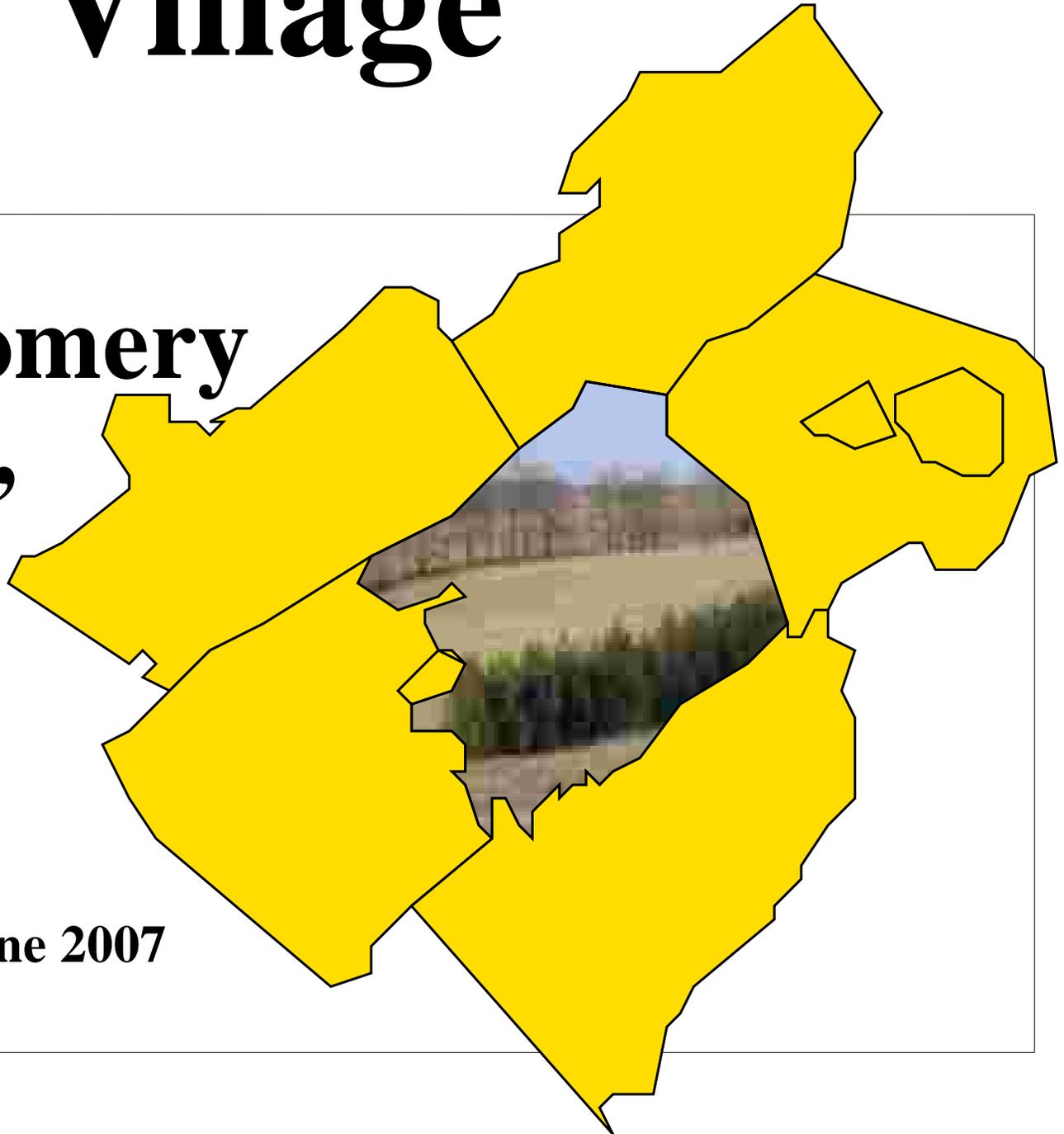


# Riner Village Plan

**Montgomery  
County,  
2025**



**Adopted-25 June 2007**

# The Village of Riner

## Introduction

The purpose of a village plan is to guide development within that community, while maintaining the village's distinct identity. The village planning process provides citizens in each of the seven villages (six plans) with a say in how their respective communities develop over the next twenty years. This input is important because of the County's focused growth approach, which will focus 80% of the County's growth between now and 2025 into the villages, village expansion areas, residential transition areas, and the urban expansion areas.

Under the guidelines established in *Montgomery County, 2025*, villages are defined as "larger rural communities where limited mixed-use development activity has historically occurred and public utilities are available;...are separate and distinct from each other and from nearby towns;... and have served as and will continue to serve as focal points for surrounding rural areas." The village expansion area, on the other hand, is defined as the areas "adjacent to existing villages where appropriate new



*Agricultural lands on the west side of Riner provide a sense of history and place while maintaining the pastoral setting.*

development can be accommodated while retaining the viability and character of the historic village core. It is assumed that the villages and village expansion areas are either currently served by public water and sewer and other public facilities (schools, parks, or fire and rescue stations) or where public water and sewer is likely to be provided in the future.

## Planning Process and Community Input Results

The Riner Village Plan was created through a collaborative planning effort that involved Riner residents and other interested citizens, County officials and staff, students from Virginia Tech, and the consulting team of Milt Herd and Vlad Gavrilovic. .

### *Village Survey*

The planning process began in October 2006 with the Riner Village Survey. The survey was conducted by community volunteers at the Auburn Elementary School Fall Harvest Festival.

Additional copies were handed out or sent to neighborhood volunteers who distributed the survey in their neighborhoods. In addition to the community survey, a student survey was distributed to students at Auburn Middle School and Auburn High School.

