



# Community Developments

a monthly e.newsletter

January 2010

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Vinton Area Corridors Plan  
Planning Commission Update

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## Upcoming Meetings

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January 5 @ 4PM\*  
January 19 @ 6PM

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January 12 @ 3PM\*

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January 27 @ 4PM

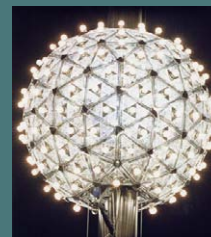
### [Glenvar Community Meeting](#)

January 11 @ 7PM  
Glenvar Middle School Auditorium

\*Work Session Time; a Public Hearing will be held beginning at 7:00PM

## New Year's Greetings!

As the ball drops at midnight and another year begins, most reflect upon the events of the previous year. In the Roanoke County Department of Community Development, we look to the future of our County.



The Planning and Zoning Departments are working hard on Area Plans and zoning ordinance amendments to guide growth and development in the County, the Engineering Department is becoming more proactive in reviewing plans with an environmental perspective, Stormwater is inspecting existing facilities to ensure their continued success in the future and the GIS Department is improving public safety constantly updating address points and street information to ensure that emergency vehicles can arrive at their destinations quickly.

We look forward to working with you in 2010!

## GLENVAR COMMUNITY PLAN

The first [Community Meeting](#) for the Glenvar Community Plan is scheduled for January 11, 2010 at 7:00PM in the [Glenvar Middle School](#) Auditorium. The formal Presentation will begin at 7:00PM, however, maps and County staff will be available before and after the presentation. Some topics that will be discussed include an overview of the Glenvar Community Plan and its relationship to the Comprehensive Plan, existing conditions, current and upcoming development, community involvement and the next steps in the planning process.

The Glenvar Community Plan will also be using an [online](#) survey to gather citizen input. Limited paper copies are available in the [Glenvar Library](#) and the [County Administration Center](#) located on Bernard Drive. Please complete the survey and let us know your thoughts! We are also accepting [photos](#) with comments as part of the community survey.



To stay updated on the status of the Glenvar Community Plan, please visit the Plan's [website](#) or follow us on [facebook!](#)

## VINTON AREA CORRIDORS PLAN

On [December 7, 2009](#), a joint meeting between the Roanoke County and Town of Vinton Planning Commissions was held to receive comments on the [draft Vinton Area Corridors Plan](#). A work session with the Vinton Town Council is tentatively scheduled for January 19, 2010 and another is tentatively scheduled with the Roanoke County Board of Supervisors for January 26, 2009. Please visit the [Plan's website](#) for more information.



## HOLLINS AREA PLAN

The first annual [Hollins Area Plan Update](#) is now available on the [plan's website](#). The document is intended to regularly update Roanoke County citizens and businesses in the Hollins area and throughout the County on the status of the implementation of the [Hollins Area Plan](#).

## PLANTATION ROAD TRANSPORTATION ENHANCEMENT PROGRAM APPLICATION

Roanoke County recently applied for funding through the Transportation Enhancement Program, a Federal program through [SAFETEA-LU](#), for bicycle, pedestrian and streetscape [improvements](#) to Plantation Road between Interstate 81 and Williamson Road (Route 11.) The estimated cost of bicycle lanes, sidewalks, pedestrian signalization at two intersections, pedestrian crossings at two locations, shared use trails to Walrond Park and to the proposed Hollins University segment of the Tinker Creek Greenway, street trees, pedestrian-scaled lighting, landscaped medians and enhanced landscaping at Williamson Road and at Interstate 81 is approximately \$2.5 million dollars. The communities receiving funding will be announced in May or June 2010.

View the Transportation Enhancement Program application for Plantation Road on [issuu.com](#) or on the [project's website](#).

