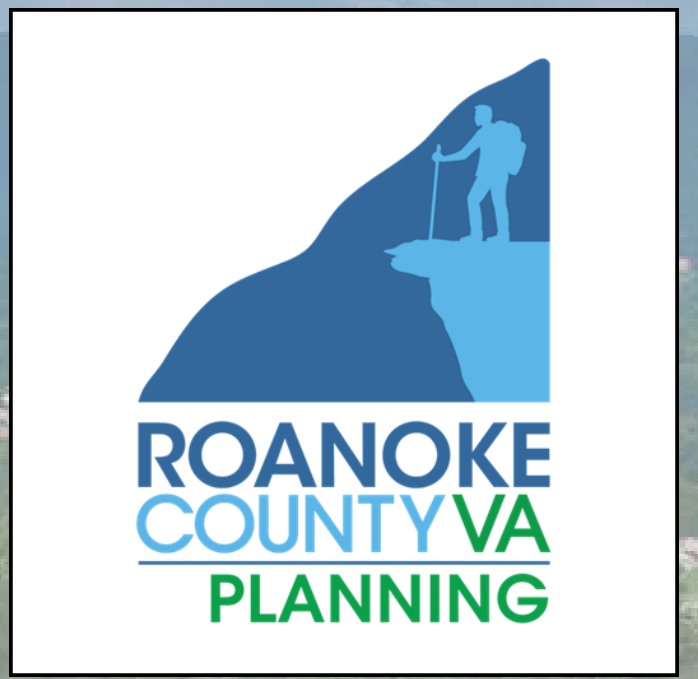




PLANNING PROCESS



Existing Conditions

January 2025 – May 2025

Analysis of the existing conditions of study area characteristics and demographics.



Stakeholder Interviews

March 2025 – May 2025

Perform interviews and group discussions to gather input from stakeholders about the needs and issues of the study area.



1st Round of Community Meetings

April 2025 – May 2025

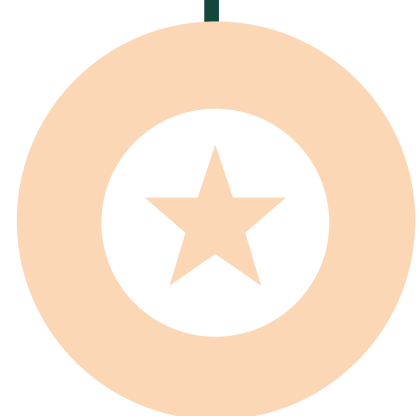
Present information on the existing conditions of the study area to the public to gather input about the needs and issues of the study area.



1st Community Survey

April 2025 – May 2025

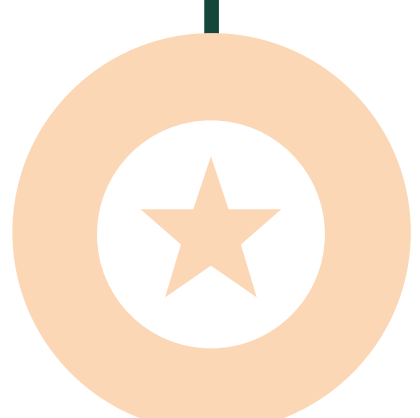
Public survey open to review the existing conditions of the study area and gather input on needs and issues.



Develop Goals, Objectives & Recommendations

May 2025 – August 2025

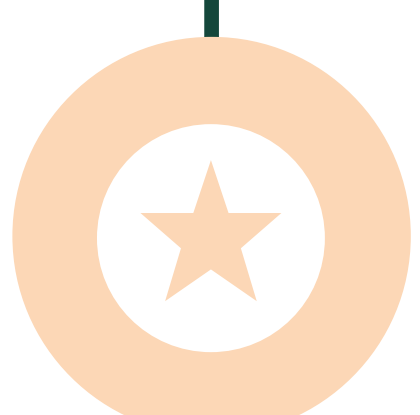
Plan goals, objectives, and recommendations drafted in response to input received from the community and stakeholders.



2nd Round of Community Meetings

September 2025 – October 2025

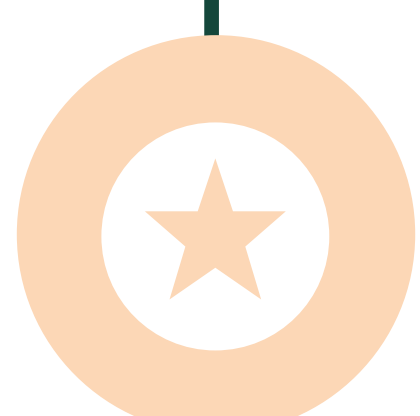
Provide the public an opportunity to review the drafted goals, objectives, and recommendations and provide feedback.