Survey results indicated that transportation, growth, school related issues, and the lack of community amenities, activities and entertainment were the four primary issues likely to dominate future community discussions. Transportation issues centering on Route 8 dominated most of the comments. Concerns included the level of traffic in the morning and the difficulty of turning onto Route 8, specifically at the school campus entrances in southern Riner, the Fairview Church/Union Valley intersection in the village center, and the Dairy Road intersection at the north end of the Village.

Residents had mixed reactions to growth within the community and the surrounding area. Their responses indicated that while they liked the rural atmosphere of the Riner area, they



*Route 8 remains the primary north/south corridor through Riner and between Floyd County and Interstate 81.*



*Riner residents worked with the consulting team of Milt Herd and Vlad Gavrilovic to develop a Vision for the Future of Riner.*

wanted to see additional community-based commercial and community development within the Village of Riner. In particular, respondents noted the lack of non-school related activities and opportunities. Finally, participants expressed strong support for the schools, but were overwhelmingly dismayed by the current condition of Auburn Middle School.

The surveys were tabulated and the results were presented during the first community meeting, held on February 11, 2006.

### *Riner Community Meetings*

During February, March, and April, 2006, The County conducted three public workshop meetings. These meetings were well attended by enthusiastic local citizens who represented a range of viewpoints about the future of the village. Through the work of these citizens, a draft plan was developed that reflected a consensus of those participants.

The first meeting, held on February 11th, involved “creating the vision.” Participants reviewed available planning tools and techniques; identified issues of concern for the village; and began to define a preferred



*Residents worked together to develop a vision for Riner’s future.*



*The Bank of Riner, ca. 1912*

future of the area, described in words and graphics. During the second meeting, “Refine the Future,” held on March 11th, participants reviewed results from the first workshop; defined preferences; and evaluated a draft vision statement, goals, and alternative draft land use and transportation concepts. The final meeting, “Affirm the Vision,” was held on April 1. During the course of the meeting, participants reviewed the results of the first two workshops; evaluated and affirmed the vision statement; and evaluated, refined, and affirmed the land use and transportation maps and the policies for all of the plan elements.

The concerns expressed during the course of the three community meetings, for the most part, mirrored the results of the survey, with two notable exceptions: community meeting participants expressed far more concern about environmental and historic preservation issues than did the survey participants. Groundwater, surface water, stormwater runoff, and the impact of development on surrounding agricultural lands dominated the environmental discussions, while issues surrounding the need for a community center and the preservation of the cannery topped the community history and character discussions.

Following each meeting, the planning consultants worked with the materials

developed during the meetings to formulate a vision and develop a advisory planning document. The draft plan was submitted to the Planning Department in June, 2006 for review and revision.

### *Plan Adoption*

The draft plan will be presented to the Montgomery County Planning Commission and later to the Board of Supervisors for consideration and for the required public hearings. The Planning Commission will hold its public hearing on the Riner Plan on site at the Auburn Elementary School on October 11, 2006. Once adopted, the Riner Village Plan will become part of *Montgomery County, 2025*, the County’s comprehensive plan.

### **Historical Development Patterns**

Riner initially developed between 1830 and 1850. Although the village showed some growth between 1900 and 1930, Riner remained relatively unchanged for nearly 150 years.

Prior to 1990, development in the Village of Riner followed the historic crossroad development pattern, with dense development



*The Surface Mill, ca. 1910*



*Part of the sidewalk built by the Work Projects Administration (WPA) in the 1930s.*

along the secondary road network. With the exception of Surface Road on the eastern side of Riner, there were no cul-de-sac roads within the village boundary. 1990, however, heralded a radical change in the development patterns in Riner., specifically in a shift from a tightly connected rural village model to a suburban model incorporating cul-de-sacs disconnected from the primary core of the village.

