

Community Developments

January 2011

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Greetings!

Happy New Year from the Department of Community Development!

We look forward to continuing to work with you in the new year. Stay updated on meetings and projects in the Department of Community Development using our [webpage](#), [e.newsletter](#) or [follow us on facebook!](#)



Upcoming Meetings

Planning Commission

January 4 @ 4PM*
January 18 @ 6PM

Board of Supervisors

January 11 @ 3PM*

Greenways Commission

January 26 @ 4PM

*Work Session Time, Public Hearing @ 7PM

Planning Study Updates

The **Glenvar Community Plan** is moving ahead in 2011 with the commencement of the Glenvar Focus Group. A third community meeting is tentatively scheduled for March 2011. Stay updated on the plan's progress on the [Glenvar Community Plan webpage](#).



The **Peters Creek/Hollins Community Plan** is also anticipated to be adopted as part of the Roanoke County Comprehensive Plan in 2011. Stay updated on plan's progress on the [Peters Creek/Hollins Community Plan webpage](#).

In February 2010, the County of Roanoke and the Town of Vinton adopted a future development plan for the major corridors throughout the **Vinton area**. Stay updated on the plan's implementation through the [plan's website](#).



Census 2010 and Apportionment

The Census 2010 state data are out and immediately raise one really large question:



How can California add 3.4 million people and not get any new seats in the House of Representatives, but Texas adds 4.3 million people and has four new seats?

The answer is the "Method of Equal Proportions" adopted by Congress in 1941 to take the politics out of the math of reapportionment. If you are interested, the method is detailed [here](#).

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The other news for planners is how Census 2010 stacked up against population projections. Take a quick look at the Census Bureau's state by state projections for 2010 compared with the Census 2010 counts just released. Overall, for the nation, the projection and actual count were almost identical. However, sixteen states and the District of Columbia [exceeded projections](#) and eleven states [came in below projections](#) by at least two percent.

Localized 2010 Census data will begin to be released in February 2011. [View](#) a schedule of data releases.

Have a complaint?



[Use our online complaint form.](#) Available through the Planning and Zoning website, the online form allows citizens to directly input their concerns, with enforcement staff investigating within three business days of its receipt.

Planning Commission Update

The [Roanoke County Planning Commission](#) reviewed three land use cases at its [December 6, 2010](#) meeting:

- The petition of Timberbrook Properties IX, LLC, and Fincastle Equipment Company, LC, to rezone 9.096 acres from AR, Agricultural Residential, District to C-2C/CVOD, General Commercial/Clearbrook Village Overlay, District with conditions in order to construct a general commercial, retail sales and restaurant project, located on the northeastern side of Clearbrook Lane and across from the intersection of Clearbrook Lane and Clearbrook Village Lane, Cave Spring Magisterial District. *The Planning Commission approved the rezoning request (vote 5-0) from AR to C-2C/CVOD with eleven proffered conditions. No citizens spoke on this request.*
- The petition of Kingery Bros. Associates to obtain a Special Use Permit in a AV, Agricultural/ Village Center, District for the purpose of operating a construction yard on 3.81 acres, located near the 6000 block of Franklin Road, Cave Spring Magisterial District. *The Planning Commission approved the special use permit request (vote 5-0) for a construction yard with six conditions. No citizens spoke on this request.*
- The petition of Fellowship Community Church to obtain a Special Use Permit in a C-2, General Commercial, District to operate a religious assembly on 4.088 acres, located at 7210 Williamson Road, Hollins Magisterial

District. *The Planning Commission approved the special use permit request (vote 5-0) for religious assembly with one condition. One person spoke in favor of the request.*

At their [December 14, 2010 meeting](#), the Board of Supervisors approved the petitions of Timberbrook Properties IX, LLC and Fellowship Community Church and denied the petition of Kingery Bros. Associates.

The Planning Commission will review two land uses cases and [Private Road Standards](#) at its [January 4, 2010](#) meeting:

- The petition of Jatin Patel to obtain a Special Use Permit in a C-2, General Commercial, District for the purpose of operating a convenience store and fast food restaurant on 0.844 acre, located in the 8000 block of Plantation Road, Hollins Magisterial District.
- The petition of Fountain Head Land Company, LLC, to amend the Planned Residential Development Master Plan to decrease the maximum number of cottages, to decrease the maximum number of bedrooms in the clubhouse, to increase the maximum number of residential lots to 110, and to reduce the maximum lot size and road frontage for residential lots south of Pitzer Road, and to amend a proffered condition dealing with an at-grade golf cart crossing on Pitzer Road for Fountain Head Golf Resort (Ballyhack) which measures approximately 375 acres, Vinton Magisterial District.