2nd Community Survey

September 2025 – October 2025

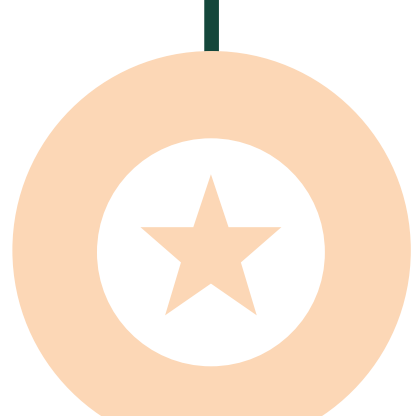
Public survey open to review the drafted goals, objectives, and recommendations and provide feedback.



Finalize Glenvar Center Plan

November 2025 – December 2025

Incorporate the feedback from the 2nd round of community meetings and finalize the goals, objectives, and recommendations.



Glenvar Center Plan Adoption

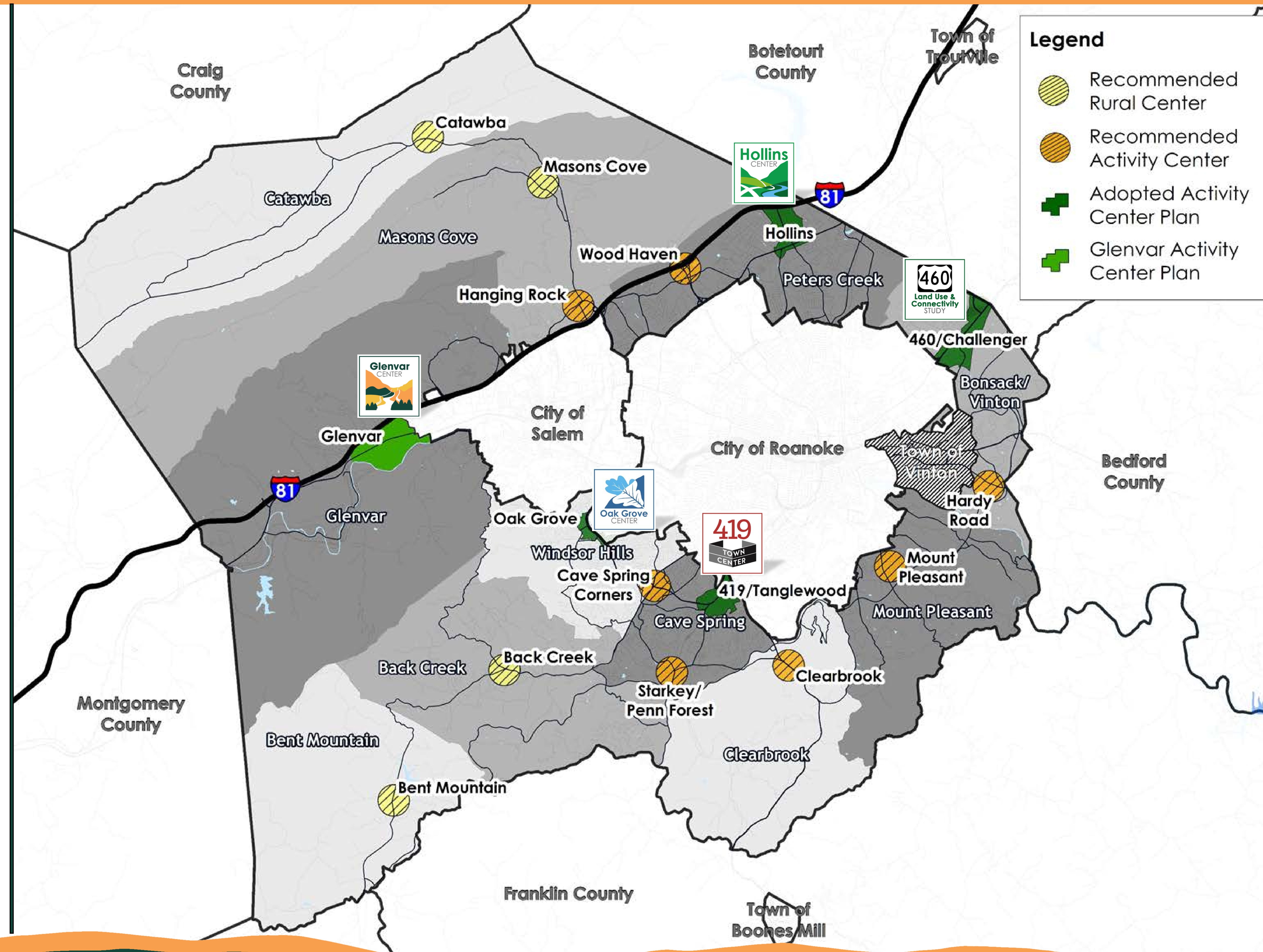
January 2026 – February 2026

Present the Glenvar Center Plan to the Planning Commission and Board of Supervisors for adoption.