In the past 25 years, Riner has more than

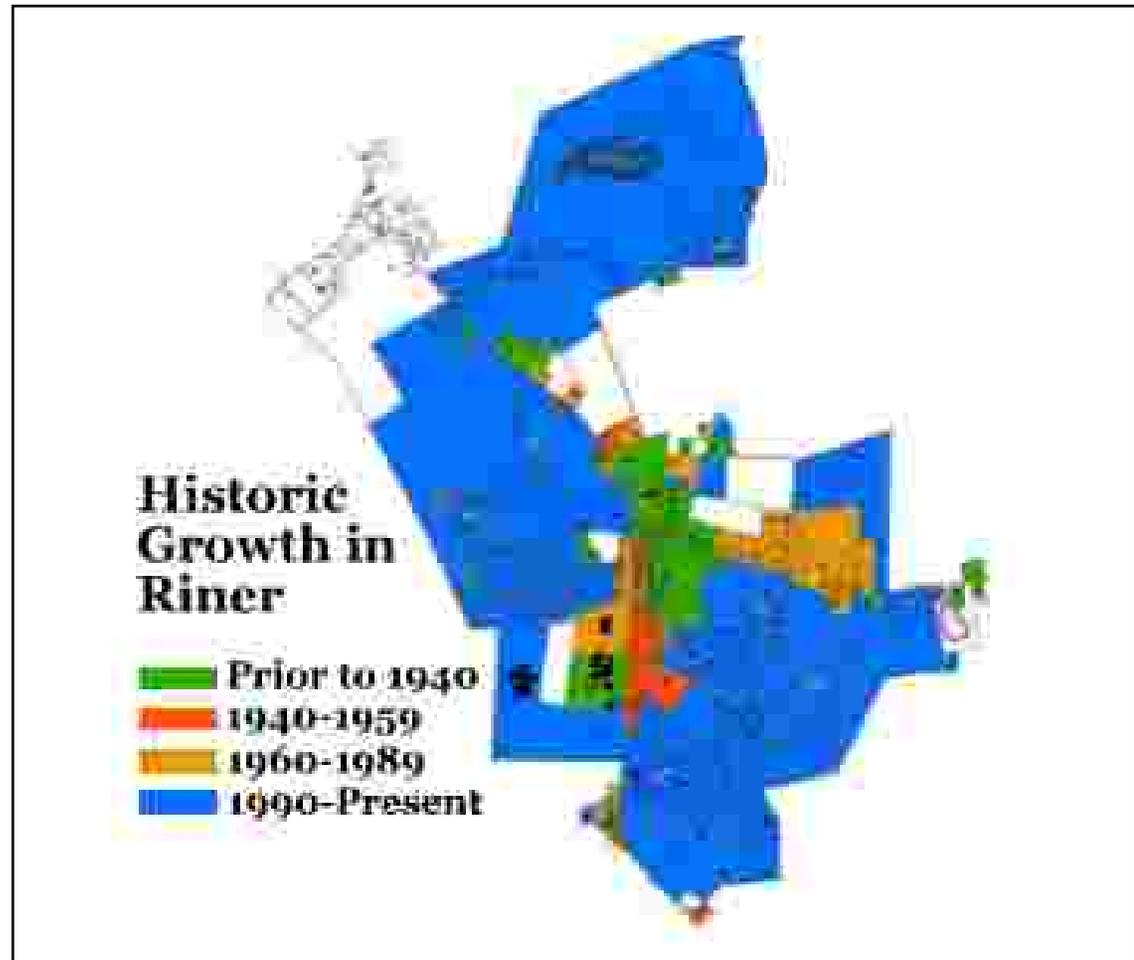
doubled in size. In 1990, there were 162 structures within the Riner village boundary. Between 1990 and 2004, that number doubled to 324.

### **Current Trends & Conditions**

According to the 2000 Census, the Village of Riner had a population of 859, living in 315 households. Of those 315 households, 254 were considered families under the census definition. The average household size was 2.73 and the

average family size was 3.07.

As with the rest of Montgomery County, Riner is expected to continue growing. Most of the village has already been platted for subdivision lots and is unlikely to see additional large scale subdivisions developed within the village and village expansion boundaries. At full buildout , Riner will likely have between 1100 and 1,200 dwelling units, nearly tripling the size of the existing community.



*Public Facilities.*

Public facilities and infrastructure have played a major role in the growth in Riner. Growth occurs in areas where there is sufficient public infrastructure to support the additional development. The village is served by both public water and sewer; has an elementary, middle, and high school; a solid waste collections facility; a fire station; a rescue squad substation; and a post office. Aside from the school facilities, Riner has no public recreation facilities, although there are privately constructed trails in the Hillcrest subdivision which are currently being used by village residents.

All of the public facilities front on Route 8, as does the commercial strip development immediately south of the intersection of Route 8 and Union Valley/Fairview Church Road. The development of the civic and commercial infrastructure along the main north/south route has contributed, along with traffic travelling to and from Floyd County, to traffic problems during peak hours of the day.

Riner has an active civic community, including active school, historical, religious, and public-safety oriented organizations.



*Auburn High School, ca. 1938*



*The view of Riner, looking east, from Auburn Elementary School.*

*Historic Resources.*

The historic core of Riner was designated as a National Historic District and listed in the Nation Register of Historic Places in 1991. Although some of the original structures have been lost and many of the structures are in need of renovation, the district has maintained the feel of the original crossroads community, right down to the WPA constructed sidewalk along the west side of Five Points Road.

*Environment*

The landforms in and around Riner comprise a rolling upland plateau that generally drains southwest to Mill Creek. Topography in the Village is organized into two rolling upland plateaus and a drainage swale between them roughly located in the center of the Village. The historical Village of Riner developed around the original crossroad on the southernmost plateau. It is important to understand the influence of the site’s landforms on the pattern of human settlement that developed over time

in Riner.

The rapid development in Riner has led to concerns about the availability of water and the impact of urban runoff and stormwater on the Mill Creek watershed. Currently, the County is working with the Department of Conservation and Recreation to implement the Total Maximum Daily Load (TMDL) plan for the Mill Creek watershed, a plan that addresses at least some of the growth related issues.

**Planning Assumptions**

At the second and third community workshops, the citizens discussed a set of “planning assumptions” from both a countywide and local perspective. These assumptions are meant to serve as a baseline of expected future changes that are considered to be either fundamental policies of the County or are the result of outside forces largely beyond the control of the local community. These assumptions were refined and affirmed by the citizens at the third workshop as follows.

*Countywide:*



*Townhouses at Auburn Hills.*

- (a) Population growth will continue during the next 25 years in general accord with *Montgomery County 2025*. At slightly more than 1% average annual growth; up to 25,000 additional people will be in the County as a whole by 2030, with 6,000 to 8,000 of them in the unincorporated areas.
- (b) Eighty percent (80%) of the new growth will be focused into the villages, village expansion areas, residential transition areas, and the urban expansion areas

adjacent to the two towns. The majority of growth is expected to be focused on the seven villages, of which Riner is one.

*Riner:*

- (a) Public water and sewer service will be limited to those areas in the Riner and Riner expansion area as designated in the County's comprehensive plan.
- (b) Public sewer capacity is adequate to support expected growth during the coming twenty-five years, and public water capacity will be expanded as needed to meet the demand created by additional development.
- (c) Job growth will occur in the immediate vicinity of Riner, mainly from the development of small scale local services, farm related enterprises, and commercial and retail establishments.
- (d) Residential development densities in the Riner area will be limited to 1.5 dwelling units per gross acre . Although

the comprehensive plan established a rate of two (2) dwelling units per gross acre, much of Riner is already platted and the existing development patters effectively limit the overall gross density for the Village of Riner.

