalachian Trail's scenic nature by adequately buffering development from the Trail.

Section 8: Commercial and Industrial

Goal: Encourage orderly growth of commercial and industrial development relative to environmental and economic impacts along the Rt. 340/522 Corridor and at Rt. 55 East (Linden).

Objectives:

- A. Provide Rt. 340/522 and Rt. 55 East (Linden) with adequate services in place or planned for balanced future commercial and industrial development.

- B. Encourage the location of clean industry and commercial activities through the development of performance standards that ensure the activity would be compatible with the community's goals.
- C. Encourage industrial and commercial growth to achieve 30-35% of the tax base.
- D. Encourage industrial and commercial development that provides competitive wages and benefits.
- E. Encourage the establishment of research technology zones, as well as technology zoning overlay districts to ensure harmonious development within these zones.

Section 9: Residential

Goal: Provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to accommodate existing and future needs.

Objectives:

- A. Encourage all new subdivision development to be centered around existing village centers and to be developed as planned residential developments which create a neighborhood or community atmosphere and identity.
- B. Discourage residential development in areas of environmentally sensitive lands and agricultural operations.

Section 10: Highway Corridor Plan

Goal: To maintain a highway corridor overlay Plan for Route 340/522 North and Route 55 East and to develop a highway corridor plan for Route 55 West, Route 340 South, and Route 619.

Objective:

- A. Maintain our County's highway overlay district along Rt. 340/522 and Rt. 55 East, which includes landscaping regulations, protection of significant views and vistas, minimum architectural guidelines, and controlled access points along these roads.
- B. Ensure the maintenance of buildings and landscaping in the highway overlay districts.
- C. Coordinate corridor transportation plans.

Section 11: Urban Development Areas

Goal: Comply with the State's requirement for the designation of urban development area's while ensuring that the County and Town's unique sense of community is maintained and continues to prosper.

Objectives:

- A. Incorporate neighborhood concepts into proposed developments within the urban development areas which includes, but is not limited to, walking and bicycle trails and parks and open space.
- B. Development in these areas shall address fiscal impacts to the Town and County in order to not hinder services or result in a negative fiscal impact to the community.
- C. Direct new development to the urban development areas.

Chapter 5 - Community Facilities

Section 1: Historic Preservation

Goal I: To mitigate the impact on historic structures and properties imposed by new development.

Objectives:

- A. Design standards for new developments should accommodate the historic character of the area. Methods relevant to the historic setting should be incorporated in new development that will protect, enhance, preserve, and resemble the historic sites to include, but not be limited to building materials, architectural features, open space, historic markers, etc.
- B. Request input from the Warren County Heritage Society on development proposals presented to the County Planning Commission.

Goal II: To maintain the Warren County historical assets that preserve the County's character.

Objectives:

- A. Maintain an inventory of historical sites and structures and incorporate a layer in the County GIS system.
- B. Seek state and federal funds to rehabilitate the historical sites the County has obtained.
- C. Preserve the heritage, contributions, and interests manifested by the Native American Cultures.
- D. Provide opportunities for County residents and visitors to interact with historic and cultural influences that would enhance their appreciation of these County life qualities.

Section 2: Parks and Recreation

Goal I: To provide a variety of quality recreational opportunities in Warren County.

Objectives:

- A. Coordinate recreational facility development with the County Comprehensive Plan, thereby ensuring that facilities and residential development occur simultaneously.
- B. Ensure that additional public recreational facility costs and recommended programs (due to new development) are equitably borne by those benefiting.
- C. Coordinate natural resource protection efforts with future County park, open space, and recreational land use opportunities.
- D. Provide adequate waterfront public recreation access to County residents.
- E. Ensure that existing residents' needs are a first priority.
- F. Continue the Parks and Recreation Plan Advisory Committee to assist with future development of Parks and Recreation facilities and programs.
- G. Encourage private sector partnerships in the provision of recreation facilities and services to augment the County's basic facilities and services.