ACTIVITY CENTERS

Activity Centers are areas that have the potential for high-density, mixed-use walkable development that exist along major transportation corridors, contain employment and housing opportunities, and have existing public and institutional uses. Developing plans for infill and redevelopment in these Activity Center areas will help to focus reinvestment in areas currently served by vital infrastructure and prevent expansion of development into areas of natural, agricultural and cultural importance.

The Glenvar Center was listed in the top tier of recommended Activity Center Plans in the Roanoke County 200 Plan.

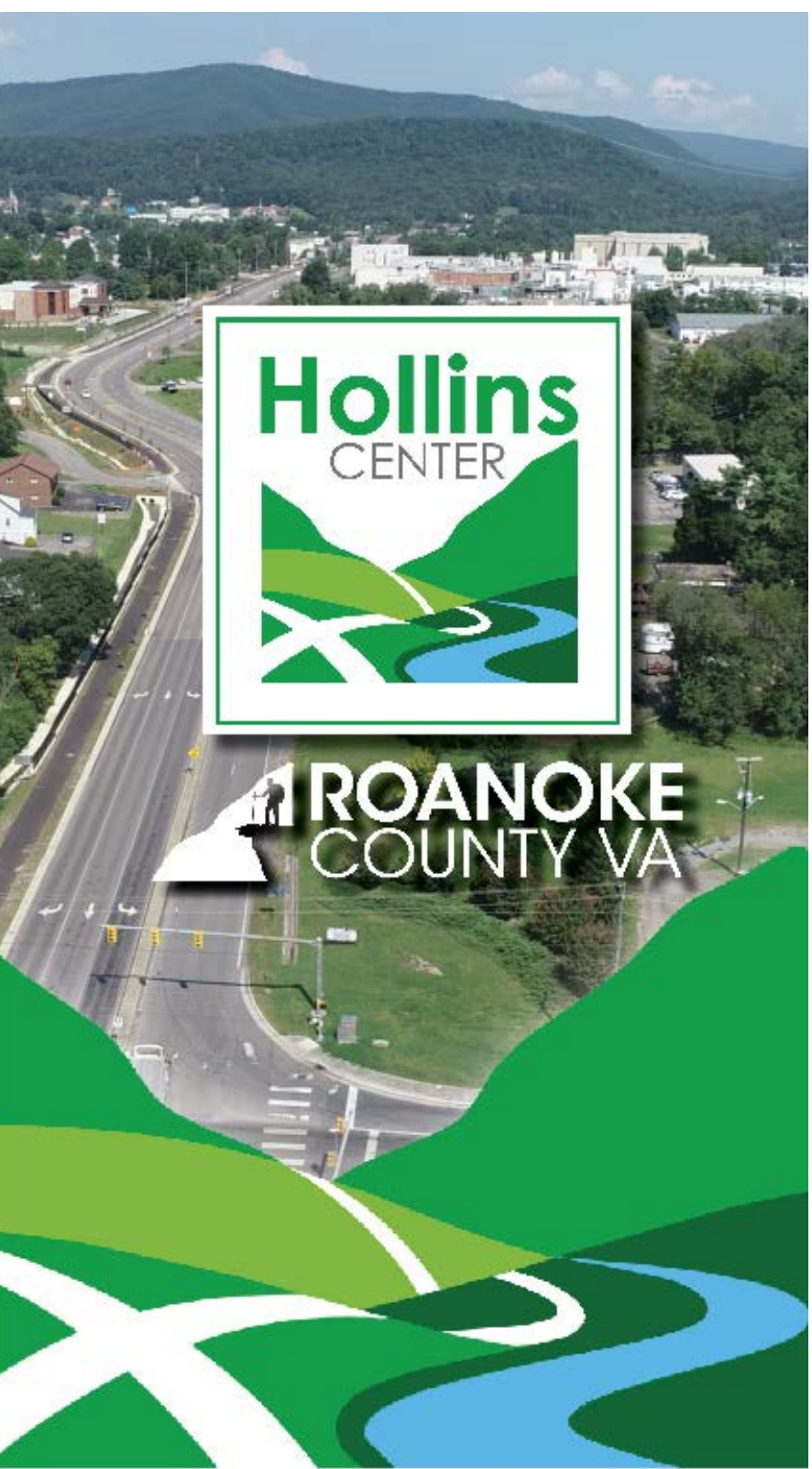