- (e) Undeveloped tracts within the village and village expansion areas may be developed as "infill" sites; some sites may be redeveloped with new buildings.
- (f) Regional traffic volumes in the Riner vicinity will continue to increase as population and job growth continue in the County and neighboring jurisdictions.
- (g) Schools will be expanded or added to meet any increase in student population

# Riner Village Plan: Statement of Preferred Future

The following statement of the preferred future of Riner was created on November 9, 2006 by members of the Riner Village Plan Citizen's Advisory Committee. This vision statement summarizes the key goals for the future of the village and supports the vision plan map that follows this text.

## Character

In the coming decades, Riner maintains its village feel, its sense of community, and its defining views of surrounding farmland and forested ridges. The village remains a safe place to live and raise a family, where citizens are active in the community and are proud of Riner's identity as a distinct community with an agricultural heritage. It is a community where citizens of different backgrounds, ages, incomes, and occupations all interact in a variety of settings. Through careful management of its natural and cultural resources, Riner has a strong agricultural base and

a stable economy in which local businesses thrive. The schools are the centerpiece of the community, designed and constructed for multiple uses and long-term needs. The village has a community center, a library, and recreational facilities. Development is designed to avoid runoff and pollution of Mill Creek, Meadow Creek and Little River, and their tributaries. The village's infrastructure is adequate to handle the water and sewer demands of the village.

## Core

The core of the village is a true center and serves as a gathering place for local people, as well as visitors. It has been carefully planned and built to retain a rural village look and feel, with views outward to the farmland and forests surrounding the village. Historic structures have been preserved, rehabilitated, and redeveloped. Old and new development includes a mixture of dense, small-scale uses, integrated



Riner, 1895

Riner, 2005

with carefully designed public open spaces. The streets, parking, and access to buildings are designed to be safe and convenient for pedestrians and easy to maneuver for autos. The area is visually inviting, with sidewalks, street furniture, flower, and trees. The core includes a vibrant mix of residential, commercial, and civic uses, including a variety of affordable housing, mixed-use buildings, a few small restaurants and stores, a farmer's market with local farm products, a community cannery, areas for recreation, schools, and fire and rescue services. The Riner Museum, Heritage Park, library, and community center, along with the schools serve the educational, recreational, and social needs of the community and foster integration among all village residents.

### **Connections**

Riner is easily accessible to its residents. Sidewalk and street connections have been enhanced to connect all parts of the village. Sidewalks and trails connect the schools to surrounding residential areas, which are in turn connected to the commercial and civic uses in the core. Pedestrian bridges and crosswalks allow safe passage across Route 8, Fairview Church Road, and Union Valley Road . Trails for hikers, bikers, and horses have been incorporated into the existing road system and as part of planned subdivisions. An improved road system enhances traffic flow and decreases congestion in Riner. Through traffic on Route 8 has been slowed and, although growth in Floyd County impacts Riner, Route 8 remains a 2-lane, scenic byway leading to and from the village, and a pedestrian-oriented main street within the village. Compact development has fostered densities that

support bus service to Christiansburg.

### **Context**

The outlying areas surrounding the village remain central to Riner's identity as a rural village e. These agricultural and natural areas have been maintained and enhanced, with little or no loss of farmland, by means of both traditional and innovative economic enterprise and resource management. Production agriculture and forestry, agritourism, small-scale cluster residential development, agricultural and forestal districts, conservation easements, and protection of ridgelines, rivers, and waterways are all part of this mix. Riner, with its surrounding area, remains a key element of the county and region, thus it continues to gradually add new residents and businesses in context with the County's plans for the future.

### **Change**

Riner has experienced gradual change in population, design, and land use, but the change has improved the sense of community and made it an even better place to live. The growth and development of Riner has been controlled through good planning and management, and has been compact and more rustic than urban in nature, thereby reinforcing the village feel and the rural, agricultural context. This has helped reinforce the sense of community; where people work, live, and play together; share common interests; and a sense of belonging.

# Riner Village Plan: Policies

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## RVP 1.0 Planning and Land Use

### RVP 1.1 General Policies

**RVP 1.1.1 Overall Gross Density for the Village Planning Area.** The overall density of the village planning area should not exceed one and a half (1.5) dwellings per gross acre at full build-out.

**RVP 1.1.2 Compatibility is Fundamental.** The density, type, and character of new development must be compatible with the existing village, the vision of the village's future, and be generally consistent with the Riner Future Policy Map. New development must be compatible with the traditional architectural forms and character of Riner.

**RVP 1.1.3 Guidelines Are Firm But Flexible.** The policies of this plan are firm guidelines for the County and for developers. While there is flexibility in how to achieve these policies, all new development should follow them in spirit and in action.

**RVP 1.1.4 A Variety of Housing Types Should be Built.** The County will encourage a variety of housing types, costs, and net densities in order to provide housing for a range of ages and income levels. These may include accessory units, small single-family detached dwellings, apartments on the second floor levels of commercial and civic buildings, and housing for elderly citizens.

**RVP 1.1.5 Establish Clear "Gateways" at the Major Road Entrances to the Village.** Landscaping, signage, grading and pavement design should be used to create a sense of transition into the village on Route 8 (Riner Road) from the north and south, on Fairview Church Road from the west, and on Union Valley Road from the east. These gateways should be understated, with a traditional, rural village character, with street design, landscaping and architecture that will naturally slow traffic as it approaches the village.