Goal II: Expand recreation activities and sites to all areas of the County.

Objectives:

- A. Work with the Commonwealth of Virginia to improve existing river access points along the South Fork, North Fork, and mainstem of the Shenandoah River.
- B. Provide adequate law enforcement and security at public river access points.
- C. Take advantage of what County subdivisions offer for park space and incorporate as time and funding permits.
- D. Provide for the preservation of open and wooded space, and selected floodplain areas, as greenways.
- E. Explore the incorporation of trails linking publically accessible private land and/ or public lands within battlefield areas that will not adversely impact private property owners.

Goal III: Warren County must provide recreational facilities and programs in cooperation with the Warren County Public School System expansion plans.

Objectives:

- A. Plan community facilities with the capability of having multi-functional uses by two or more organizations (public or private). Recreational facilities must be included in new school construction planning.
- B. Coordinate facilities with schools planning where possible.

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Section 3: Education

Goal: Development of new school facilities and renovation of existing facilities for the Warren County Public School System which would be consistent with the Comprehensive Plan.

Objectives:

- A. Maintain the 20-Year capital facilities plan.
- B. Review the performance and effectiveness of existing facilities and proceed with changes or expansion as necessary.
- C. Meet community educational service/facility needs as a priority.
- D. Ensure that additional school facilities' and services' costs resulting from new development are equitably borne by those benefiting.
- E. Coordinate and locate school facilities' expansion with the County Comprehensive Plan and with future development ensuring school accessibility to County residents.
- F. Coordinate athletic facilities with County Parks and Recreation plans where possible.

Section 4: Fire and Rescue

Goal: Provide responsive fire and rescue coverage for the entire community.

Objectives:

- A. To maintain the volunteer system of the individual departments, to preserve their autonomy while encouraging centralized coordination, communication, and supervision and to supplement with paid staff where necessary.
- B. To define, evaluate, and make recommendations concerning adequate and appropriate level of fire and rescue protection and to evaluate and improve Warren County's existing fire and rescue services.
- C. To make additional evaluations and recommendations regarding fire and rescue services in Warren County and to implement these policies in a timely and cost-efficient manner.

Goal: To continue implementation of the EMS, Fire Services and Emergency Communications Study prepared by Springsted as adopted by the Board of Supervisors on June 16, 2009.

- A. Continue to implement plan for standardization of equipment.
- B. To continue to improve the level of training.
- C. Build training facility.

Section 5: Law Enforcement Services

Goal: To provide police protection for all areas of Warren County that is consistent with the Comprehensive Plan and in a cost-efficient manner.

Objectives:

- A. Develop a central emergency dispatch system.
- B. Ensure that the costs of additional services are borne by those benefiting.
- C. Coordinate law enforcement activities with the Town of Front Royal.

Section 6: Library

Goal I: To provide access to public library resources to all residents and areas of the County.

Objectives:

- A. Investigate expansion to better serve needs of the County by locating future facilities in areas that are consistent with the County residents' needs.
- B. Provide up-to-date technological equipment to meet current and future County residents' needs.
- C. Encourage and support the "Friends of Samuels Public Library" organization.
- D. Encourage the adaptive reuse/shared use of existing facilities in providing expanded service to County residents.
- E. Review the conditions and performance of existing facilities in planning new or expanded facilities and services.

Section 7: Solid Waste Transfer Station

Goal: Provide waste management services consistent with the residents' needs, in a cost-efficient manner, which would encourage development consistent with the Comprehensive Plan.

Objectives:

- A. Continue to maximize recycling efforts.
- B. Evaluate existing refuse/recycle collection sites for adequacy and replacement/expansion if necessary, with priority given to replacement of the existing Shenandoah Farms site in order to address security, inadequate space needs, and expand recycling opportunities to the public. The second priority would be to replace/update the Route 340/522 site.

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- C. Coordinate service expansion with the County's Comprehensive Plan so that development and expansion of services coincide.
- D. Plan and cooperate with regional waste management solutions.