## PLANNING COMMISSION UPDATE

The Planning Commission held a work session and public hearing on [December 1, 2009](#) in the Roanoke County Administration Center. The afternoon work session included the consent agenda for the January 5, 2010 Public Hearing and an update on the status of the [Glenvar Community Plan](#) which included a brief discussion of the Plan's website, online survey and first community meeting. During the Public Hearing, Commissioners reviewed 1 land use case:

- A petition by Clifton Ronk to rezone approximately 0.349 acre from R-1, Low Density Residential District to I-1C, Low Intensity Industrial District with Conditions for the purpose of expanding an existing cabinet shop on Wood Haven Road. The Commission recommended approval with the three proffered conditions.

The Planning Commission also held a work session and public hearing on [December 14, 2009](#) in the Roanoke County Administration Center. The work session included an update from planning staff on the status of general text amendments to the zoning ordinance. During the Public Hearing, Commissioner's reviewed 1 land use case:

- A petition of Wal-Mart Real Estate Business Trust to obtain a Special Use Permit to amend conditions regarding exterior building colors and sign panel colors and to increase the maximum size of a monument sign in a C-2 / CVODS, General Commercial / Clearbrook Village Overlay District with Special Use Permit on approximately 41 acres located on Clearbrook Lane (Continued from December 7, 2009). The Planning Commission recommended approval of the two special use permit amendments with 2 revised conditions as well as 1 new condition.

The Planning Commission will hold their next work session and public hearing on January 5, 2010. The Planning Commission will review 1 land use case:

- A petition of Green Ridge Baptist Church to obtain a Special Use Permit in a R-1, Low Density Residential District to operate a religious assembly on 0.259 acre on Diplomat Road.

[2010 Planning Commission Hearing and Work Session Dates](#)

Best wishes for a Joyous New Year!

Amanda Micklow

# Community Developments

a monthly e.newsletter

February 2010, Issue 7

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## Upcoming Meetings

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February 16 @ 6PM  
March 2 @ 4PM\*

[Board of Supervisors](#)  
February 9 @ 3PM  
February 23 @ 3PM\*

[Greenway Commission](#)  
February 24 @ 4PM

[Moose Lodge Special Use Permit](#)

## Greetings!

After only 6 months, *Community Developments* subscriptions have increased by 150%. Each month, the Roanoke County Department of Community Development sends out this e.newsletter to update you on both internal and external projects that affect your community. Between newsletters, you can stay informed through our [website](#) or by following us on [facebook](#) and [twitter](#).

Thank you for making our e.newsletter a success!

## Glenvar Community Plan Update

The first [community meeting](#) for the Glenvar Community Plan was held on January 11, 2010 in the Glenvar Middle School Auditorium. Over 150 citizens attended this meeting - the greatest number for an area plan community meeting to date - to learn about and become involved in the [Glenvar Community Plan](#). The Community Meeting was kicked off with a welcome by Board of Supervisors Chairman, Mr. Butch Church of the Catawba Magisterial District. Following his welcome, a [presentation](#) was given by several Planning staff members that covered topics such as existing conditions, current [zoning](#), [future land use](#), environmental constraints and citizen participation. A citizen question and answer session followed.



Before and after the formal [presentation](#), several large [maps](#) displaying the presentation information were available for viewing in the front of the auditorium. You can view these [maps online](#) or in person at the [Glenvar Library](#).



Citizens are also encouraged to take the Glenvar Community Survey [online](#) (hardcopies available in the [Glenvar Library](#) or the [Roanoke County Administration Center](#)) to voice their thoughts on the future of their community. Citizens can also comment on the development and redevelopment potential of West Main Street through our [interactive map](#).

## Vinton Area Corridors Plan Update

February is an important month for the [Vinton Area Corridors Plan](#). The [Plan](#) will be going to Public Hearing with the Roanoke County Board of Supervisors on [February 23, 2010](#) at the Roanoke County Administration Center.

## Community Meeting

February 11 @ 7PM

\*Work Session Time;  
a Public Hearing will  
be held beginning at  
7:00PM

The Plan will also go to Work Session with the Vinton Town Council on [February 2, 2010](#) and Public Hearing on [February 16, 2010](#) at the Vinton Municipal Building.