**RVP 1.1.6 Proffers Are Expected to Mitigate Impacts.** Any rezoning to a higher intensity of land use, particularly residential land uses, will be expected to provide proffers of land, infrastructure and/or funding to off set the impacts of the development, particularly on capital facilities such as roads, parks, schools and public safety.

**RVP 1.1.7 Incorporate Universal Design Features.** A portion of dwelling units within any given residential project should feature "*universal design*" in order to provide for all age groups and to allow people to "*age in place*" within the village.

### RVP 1.2 Route 8 Corridor: Historic Village Core And New Village Core

**RVP 1.2.1 Density.** The residential density on a given tract of land should generally not exceed three (3) dwellings per gross acre in the Historic New Village Center and two (2) dwelling units in the New Village New Village Center. The density of a particular new development site may be somewhat lower or somewhat higher than this guideline, depending upon the constraints of the site and how well the developer meets the policies of this plan and mitigates the impacts of the development. (See The Riner Village Land Use Summary, page 319)

**RVP 1.2.2 Maintain the Historic Settlement Pattern of the Village in the Historic Village New Village Center.** This Plan strongly encourages new development to follow the historic pattern of development in Riner, including small-scale, compact development and maintaining a variety of building setbacks, entry configurations and parking arrangements.

**RVP 1.2.3 Maintain the Traditional Neighborhood Design Settlement Pattern in the New Village New Village Center.** This plan strongly encourages new development to incorporate Traditional Neighborhood Design elements in Riner, including small-scale compact development, encouraging the development of mixed use buildings and neighborhoods, and creating a variety of

building setbacks, entry configurations, and parking arrangements.

**RVP 1.2.4 Encourage Infill Development.** Most of the future growth in the historic New Village Center area should be infill and redevelopment of existing sites. Ensure that new infill development is compatible with the existing rural, historic character of the architectural fabric and siting of structures, especially along Route 8 (Riner Road). Such development should be a small-scale mix of shop fronts and civic buildings interspersed with residential properties.

**RVP 1.2.5 Encourage Mixed-Uses.** Land uses along Route 8 and Five Points Road in the Historic Area should be a mix of residential, commercial, office and civic uses. Limit new commercial and employment uses to small-scale buildings with small building footprints that are architecturally compatible with traditional commercial and civic uses.

**RVP 1.2.6 Encourage Live/Work Units.** Encourage "live/work" units, which feature a shop or small-scale office use on the ground floor and a residential dwelling above.

**RVP 1.2.7 Minimize the Impacts of Road Improvements.** Evaluate and minimize the impact on historic structures from any publicly or privately funded road or streetscape improvements within the planning area.

**RVP 1.2.8 Streetscape Features on Major Streets.** Streetscape improvements in the Village New Village Center area should include curb and gutter, sidewalks, on-street parking with curb bump-outs, pedestrian cross-walks at intersections, parking behind buildings and in alleys, building heights of two to three stories, small front building setbacks, traditional street lights and street furniture, pocket parks and public greens or squares defined by adjacent building facades.

**RVP 1.2.9 Streetscape Features on Minor Streets.** Streetscape improvements should include walking paths, street trees and parking behind buildings.

**RVP 1.2.10 Street and Walking Connections.** New development should provide street and pedestrian path connections within the site and to adjacent properties, including "stub" connections to the property line of sites that are planned but not yet rezoned or developed.

**RVP 1.2.11 New Local Commercial Uses.** New commercial uses in Riner should be village scale.

RVP 1.2.11 (a) Commercial uses should be located only in areas shown on the Riner Future Policy Land Use Map..

RVP 1.2.11 (b) Commercial uses should be limited to retail and personal service businesses, home occupations, and light industrial uses.

RVP 1.2.11 (c) Major commercial or industrial uses such as large scale shopping centers, big-box stores, or industrial parks shall not be located in or around Riner. Larger village-scale commercial uses should be limited to the New Village Center.

RVP 1.2.11 (d) Parking should be located to the side or to the rear of commercial uses. Access points onto existing roads should be coordinated with adjacent properties in order to keep the number to a minimum.

RVP 1.2.11 (e) Signage should be small scale, traditional and in keeping with the rural nature of the village.

RVP 1.2.11 (f) Landscaping should include street trees and vegetative buffers at the rear of commercial sites and along any edge contiguous with residential uses.

**RVP 1.2.12 Design Details.** The County and the Riner community will strive to maintain the rural, informal character of the historic village area by:

RVP 1.2.12 (a) Preserving the "context" of historic structures, as well as the structures themselves, including their natural settings, contributing outbuildings, fences, hedgerows and other elements

of the natural and historic landscape that enhance and frame the historic structure.

RVP 1.2.12 (b) Locating new or expanded parking areas behind or to the side of the buildings; screening parking from adjacent uses with landscape buffers and using alley access where feasible.

RVP 1.2.12 (c) Providing a strong pedestrian orientation along the street frontage, with parking located mainly at the rear of the buildings

RVP 1.2.12 (d) Encouraging new buildings to generally match the setbacks of adjacent buildings while also maintaining a variety of setbacks and orientations.

RVP 1.2.12 (e) Orient building fronts toward the street, and service backs of buildings through alleyways, wherever feasible

RVP 1.2.12 (f) Encouraging porches, street trees, street furniture, sitting areas and other pedestrian-friendly design elements.

RVP 1.2.12 (g) As part of the Village Transportation Links Program, establish a “safe routes” pathway/trail system that provides for safe alternative transportation throughout the village, connecting commercial, residential, and civic sites to each other.

RVP 1.2.12 (h) Encouraging adaptive reuse of historic structures.