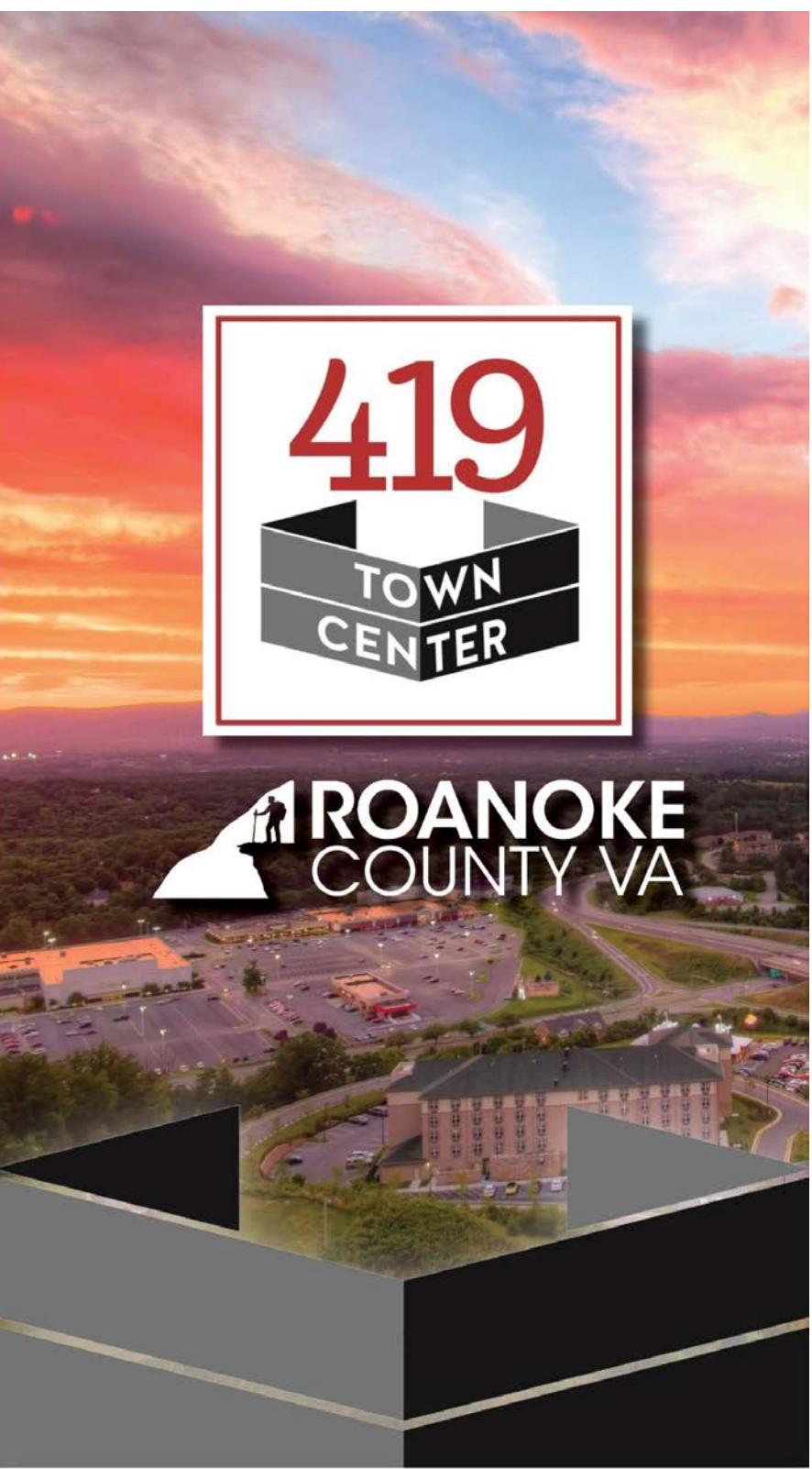

ADOPTED PLANS



Oak Grove Center Plan
January 8, 2021 | Adopted: March 15, 2021 & March 23, 2021



Hollins Center Plan
March 5, 2020 | Adopted: July 28, 2020



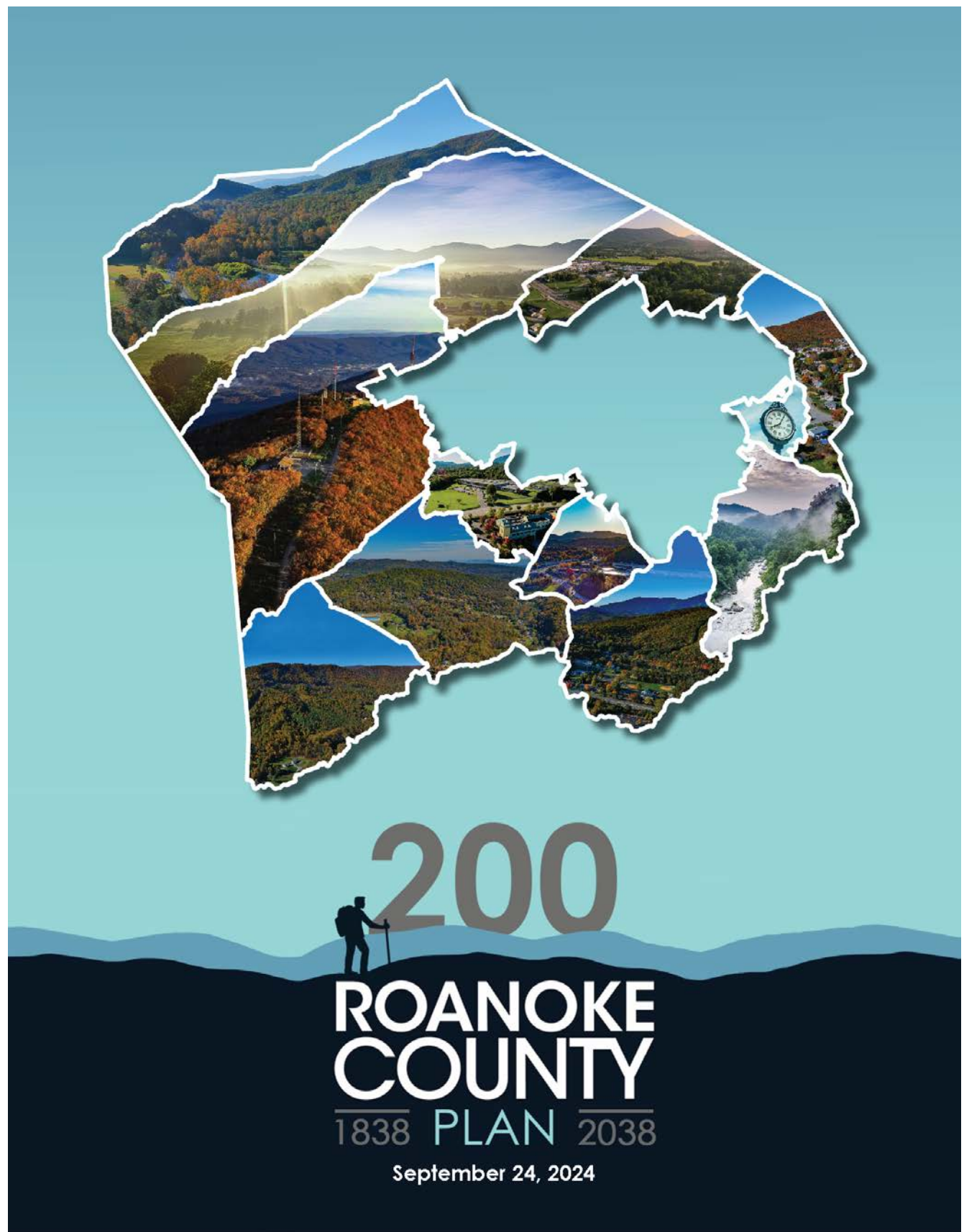
419 Town Center Plan
Completed: November 2018 | Adopted: July 2019 | Updated: August 2023