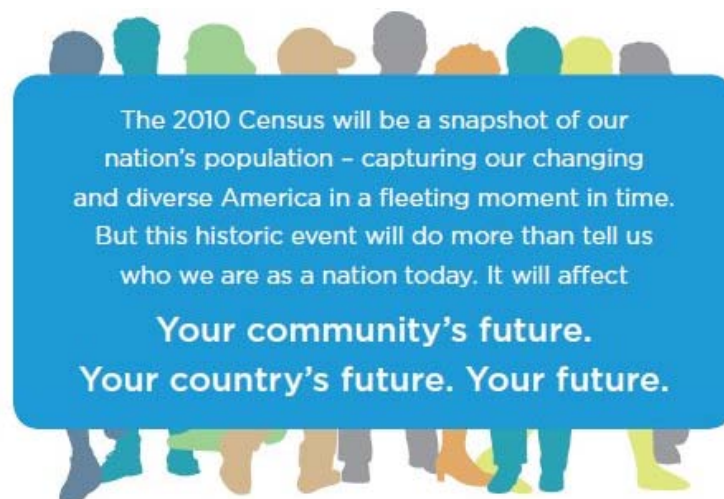
## Be Counted in 2010!

### Did You Know?

- Community planners use census data to determine where to build new schools, develop public transportation and create new roads;
- Every year, the federal government can allocate more than \$400 billion to states and communities based, in part, on census data;
- Census data affects your voice in Congress as well as the redistricting of state legislatures, county and city councils and voting districts.

With your help, the Census Bureau will continue to produce accurate data, which will directly affect the quality of life in your community.

Census Day is April 1, 2010 - Make sure to mail back your form!



Learn more about the 2010 Census, [click here!](#)

## Route 221 Widening Project

Beginning on Sunday, January 18, 2010, the northbound lane of Route 221 (Bent Mountain Road) will be closed from 9 PM to 6AM [near Cotton Hill Road in Roanoke County](#). Crews will be taking rock and soil samples for the development of plans for the proposed widening of Route 221. Weather permitting, this [lane closure](#) will be in place during nighttime hours Sunday through Thursday. The work is expected to be completed by Friday, February 6, 2010. During nighttime hours, motorists should expect delays and watch for signs and flaggers directing traffic in this area.

Additionally, beginning at 9AM on Monday, January 25, 2010, periodic lane closures will be in place on [Route 221 in southwest Roanoke County near Cotton Hill Road](#). Crews will be cutting trees in this area in preparation for utility



work that will be performed as part of the roadway improvements that are planned for this portion of Route 221. This work will continue for approximately three weeks. During that time, motorists should watch for lane closures and flaggers directing traffic on weekdays from 9AM to 3PM.



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## Planning Commission Update

The Roanoke County Planning Commission held a [work session and public hearing](#) on Tuesday, January 5, 2010 in the Roanoke County Administration Center. During the afternoon work session, Mr. Steve Azar (Vinton) was elected by the [commissioners](#) as Chairman and Mr. Gary Jarrell (Hollins) was elected Vice-Chairman of the Commission. Staff also discussed the [Design Handbook](#) with regard to private road and trail/sidewalk standards. At the [Public Hearing](#), the Commissioners reviewed one land use case:

- A petition by Green Ridge Baptist Church to obtain a Special Use Permit in a R-1, Low Density Residential District to operate a religious assembly on 0.259 acre located in the Catawba Magisterial District. The Commission recommended approval with the three conditions.

On January 19, 2010 the Roanoke County and Roanoke City Planning Commissions held a joint work session at the Roanoke County Administration Center. This bi-annual meeting was discussion based and covered topics such as the status of current projects, transportation issues and outreach efforts and citizen participation. For the meeting's agenda, [click here.](#)

The Roanoke County Planning Commission's February 2, 2010 work session and public hearing have been canceled. The Planning Commission will hold their next work session on February 19, 2010.

[View the 2010 Planning Commission Work Plan](#)

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## Congratulations to Tim Beard!

After 32 years, Mr. Tim Beard is retiring from the County of Roanoke. Over his career with Roanoke, Tim has been instrumental in the development of numerous long-range and design-related planning documents and has spent innumerable hours patiently assisting hundreds of citizens with zoning, land use, and other miscellaneous questions. Tim also represented Roanoke County on the Rural Technical Committee and on the Transportation Technical Committee of the Roanoke Valley Area Metropolitan Planning Organization where he assisted in the creation of numerous transportation plans and studies, most recently the Route 419 Corridor Study.