### **RVP 1.3 Route 8 Entry Road Corridor**

**RVP 1.3.1 Preserve Views.** Discourage development along the corridors outside of the village and site any new buildings away from the existing roadway so that they are at a low enough elevation to preserve the views of the surrounding farms, forests and mountains.

**RVP 1.3.2 Avoid Reverse-Frontage Development.** New

development adjacent to Route 8 should front a new parallel street or driveway so that the fronts of new buildings (rather than the rear) face toward Route 8.

**RVP 1.3.3 Create Clear Gateways to the Riner Area.** Entrances to Riner from the north and south on Route 8 should be clearly delineated with landscaping, signage, pavement configuration, and other features to provide a strong sense of identity when entering Riner. (see also RVP 1.1.5)

### **RVP 1.4 Village Residential Neighborhood Areas**

**RVP 1.4.1 North Village Residential Density.** The density on a given tract of land should not exceed an average of .75 dwellings per net acre in the areas designated on the Riner Future Policy Land Use Map as North Village Residential Neighborhood.

**RVP 1.4.2 South Village Residential Density.** The density on a given tract of land should not exceed an average of 1.5 dwellings per net acre in the areas designated on the Riner Future Policy Land Use Map as South Village Residential Neighborhood.

**RVP 1.4.3 Streetscape Features.** Streetscape improvements should include walking paths, street trees and parking behind buildings.

**RVP 1.4.4 Connectivity.** All new streets should connect into other streets, including the existing street network in order to maintain and improve the connectivity of the local street system, for safety and efficiency of travel.

### **RVP 2.0 Planning and Government**

**RVP 2.1 Collaborative Planning Processes.** The County will continue to encourage collaborative processes among the citizens and other government entities to ensure that the policies of this plan are implemented.

**RVP 2.2 Encourage a Unified Community.** The County will encourage the people of Riner to act as a single, unified community when working with the County and State in implementing this Plan. The citizens committee appointed for this Plan is one step toward that unified approach. The County encourages the citizens

to take a leadership role in implementing this Plan once it is adopted.

### **RVP 3.0 Cultural Resources**

**RVP 3.1 Integrate Historic, Recreational and Educational Facilities.** Work with community members of the Village of Riner to integrate the Historic, Recreational, and Educational Resources in Riner, including the Historic District, the Riner Museum, the Community Cannery, and the Farm Heritage Park.

**RVP 3.1.1 Community Cannery.** Preserve and rehabilitate the Community Cannery as an historic, economic, and educational community facility.

**RVP 3.1.2 Riner Branch, Montgomery County Museum.** Develop, through a public-private partnership, the Riner Branch of the Montgomery County Museum, including the cannery and the cabin located on the Auburn High School grounds, immediately south of Auburn High School.

**RVP 3.1.3 Farm Heritage Park.** Create a master plan for the development of a Farm Heritage Park in the Riner Area in partnership with Radford University, Virginia Tech, Riner Museum Advisory Board.

**RVP 3.1.4 Community Center and Public Library.** Work with members of the Riner Community to develop a community center and public library.

**RVP 3.2 Encourage Awareness and Knowledge of Local History.** Encourage better understanding and education about the value of local historic resources and ways that they can be better preserved, through programs, demonstrations, fairs, festivals, and the like.

**RVP 3.3 Encourage Adaptive Re-Use of Historic Structures.** Encourage the adaptive re-use and rehabilitation of historic structures throughout the Riner area, especially those that can serve a public role, such as the community cannery and the museum.

**RVP 3.4 Encourage Historic District Expansion.** Encourage the expansion of the Riner National Historic District to include all qualifying sites and structures.

### **RVP 4.0 Economic Resources**

**RVP 4.1 Small Business Development.** Work with Economic Development to encourage the development of village, farm, and tourism-based enterprises.

**RVP 4.2 Agricultural Economy.** Encourage retail opportunities for local agricultural products, including the development of a Village of Riner farmers' market and continued support for and development of the community cannery.

**RVP 4.3 Mixed-Use and Live/Work Structures.** Work with developers and residents to develop commercial areas which emphasize mixed-use (commercial on the first floor and apartments or condos on the upper floors) and live/work structures (owner-occupied structures that combine residential and commercial or professional uses).

### **RVP 5.0 Educational Resources**

**RVP 5.1: School Campus Approach:** Maintain all three schools in Riner on a single campus. Future facilities should be located on the existing campus.

**RVP 5.2 Adequate Educational Facilities.** Work with the residents and the Montgomery County Public Schools to insure that there are adequate educational facilities which meet the broad range of needs in Riner and the surrounding area.

**RVP 5.3 Safe Routes to Schools.** Work with the Parent, Teacher organizations (PTOs) at Auburn Elementary, Auburn Middle, and Auburn High School to develop and construct safe pedestrian friendly facilities which encourage students in the Village of Riner to walk to school. Safe facilities may include special crosswalks, lighting, sidewalks, and other pathway facilities.

**RVP 5.4 Multi-Use Agreement.** Develop multi-use agreements with the Montgomery County Public Schools which encourage the public use of school facilities for community recreation, civic meetings, and other appropriate village uses.

### **RVP 6.0 Environmental Resources**

**RVP 6.1 Water Quality.** Develop and initiate water resource management and Best Management Practices (BMPs) to preserve

and maintain ground and surface water quality.

**RVP 6.1.1 Total Maximum Daily Load (TMDL) Plan.**

Work with the Environmental Protection Agency and the Virginia Department of Conservation and Recreation to implement the TMDL Plan for the Mill Creek watershed, including adopting necessary ordinances for regulating domestic septage, urban runoff, sedimentation and erosion, and agricultural runoff.