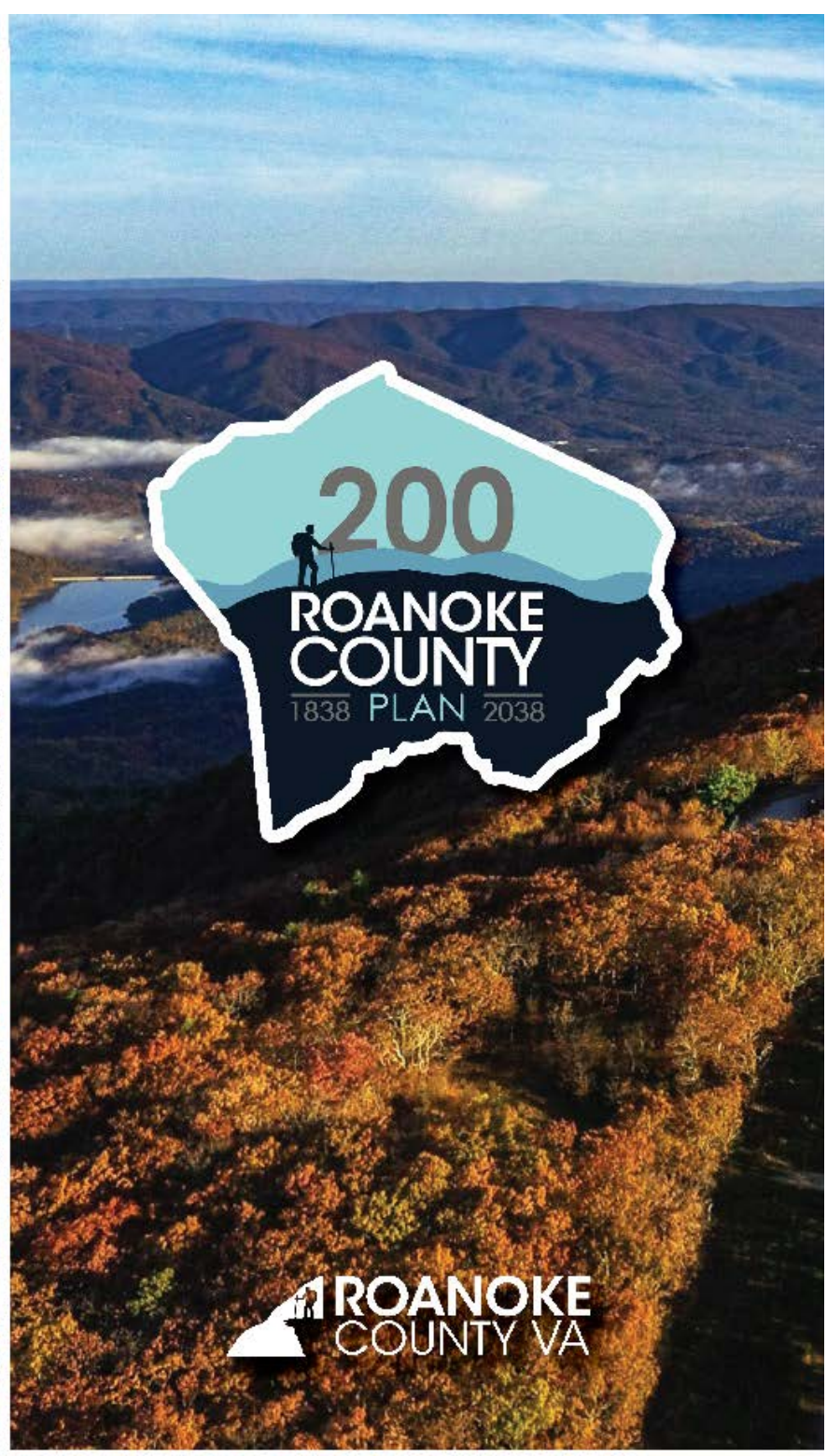
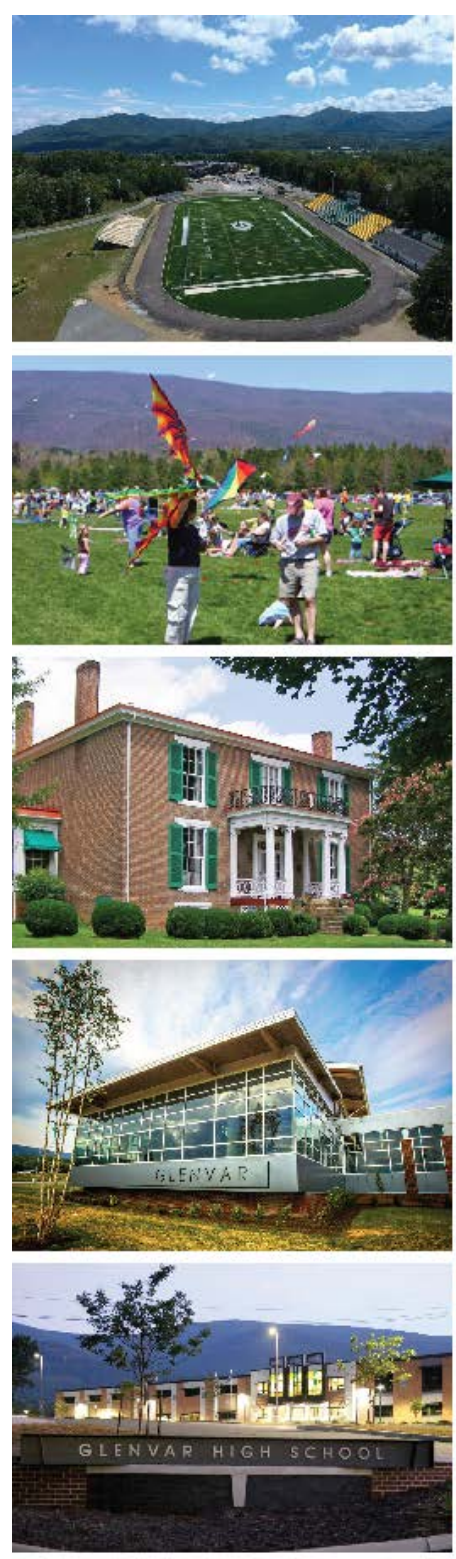
U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY
ROANOKE COUNTY, VA