[2011 Planning Commission Public Hearing and Work Session Dates](#)

Until Next Month,



Amanda Micklow
Planner II

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Community Developments

April 2011

Greetings!

Spring is a busy time in the Department of Community Development. Make sure you don't miss a beat by reading *Community Developments!*

Peters Creek/Hollins Community Plan Meetings

Please join us for a series of community meetings regarding the Peters Creek/Hollins area of Roanoke County.

Transportation

Thursday, April 14, 2011 from 6:30-8:30PM
Northside Middle School Auditorium

? Open forum format with materials available for public viewing and comment relevant to transportation related issues. Staff will be available to answer questions and take feedback.

Economic Development

Thursday, May 5, 2011 from 6:30-8:30PM
Green Ridge Recreation Center - Multipurpose Room B

Discussion of development opportunities and limitations followed with a visual preference survey to evaluate aesthetics associated with development.

Neighborhoods

Thursday, May 26, 2011 from 6:30-8:30PM
Burlington Elementary School Cafeteria

Open forum format with a brief presentation to discuss residential neighborhood issues. Staff will be available to answer questions and take feedback.

Please contact [Chris Patriarca](#) at (540) 772-2068 ext. 267 with any questions or comments.

Glenvar Plan Community Meeting

May 2, 2011 at 6:30PM
Glenvar Middle School Auditorium

A Community Meeting for the [Glenvar Community Plan](#) will be held on Monday, May 2, 2011 at 6:30PM at the Glenvar Middle School Auditorium. The meeting will begin with a brief presentation by staff on the results of the visioning exercise, visual preference survey and the Glenvar Focus Group. Following the presentation, the three alternative future land use map scenarios that were developed by the Glenvar Focus Group will be available to review for citizen input.

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Design Handbook Amended

Planning Commission Update

Design Concept for New Library To Be Revealed

Upcoming Meetings

Planning Commission

April 5 @ 4PM*
April 19 @ 6PM

Board of Supervisors

April 12 @ 3PM
April 26 @ 3PM

Greenways

April 27 @ 4PM

Peters Creek/Hollins Community Plan Meeting

April 14 from 6:30 - 8:30PM

Glenvar Plan Community Meeting

May 2 @ 6:30PM

*Work Session Time, Public Hearing @ 7PM

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Glenvar Focus Group members as well as Roanoke County staff will be available during this open house portion of the meeting for comments and questions.

Following the Community Meeting, the presentation and future land use map scenarios will be available online. There will also be an opportunity to submit comments online.



Please contact [Amanda Micklow](#) at (540) 772-2068 ext. 228 with any questions.

Design Handbook Amended

Amendments to [Roanoke County's Design Handbook](#) were adopted by the Board of Supervisors on March 22, 2011. Amendments include private road standards, standards for sidewalks, shared use paths private trails and bicycle accommodations.



Planning Commission Update

The Roanoke County Planning Commission held two public hearings at its [March 1, 2011 meeting](#):

- The petition of Ray Craighead to obtain a Special Use Permit in a C-2, General Commercial, District for the purpose of operating a drive-in or fast food restaurant on 0.62 acre, located at 4309 Starkey Road, Cave Spring Magisterial District. *The Planning Commission recommended approval with one condition (vote 4-0).*
- Proposed amendments to the Roanoke County Zoning Ordinance. The proposed amendments to Articles II (Definitions), III (District Regulations), and IV (Use and Design Standards) would incorporate regulations into the county's zoning ordinance dealing with large wind energy systems and utility wind energy systems. *Fifty-two citizens spoke regarding the petition. The Planning Commission postponed any action until the next Planning Commission meeting (vote 4-0).*

A work session was held on [March 15, 2011](#) at the Roanoke County Administration Center. At the meeting, the commissioners discussed proposed amendments the Roanoke County Zoning Ordinance, were updated on the status of the Peters Creek/Hollins Community Plan and Urban Development Areas.