**RVP 6.1.2 Preserve Floodplains.** The County will encourage preservation of the 100-year floodplains in their natural state to protect against floods and to function as an integral part of the County's network of open space. Survey the wetlands and floodplain on upper Mill Creek.

**RVP 6.1.3 Preserve Buffers Adjacent to Floodplains.** The County will encourage the preservation a natural riparian “buffer strip” adjacent to floodplain areas in order to protect and enhance water quality and to maintain wildlife habitat areas adjacent to stream corridors.

**RVP 6.1.4 Establish Buffers Adjacent to Karst Features and Wellheads.**

The County will encourage the use of natural “buffer strips” adjacent to significant karst features and wellhead areas in order to protect and enhance ground water quality.

**Action Step:**

Conduct a survey of the Karst features in the Mill Creek, Meadow Creek, and Little River watersheds to determine potential impacts on water quality.

**RVP 6.1.4 Encourage Pervious Paving Materials.** The County will encourage the use of pervious paving materials for parking lots and driveways where feasible to maintain groundwater and surface water quality, and to reduce sheet flows from paved areas.

**RVP 6.1.5 Discourage Development on Steep Slopes.**

The County will discourage development on slopes over 15% and encourage these areas to be maintained as open space to minimize erosion, downstream flooding and pollution.

**RVP 6.1.6 Manage Development on Moderate Slopes.**

The County will encourage new development on slopes between 10% and 15% to incorporate retaining walls, erosion resistant plantings and careful site planning in order to minimize land disturbance and erosion potential in these areas.

**Action Steps**

- Work with the Riner Area Groundwater Protection Steering Committee and the Public Service Authority to reduce or eliminate the potential threat of drinking water supply contamination through the development of a Source Water Protection Program

**RVP 6.2. Stormwater Management.** County is committed to managing stormwater and erosion in order to protect surface water quality and aquatic habitat vitality, to guard against the loss of landmass and to maintain and enhance human health and safety.

**RVP 6.2.1 Promote Village Stormwater Management.**

The County will create guidelines and regulations for coordinating stormwater management facilities on a regional and sub-regional basis rather than site by site.

**RVP 6.2.2 Promote Low Impact Development (LID) Techniques for Stormwater Management and Riparian Protection.**

The County will encourage the use of low-impact development techniques in order to facilitate stormwater management and protect ground and surface water resources and balance such measures with the desire for a compact, dense development pattern in the village New Village Center area.

**Action Steps**

- Work with the citizens of the Village of Riner and the County Engineer to develop a stormwater management plan for the Village.
- Work with the Department of Conservation and Recreation to implement the TMDL Plan for the Mill Creek watershed and create development guidelines based on the recommendations included in the TMDL plan.
- Create a Low Impact Development (LID) Techniques brochure that explains and illustrates effective short term and long range LID approaches to Stormwater

Management.

## **RVP 7.0 Public Safety Resources**

**RVP 7.1 Public Safety.** Promote and facilitate the provision of superior law enforcement and emergency services, including ongoing support of the Riner Fire Department and the Riner/Christiansburg Rescue Squad substation, in order to insure that people have a safe and secure community in which to live, work and raise their families.

**RVP 7.2 Fire and Rescue Involvement.** Support the vital role of volunteers in the delivery of emergency services (fire and rescue) in the Village of Riner and the surrounding area.

**RVP 7.3 Safe Routes to Schools Program.** Work with the Montgomery County Sheriff's Department, the Riner/Christiansburg Rescue Squad sub-station, the Montgomery County Public Schools, the Parent/Teacher/Student organizations and the Montgomery County Department of Parks and Recreation to develop pedestrian and bicycle safety programs and materials to be used in Auburn Elementary School, Auburn Middle School, and Auburn High School.

## **RVP 8.0 Recreational Resources**

**RVP 8.1 Trails, Pathways, and Bikeways.** Support the development of a safe alternative transportation network of trails, pathways, sidewalks, and bikeways for the Village of Riner, which links residential, commercial, and civic neighborhoods with each other and which links Riner with other communities.

**RVP 8.1.1 VITL (Village Transportation Links) Program.** Work with the Montgomery County Greenways and Pathways Citizens Advisory Committee and village residents to develop a VITL (Village Transportation Links) plan and implementation action plan for Riner.

**RVP 8.2 Parks.** Work with the Montgomery County Department of Parks and Recreation, village residents, and developers to create a series of community pocket parks which will provide informal community spaces, promote citizen interactions, and strengthen community ties.

**RVP 8.3 Community Beautification.** Work with the Montgomery County Department of Parks and Recreation and the agricultural

program through Auburn Middle and High Schools to develop and implement a public space beautification program, including the community development of small pocket parks, village entrances, and other public spaces.

**RVP 8.4 Community Use of Public Facilities.** Work with Montgomery County Public Schools to develop a shared-use program for the school facilities. Shared-use programs bring the community and the schools together by promoting community utilization of public school facilities, including recreational facilities, and increased participation in and interaction with the public schools.

## **RVP 9.0 Transportation Resources**

**RVP 9.1 "Calm" the Traffic.** Use traffic calming devices, including roundabouts and turn lanes, for the major roadways through the village, especially on Route 8 (Riner Road) within the Village New Village Center. This is an important priority for Riner.

**RVP 9.2 Recognize that Roadways Are Public Spaces.** This plan recognizes that public roadways are not just conduits for transporting people and vehicles. Rather, they are also public spaces with important social and cultural functions, including viewing the community and meeting neighbors.