U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY
ROANOKE COUNTY, VA
MARCH 2023



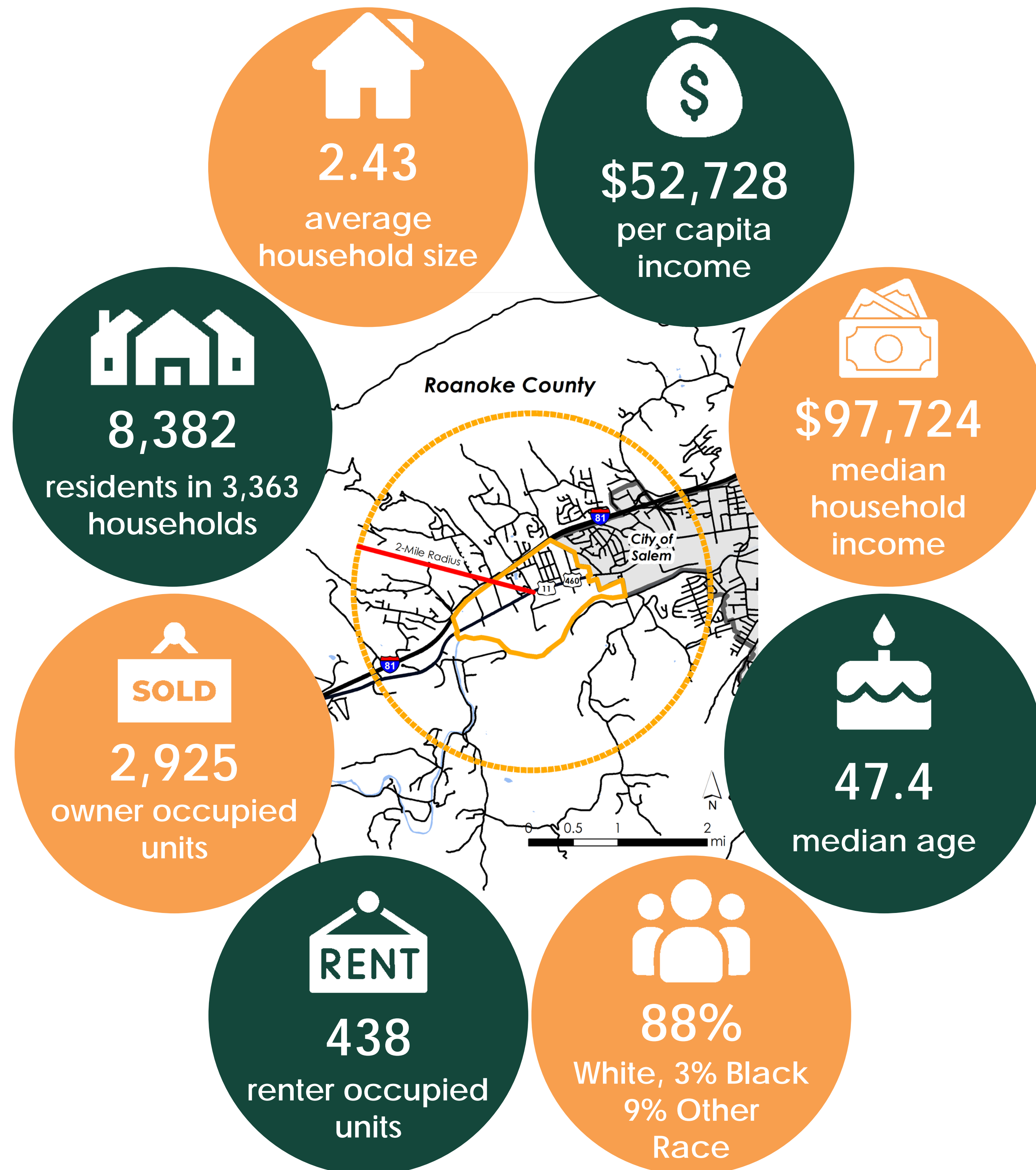
200 ROANOKE COUNTY
1838 PLAN 2038
September 24, 2024