The Planning Commission will hold three public hearings at its next meeting on [April 5, 2011](#) in the Roanoke County Administration Center:

- The petition of Kenneth J. and Linda J. Lapiejko to obtain a Special Use Permit in a R-1, Low Density Residential, District to operate a private stable on 44.5 acres, located at 3525 Harborwood Road, Catawba Magisterial District.

The petition of Douglas R. and Mary E. McCallum to obtain a Special Use Permit in an AG-1, Agricultural/Rural Low Density, District to operate a small wind energy system on 2.414 acres, located at 4824 Wade Road, Windsor Hills Magisterial District.

- Proposed amendments to the Roanoke County Zoning Ordinance. The proposed amendments to Article I (General Provisions), Article II (Definitions and Use Types), Article III (District Regulations), Article IV (Use and Design Standards), and Article V (Development Standards) would revise and incorporate regulations dealing with, but not limited to: parking and parking structures; solar energy systems; private roads; fuel centers; religious assembly; home occupations; accessory apartments; private stables; multiple dog permits; temporary family health care structures; conditional zoning; enforcement procedures; nonconforming uses; and the board of zoning appeals including reducing the appeal period for certain use violations.

Design Concept for New Library To Be Revealed

[Glenvar Branch Library Community Meeting](#)

Wednesday, April 20, 2011 @ 7:00PM

Glenvar Middle School Forum Hall

Citizens will have the opportunity to study architectural plans for the new library after James Shook, project architect with [Holzheimer Bolek + Meehan | Architects](#), reviews the final design concept and addresses citizen questions.



Library construction is expected to begin this fall and conclude in December 2012.

Until Next Month,



Amanda Micklow
Planner II



Community Developments

an e.newsletter

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Upcoming Meetings

[Glenvar Community Meeting](#)
 May 2 @ 6:30PM

[Roanoke Regional Housing Symposium](#)
 May 4

[Peters Creek/Hollins Community Meeting](#)
 May 5 @ 6:30PM

[Lachowicz Rezoning Community Meeting](#)
 May 9 @ 7PM

[Board of Supervisors Meeting](#)
 May 10 @ 3PM

[Blue Ridge Parkway Broadcast Tower Community Meeting](#)
 May 17 @ 6PM

[Planning Commission Work Session](#)
 May 17 @ 6:00PM

[Board of Supervisors Meeting](#)
 May 24 @ 3PM

[Peters Creek/Hollins Community Meeting](#)
 May 26 @ 6:30 PM

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May 2011

Greetings!

May is a busy month in the Department of Community Development, stay updated on departmental projects and upcoming meetings with this issue of *Community Developments!*

GLENVAR COMMUNITY MEETING

The [third community meeting](#) for the [Glenvar Community Plan](#) will be held on **Monday, May 2, 2011** at **6:30PM** at the **Glenvar Middle School Forum** (4555 Malus Drive).

The community meeting will begin with a brief presentation on the results of the visioning exercises and visual preference survey conducted in the summer of 2010, the Glenvar Focus Group and the alternative future land use scenarios developed by the Focus Group.



Following the presentation, the future land use scenarios will be displayed in an open-house format for public question and comment. There will also be an opportunity to view the future land use scenarios and submit comments online following the meeting.

PETERS CREEK/HOLLINS COMMUNITY MEETING

Please join us for a series of [community meetings](#) regarding the [Peters Creek/Hollins](#) area of Roanoke County.

Economic Development Focus
Thursday, May 5, 2011 from 6:30-8:30PM
Green Ridge Recreation Center - Multipurpose Room B

The meeting will begin with a discussion of development opportunities and limitations followed with a visual preference survey to evaluate aesthetics associated with development.

Neighborhood Focus
Thursday, May 26, 2011 from 6:30-8:30PM
Burlington Elementary School Cafeteria

The meeting will be open-forum format with a brief presentation to discuss residential neighborhood issues. Staff will be available to answer questions and take feedback.