**RVP 9.3 Extend, Connect and Complete the Streets, Incrementally.** Extend existing streets as shown on the Riner Future Policy Land Use Map of this Village Plan; Interconnect new streets to form a loose grid network; Incorporate pedestrian paths or sidewalks into new and existing street systems to protect pedestrians and improve mobility; Incorporate bike lanes into collector and arterial roads to protect cyclists and improve mobility.

**RVP 9.4 Discourage New Cul-de-Sacs.** Cul-de-sacs undermine the desired connectivity for the Riner area. In order to achieve safe streets with a sense of privacy, courts or "eyebrows" can be created rather than cul-de-sacs.

**RVP 9.5 Make All Travel Modes Safe.** Work with VDOT to ensure pedestrian and bicycle mobility and safety on all public roadways.

**RVP 9.6 Manage Access.** Develop and implement an access management plan along Route 8 to limit the number of access

points on the road, consistent with the land use and design policies for this corridor.

**RVP 9.7 Construct Roads in Conjunction with Rezoning**

**Approvals.** Require development applicants to dedicate right-of-way and build their portion of new roads, in conjunction with receiving zoning approvals for higher densities.

**RVP 9.8 Gateways.** Develop Clear Gateways for the entry points to Riner. Collaborate with County, State and private entities to develop clear "gateway" entrances to Riner, in accord with the concepts illustrated in this Plan.

**RVP 9.9 Pursue Alternative and Public Transit Opportunities.**

Pursue opportunities for public transit, such as a trolley or bus system service to provide access to Christiansburg, and alternative transportation opportunities, including bikeways, walkways, pathways, and sidewalks.

**RVP 9.10 Collaborate with Metropolitan Planning Organization (MPO).**

The MPO provides an excellent opportunity for effective regional transportation planning, and an opportunity for the localities to coordinate their plans for land use and transportation.

**RVP 9.11 Plan for Long-Term Local and Through-Traffic by Phasing Key Road Improvements. Limit the impact of local and through traffic by building traffic-calming features along Route 8 and improving connectivity within the village. These improvements should be phased in accord with the phasing concepts as described below.**

Phase One: Transform Route 8 into Riner's "Main Street"

- (a) Reduce speed to 35 m.p.h. or less through the village.
- (b) Provide appropriate traffic calming measures and intersection improvements at the following Route 8 intersections: Fairview/Union Valley, Dairy/Meadow Creek, and Old Rough/Rustic Ridge.,
- (c) Provide crosswalks/islands to slow (calm) traffic.
- (d) Provide landscaping and signage at designated "gateways."

- (e) Add sidewalks and trails through historic core area.

Phase Two: Improve Pedestrian and Vehicular Connectivity

- (a) Improve access/connections to the school complex
- (b) Improve/provide connections to new subdivisions

Phase Three: Gateway Improvements

- (a) Provide roundabouts or similar traffic improvements at North and South Gateways
- (b) Realign intersection at Dairy Road and Route 8

Phase Four: New Alternative Routes

- (a) If a new north/south road becomes necessary in the future and all other proposed actions have been taken, Montgomery County and the Virginia Department of Transportation shall work with the citizens of Riner to determine the best possible location for the road.

**RVP 10.0 Utilities**

**RVP 10.1 Public Sewer Within Village.** The County will provide public sewer only to the designated service area, in order to best ensure that new development is compatible with the village's historic character, is affordable for the County to serve, and enhances rather than degrades the quality of life for local residents. The County will generally require that new development within the designated village service area connect to the public sewer. The County will provide access to public sewer to existing development.

**RVP 10.2 Public Water Within Village.** The County will provide public water service to the designated village service area. If water lines need to be extended outside of the village service area in order to obtain adequate water capacity to serve expected growth within the village, the County will limit access to any water lines located outside the defined service area, in order to ensure adequate supply for the area within the village service area, and to discourage scattered development outside of the village.

**RVP 10.3 Public Water and Sewer Outside of Village.** The County will limit expansion of the public water and sewer systems beyond the Riner Village boundaries unless the expansion is

deemed a public health necessity.

water and sewer system should be coordinated with additional studies by the citizens' water committee.

**RVP 10.4 Septic Systems.** The County will prohibit new septic systems within the service area, except for particular parcels that the County may deem to be located such that public utility service is not practical from an engineering standpoint.

**RVP 10.5 Provision and Treatment Capacity.** The County will monitor available treatment capacity. The County will approve rezonings to higher intensity uses only in conjunction with assurances that adequate water and wastewater treatment capacity will be available. Water and sewer service in the village needs to be improved. Treatment capacity will be expanded in accord with the County's long-range capital improvement plans. Public utility capacity will be planned to accommodate the orderly growth in the village, in accord with the County's overall Comprehensive Plan and to ensure a secure supply, rather than to create or "drive" that growth. Improvements to the village's

### Riner Village Land Use Summary

Settlement Type	Plan Reference	Acreage	Existing Units	New Units	Total Units	Average Density	Total
							Commercial Square Feet
<b>Village Infill</b>	Historic Core	40	50	80	130	3	35,000 (a)
<b>Mixed Use Neighborhood</b>	New Village Center (Cloverlea/Auburn Acres)	200	70	330	400	2	150000
<b>Residential Neighborhood</b>	South Neighborhoods (Infill Clusters)	310	140	260	400	1.5	15000
	North Neighborhoods	240	70	120	190	0.75	15000
		790	330	790	1120	1.5	215000

Notes: (a) According to the County Assessor, there are 21,815 square feet of commercial area in the Historic Core bordering Route 8. This total does not include the quick stop and the Snapper dealer at the southern end of town (located in the south neighborhoods) or the old mill in the historic district. Additional square footage has been added to the historic core to allow for commercial re-development of some of the historic properties.