Glenvar Community Planning Area
September 24, 2024



DEMOGRAPHICS

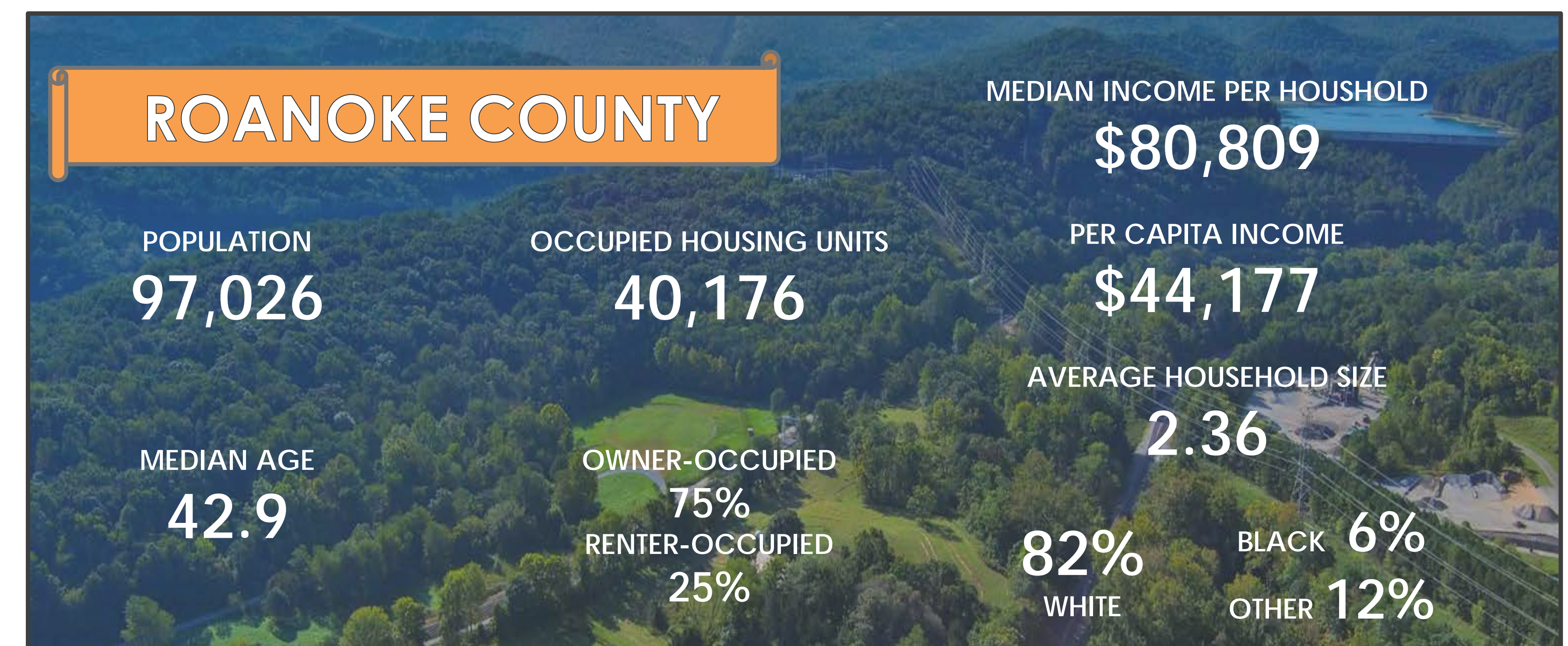


Glenvar Center Demographics within a 2-mile radius of the Intersection of West Main Street and Garman Road, ESRI 2024 Forecasts

Source: U.S. Census Bureau 2020 Decennial Census

Demographic Highlights:

- The study area encompasses approximately **479** parcels totaling approximately **809** acres and includes industrial, commercial, and residential uses.
- The Glenvar Center had approximately **874** people living inside the study area boundary in 2020 according to the U.S. Decennial Census Block data.
- The Glenvar Center has both a higher per capita income (**\$52,728**) and a higher median household income (**\$97,724**) than the County.
- A higher percentage of housing units are owner-occupied in the Glenvar Center area (**87%**) compared to Roanoke County (**75%**).
- The median age of residents in the Glenvar Center area is older (**47.4 years**) than the County (**42.9 years**)
- The average household size in the Glenvar Center area is **2.43** persons.



Source: 2023 American Community Survey 1-Year Estimates