Section 8: Government Offices

Goal I: Maintain existing, efficient, equipment and facilities for County Government and residents.

Objectives:

- A. Give priority to expanding existing facilities rather than to creating new facilities.
- B. Deliver necessary County services in a convenient, cost effective manner.
- C. Use green technology in the renovation/construction of facilities to reduce energy costs and set example of environmental stewardship.

Goal II: Provide residents with needed facility space in which to assemble and to participate in civic functions.

Objectives:

- A. Develop County facilities in locations that are actual or potential focal points for citizens' activities.
- B. Complete the renovation of the Health and Human Services Complex.

Chapter 6 - Economic Development

Section 1: The Local Economy

Goal I: Achieve a commercial / industrial tax base of 30 - 35%, within boundaries of land as zoned.

Objectives:

- A. Continue to assist with regulatory requirements and help reduce business costs in order to increase profits and promote growth.
- B. Work with the EDA and with existing businesses and industry to evaluate and improve economic development strategies.
- C. Provide appropriately zoned land areas suitable for future industrial and commercial growth within areas defined on the future land use map.

Goal II: Develop a coordinated program to target and attract business and industry to develop a diverse tax base.

Objectives:

- A. Actively market the County's Industrial Parks.
- B. Support the establishment of one or more research and technology zones in the County to foster high quality job creation and investment by technology related businesses.

Goal III: Maintain an effective business environment which fosters the growth and prosperity of existing industries.

Objectives:

- A. Support businesses that provide services and employment opportunities for local residents.
- B. Install new coordinated signage for the Industrial Parks.
- C. Landscape the entrances to the Industrial Parks.

Goal IV: Provide an educational system to support industry.

- A. Encourage industries which provide competitive pay.
- B. Provide adequate facilities to provide educational programs which support the local industries.

Goal V: Work with the Town's tourism department to develop a comprehensive plan to attract tourists.

Objectives:

- A. Coordinate the Town and County's marketing efforts.
- B. Increase the number of group tours and festivals in the community.
- C. Attract the individual leisure traveler.
- D. Attract Shenandoah National Park visitors.
- E. Continue to protect the Appalachian Trail by preserving the adjacent natural environment and reviewing land use policies to ensure the trail is protected and buffered by activities that are not compatible with the rural areas surrounding the trail.

Goal VI: Provide infrastructure to support industrial / commercial development.

Objectives:

- A. Provide business and industry with the infrastructure required for future development and expansion.

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Goal VII: Continue to support the regional and local effort for Agricultural tourism and development.

Objectives:

- A. Help to centralize agriculture information for easy distribution to the public by compiling all available community products and where to get the products into one directory.
- B. Help to market and promote local agricultural products and “niche” markets locally.
- C. Increase public awareness of the economic impact of buying locally.

Chapter 7 - Infrastructure

Section 1: Water Service

Goal: To encourage cooperation and shared facility use in conjunction with other entities or agencies for water service which is cost-efficient to County residents and consistent with the County's Comprehensive Plan in terms of growth management and land use issues as described in Chapter Four.

Objectives:

- A. Meet existing community needs as a first priority.
- B. Coordinate development with facility expansion.
- C. Develop needed facilities in a cost-effective manner.

Section 2: Sanitary Sewer Service

Goal: To encourage cooperation and shared use of facilities in conjunction with other government entities or agencies for sewer service which is cost-efficient and meets residents’ needs while providing an equitable service level in the County. The Sanitary Sewer System also would protect our environment and provide for economic growth and development.

Objectives:

- A. Meet existing community needs as a first priority.
- B. Coordinate development with facility expansion.
- C. Develop needed facilities in a cost-effective manner.
- D. Encourage high density housing to be located where utilities exist.
- E. Encourage the cleaning of septic systems and the maintenance of alternative septic systems.

Section 3: Stormwater Management

Goal: To continue to improve requirements for preventing Stormwater Runoff from site development related to quantity and quality.

