

Madison Heights Master Plan



Introduction

With the Madison Heights Master Plan, Amherst County is creating a blueprint for the future of the Madison Heights area. The purpose of this Master Plan is to reinforce the area's sense of community, improve quality of life, expand public services, and increase economic development through future growth. This planning process creates a long-term vision that will be used to plan for growth and improvement in the coming years.

The ideas and opinions of Madison Height community members are critical to the success of this plan, as well as to a successful future for this area. County leaders, staff, and plan consultants have included a variety of community engagement opportunities in the Madison Heights Master Plan process, including a project website (www.envisionmadisonheights.com).

Public engagement activities during the Madison Heights Master Plan process have included one text-based survey and one map-based survey, and a series of individual meetings with local leaders and stakeholders. A public Open House held on April 10th 2023 at Monelison Middle School presented draft Master Plan materials for public comment. A total of 112 participants attended the event. This document records comments received during this event.



Contents

The April 10th Open House featured three stations, each displaying boards with project information and draft Master Plan products. Each station included one blank board where visitors were invited to leave comments. The event also began with a presentation from County staff and Master Plan consultants on project background and other information. Stations and boards included in this event were as follows:

- **Station 1 – Areawide Concepts** – project introduction, project area map, existing conditions mapping (traffic, road crashes, slope analysis, existing land use), phase 1 public input summary, project goals, areawide land use concept, traffic circulation concept, bicycle/pedestrian concept.
- **Station 2 – Core Area Concepts** – illustrated core area development concept map, map of approved Madison Heights Town Center development.
- **Station 3 – Gateway Concepts** – gateway purpose and approach, southern gateway signage and landscaping, northern gateway signage and landscaping, corridor landscape concept (Tire Depot area), corridor landscape concept (Daniels Place area), corridor landscape concept (Smile Gas area).

The following written comments were submitted by Open House participants:

Station 1 – Areawide Concepts

- Support the plan. Should have been done 20 years ago. (posted by a property owner in the corridor)
- Support the plan. Would like to meet to coordinate traffic. (posted by a representative for an adjacent parcel tot eh Madison Heights Town Center development)
- Please notify property owners instead of renters.
- There is a single entrance to the Lakeview subdivision from Seminole Drive. Williams Run can sometimes flood and block access to the subdivision. Concerned that land clearing for development could make it worse.
- More street lights!
- Not in favor of traffic circles but support growth generally.
- Please notify us by email about what happens next.
- Support the plan. (posted by a resident of Madison Heights)
- Support growth in Madison Heights. We're 25 years behind.
- Concerned about schools as the area grows.
- More streetlights throughout main core roads.
- Glad to see something happening in Madison Heights. Glad we aren't stagnant.
- Concern: want training school rebuilt but concerned about heavy traffic. Want ramps in and out of training school.
- Williams Run floods on Seminole Drive and creates access problems.

Station 2 – Core Area Concepts

- Everything looks decent.
- Could use a brochure to spread word about the plan.
- Need things for teens to do.
- Looks great but concerned about maintenance on keeping bushes and trees trim/trash that gathers on curb.

- We need a YMCA
- Support the plan – improves property values. (posted by landowner of 40 acres on 29 corridor behind Biscuitville)
- More lighting on Route 29.
- Concerned about additional traffic.
- Safety concern: Madison Heights Library needs lighting!
- Support the plan!
- Can we please get a light at Daniels to ease school and baseball traffic? It's no fun getting out here.
- Fabulous and past due!

Station 3 – Gateway Concepts

- Plantings too close – no sight distance. Plantings interfere with seeing Smile Gas to enter business.
- Support the 29 gateway plans. (posted by a 29 business owner)
- Support plan and support growth. (posted by a local resident)
- Support this plan. (posted by a 29 property owner)
- Concerns about traffic/safety on 29. New development could make it worse. (posted by a corridor resident)
- Really like the landscaping (posted by a Seminole Drive resident)
- Street lighting from bridge to McDonalds, especially for deer crossing in this area. (this comment seconded by several participants)
- Support landscaping on south end of 29.