The Department of Community Development greatly appreciates and will miss his years of professional, loyal, and dedicated service to Roanoke County.

# COMMUNITY DEVELOPMENTS

March 2010, Issue 8

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## Upcoming Meetings

[Planning Commission](#)  
March 2 @ 4PM\*  
March 16 @ 6PM

[Board of Supervisors](#)  
March 9 @ 3PM  
March 23 @ 3PM\*

[Greenway Commission](#)  
March 24 @ 4PM

\*Work Session Time; a Public Hearing will be held beginning at 7:00PM

## Greetings!

Don't allow springing forward to leave you behind, stay updated about the status of departmental projects and upcoming meetings with this issue of *Community Developments*!



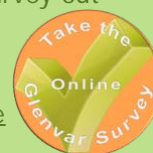
## → Community Planning Areas Update

### Vinton Area Corridors Plan

On February 23, 2010 the Roanoke County Board of Supervisors adopted the Vinton Area Corridors Plan as part of the Roanoke County Comprehensive Plan. The Vinton Town Council also adopted the Plan on February 16, 2010 into the Town's Comprehensive Plan. The Vinton Area Corridors Plan's adoption marks the culmination of a year-long joint planning effort between the County of Roanoke and the Town of Vinton. To view the Vinton Area Corridors Plan document, [click here](#).

### Glenvar Community Plan

The deadline for Glenvar Community surveys is March 15, 2010. Make sure to let us know your thoughts by filling the survey out [online](#) or with a hardcopy available at the Glenvar Library or Roanoke County Administration Center.



The Glenvar Community Plan is also using an [interactive map](#) of the Route 11/460 Corridor as another way of gaining community input. Click on a highlighted parcel to see detailed property information and to let us know what you would like to see on the site in the future.

## → Spring Home Show

The Roanoke County Department of Community Development is proud to be one of [170+ exhibitors](#) at the **2010 Spring Home Show** sponsored by the [Roanoke Regional Home Builders Association](#).

Stop by our booth this year to pick up information regarding our [community plans](#), [building department](#), [engineering and stormwater management projects](#) and our [GIS services](#). We hope to see you there!



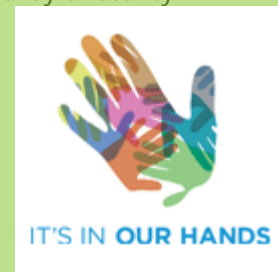
## → Census 2010

### *We're Counting on You. Be Counted in 2010.*

Roanoke County proudly supports the 2010 Census. You should be receiving a census form in the mail around March 15, 2010. *We can't move forward until you send it back! Census forms are due April 1, 2010.*

### *What Does the Census Mean to our Community?*

Federal dollars to local communities are based on population. The higher a community's population, the more money a locality receives. According to the U.S. Census Bureau, Roanoke County received \$292,861,994 in 2008. That's approximately \$3,222.97 per Roanoke County resident or \$7,593.98 per household.



## → Planning Commission Update

The Roanoke County Planning Commission work session and public hearing scheduled for February 2, 2010 were canceled. The Planning Commission reconvened for a work session on February 16, 2010 at the Roanoke County Administration Center. During the evening work session, staff presented updates on the 2010 Zoning Ordinance Amendments including parking structures, solar energy systems, home occupations, private stables, multiple dog permits and general text amendments as well as a potential gateway corridor overlay district.

The Planning Commission's next meeting will be held March 2, 2010 in the Roanoke County Administration Center. During the afternoon work session, staff will present an update on the Wind Energy component of the 2010 Zoning Ordinance Amendments. At the public hearing, the Planning Commission will review 1 land use case:

- A petition of the Roanoke Moose Lodge #284 to obtain a special use permit in a ARCS, Agricultural Residential District with conditions and special use permit, to operate outdoor gatherings on approximately 25 acres on Catawba Valley Drive, located in the Catawba Magisterial District.