Objectives:

- A. Evaluate potential of adopting local stormwater management ordinances by July 1, 2014, requiring specific design requirements and long term maintenance of facilities.
- B. Reduce impact of increased runoff from new land development, thereby reducing potential flooding and flood damage.
- C. Minimize erosion potential from development or construction sites.
- D. Assure that existing and proposed culverts and bridges are adequate.
- E. Increase water recharge into the ground through using bio-retention and detention ponds.
- F. Enhance Stormwater Runoff quality to prevent water quality degradation in receiving water bodies.
- G. Reduce stream bank erosion to maintain stream channels for their biological functions as well as for drainage.
- H. Prevent stream base flow reductions caused by new land development.
- I. Use on site and regional stormwater management techniques and methodologies.
- J. Develop watershed management plans and increase public awareness of issues related to stormwater runoff and quality.
- K. Work with Northern Shenandoah Valley Regional Commission on a regional approach to stormwater regulations.

Section 4: Transportation

Goal I: To provide for the safe and efficient movement of people and goods throughout the County.

Objectives:

- A. Plan roadway development to support and enhance the Comprehensive Plan and the Land Use Plan.
- B. Maintain and improve existing transportation facilities to meet increased demand.

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- C. Examine the potential for protecting scenic beauty and improving safety without compromising safety on the following roads: Rt. 340 South and Rt. 55 West.
- D. Encourage and support State efforts to improve and expand the Inland Port's facilities.
- E. Require development to pay its fair share of the costs resulting from increased transportation facility demands.
- F. Develop a circulation system that encourages the separation of through traffic from local traffic.
- G. Require that new subdivisions having more than four lots be serviced by reverse frontage roads meeting State Department of Transportation standards.
- H. Encourage limited access management along County roads; discourage strip development; encourage reverse frontage lots for residential development.
- I. Preserve and enhance opportunities for greater industrial use of the County's rail facilities.
- J. Decrease the need for automobile trips by providing mixed use developments, pedestrian access, and bike paths.
- K. Apply for Intermodal Surface Transportation Efficiency Act (ISTEA) funds to improve the existing transportation system and to provide alternative transportation modes such as biking and hiking trails.
- L. Provide technical assistance to property owners' associations wishing to establish sanitary districts to handle private road maintenance.

Goal II: To provide for the safe, efficient and orderly development of the Route 340/522 corridor from Interstate 66 to Route 661; while maintaining the carrying capacity of the highway.

Objectives:

- A. Incorporate recommendations of the Route 340/522 Corridor Plan dated January 2012, including but not limited to the following:
 - Interconnection of the Inland Port property to the signalized intersection at Toray Drive.
 - Parallel collector roads shown on the Plan.
 - Three lane sections of Baugh Drive.
 - Parallel collector road from Hopkins Drive to connect to the intersection with Fairground Road.
 - Grade separated railroad crossing on Rockland Road.
 - Parallel collector road from Success Road to Fairground Road.

- Close certain median cross-overs and upgrade median cross-overs as identified on the Plan.
- B. Maintain a transportation model of the 340/522 corridor.
- C. Request that the Virginia Department of Transportation conduct a preliminary engineering study identifying specific improvements needed on this section of Route 340/522.
- D. Major commercial entrances and street intersections should be set back about 300 feet from the Route 340/522 travel lane to facilitate 200 foot turn lanes with transitions. Frontage Roads should be discouraged.
- E. Collector roads should be used to carry commercial and industrial traffic to safe signalized intersections, identified in the corridor plan, complete with left and right turn lanes in all directions. Direct entrance onto Route 340/522 should be discouraged but, when needed, the entrance should provide ingress and egress for multiple uses such as at property lines. Additional collector roads should be built to provide safe and convenient access as shown on the Route 340/522 Corridor Plan dated January 2012.
- F. Provide a six lane roadway to handle the ultimate traffic build out of the corridor.
- G. Close existing crossovers that do not meet the Virginia Department of Transportation's minimum safety and turn lane requirements.