PLANNING COMMISSION UPDATE

The Roanoke County Planning Commission held three public hearings on [April 5, 2011](#) at the Roanoke County Administration Center:

- The petition of Kenneth J. and Linda J. Lapiejko to obtain a Special Use Permit in a R-1, Low Density Residential, District to operate a private stable on 44.5 acres, located at 3525 Harborwood Road, Catawba Magisterial District. *The Commission voted (5-0) to recommend approval of the request with 2 conditions. No citizens spoke on this request. The Board of Supervisors approved the special use permit request with two conditions (4-0) at their April 26, 2011 meeting.*
- The petition of Douglas R. and Mary E. McCallum to obtain a Special Use Permit in an AG-1, Agricultural/Rural Low Density, District to operate a small wind energy system on 2.414 acres, located at 4824 Wade Road, Windsor Hills Magisterial District. *The Commission voted (5-0) to recommend approval of the request with 3 conditions (the Commission added a condition to vacate a property line between the two parcels owned by the McCallums so that they would meet the 110% setback from all property lines). There were 4 citizens who spoke on this request. At their April 26, 2011 meeting, the Board of Supervisors approved the special use permit request with two conditions, the condition requiring the combination of lots was removed (3-1). About ten citizens spoke on this request.*
- Proposed amendments to the Roanoke County Zoning Ordinance. The proposed amendments to Article I (General Provisions), Article II (Definitions and Use Types), Article III (District Regulations), Article IV (Use and Design Standards), and Article V (Development Standards) would revise and incorporate regulations dealing with, but not limited to: parking and parking structures; solar energy systems; private roads; fuel centers; religious assembly; home occupations; accessory apartments; private stables; multiple dog permits; temporary family health care structures; conditional zoning; enforcement procedures; nonconforming uses; and the board of zoning appeals including reducing the appeal period for certain use violations. *The Planning Commission voted (5-0) to recommend approval of the amendments with one revision to the private stable language and one addition allowing a broadcasting tower as a special use in the Explore Park district. No citizens spoke on this request. The Board of Supervisors public hearing on this ordinance will be May 24, 2011.*

On April 11, 2011 the Planning Commission held a special meeting to tour a utility scale wind energy system in West Virginia.

At their [April 19, 2011 work session](#), the Planning Commission discussed urban development areas and continued its discussion of amendments that would incorporate regulations into the county's zoning ordinance dealing with large and

utility wind energy systems.

The Planning Commission's [May 3, 2011 public hearing](#) has been canceled. At its May 17, 2011 work session, the Planning Commission will receive an update on the Glenvar Community Plan, urban development areas and large and utility wind energy systems.

The Planning Commission will hold four public hearings at its June 7, 2011 meeting:

- The petition of Sandra Finck to obtain a Special Use Permit in a R-1, Low Density Residential, District to acquire a multiple dog permit for four (4) dogs on 2.24 acres, located at 2929 Elderwood Road, Catawba Magisterial District.
- The petition of National Park Service/Blue Ridge Parkway, to obtain a Special Use Permit in a AG-3S, Agricultural/Rural Preserve, District with a special use permit to construct a broadcast tower on 27.612 acres, located on Poor Mountain, Windsor Hills District.
- The petition regarding the Vinton Business Center. The purpose of these Development Guidelines and Protective Covenants are to ensure the orderly development of the Center, to protect the environment, and to provide that the use of the Center will not adversely affect the health and safety of residents and workers in the vicinity of the Center, or the use, or development of property within and adjacent to the Center.
- The petition of Carol and Jason Lachowicz to rezone 5.46 acres from AG-3, Agricultural/Rural Preserve, District, C-2C, General Commercial, District with conditions, and C-1C, Office with conditions, District to AV, Agricultural/Village Center, District and AG-3, Agricultural/Rural Preserve, District in order to operate a retail shop or general office use, located at 8346 Bent Mountain Road, 8364 Bent Mountain Road, and 8399 Strawberry Lane, Windsor Hills Magisterial District.

MAY IS BUILDING SAFETY MONTH

The goal of [Building Safety Month](#) is to raise public awareness of critical safety issues such as the structural soundness of buildings, reliability of fire prevention and suppression systems, plumbing and mechanical systems, and energy efficiency and Sustainability.

Four themes will be highlighted throughout May 2011:

- Week One - Energy and Green Building
- Week Two - Disaster Safety and Mitigation
- Week Three - Fire Safety and Awareness
- Week Four - Backyard Safety



CATAWBA FARMERS' MARKET OPENS MAY 5

The [Catawba Farmers' Market](#) opens **May 5, 2011**. Held at

the **Catawba Community Center**, off 311 at 4965 Catawba Creek Road, the Farmers' Market is **open Thursdays from 3:30-6:30PM**.



Until next month,

Amanda Micklow

Amanda Micklow
Planner II