*To stay updated between Community Developments, visit our department webpage or follow us on facebook!*

Until next month,

A handwritten signature in black ink that reads "Amanda Micklow". The script is cursive and fluid.

Amanda Micklow  
Planner II

# Community Developments

April 2010

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April 20 @ 6PM

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April 13 @ 3PM

April 27 @ 3PM\*

[Greenways Commission](#)

April 28 @ 4PM

[Timberbrook Community Meeting](#)

April 12 @ 7PM

\*Work Session Time,  
Public Hearing at 7PM

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## Greetings!

Each April 22nd, we celebrate Earth Day - a day designed to increase awareness and appreciation for the environment. With renewable energy zoning ordinance amendments, an increasing focus on alternative modes of transportation, stormwater management practices aimed at improving water quality and a new emphasis on paperless communication - in the Department of Community Development, every day is Earth Day.



## Census Day is April 1st

We're counting on you to help [Roanoke County](#) receive its share of \$300 billion in federal funds annually for community services such as roads, programs for schools and seniors, and hospital services. There are only 10 questions and it takes about 10 minutes. Be sure to send in your form by April 1st!



*We're counting on you. Be counted in 2010.*

## Trouble with our Online Mapping Application?\*

*Are you using Internet Explorer 8?*

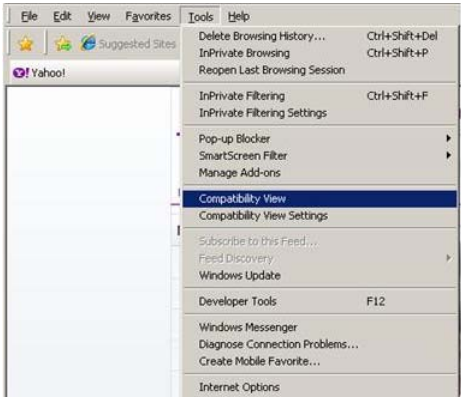
The Roanoke County mapping website (IMS) was originally designed to function with Microsoft Internet Explorer browser version 7. However, the release of Internet Explorer version 8 has created some compatibility issues for older websites, including Roanoke County's IMS site.

*For full website functionality you must **enable compatibility view.***



OR





For more information:  
[View the Microsoft Help Page](#)  
[View a Short Help Video](#)

\* Please note: The Current version of the Roanoke County IMS website is only compatible with Microsoft's Internet Explorer Web Browser version 6, 7 and 8.

## Glenvar Community Plan

The [Glenvar Community Plan](#) is continuing to gather community input through stakeholder interviews with civic groups, homeowners associations and area businesses. On April 8, 2010, representatives from local business will meet at Richfield Retirement Center's Shenandoah Room to discuss the future of the Glenvar Community.



Additionally, the [online survey](#) will remain open until April 15, 2010 and an [interactive map](#) of the Route 11/460 Corridor is available online for comments.

## Zoning Ordinance Amendments

County staff are in the process of preparing the 2009-2010 Zoning Ordinance Amendments. Proposed amendments include wind and solar energies, parking structures, multiple dog permits, private stables, home occupations and several general text amendments. Staff has been working with the Planning Commission throughout the process with an anticipated public hearing date in Summer 2010.



## Planning Commission Update

The Roanoke County Planning Commission held a [work session and public hearing](#) on Tuesday, **March 2, 2010** in the Roanoke County Administration Center. During the afternoon work session, staff gave an overview of the proposed wind energy systems amendment to the County's zoning ordinance. At the public hearing, the Commissioners reviewed one land use case:

- A petition by the Roanoke Moose Lodge #284 to obtain a special use permit in a ARCS, Agricultural Residential District with conditions and special use permit, to operate outdoor gatherings on approximately 25 acres on Catawba Valley Drive. The Commission recommended approval with nine conditions.

Discussion of the proposed wind energy systems amendment to the zoning ordinance continued at the Commission's **March 16 work session.** At this meeting, discussion focused on small wind energy systems. Staff also gave brief updates on the Peters Creek, Glenvar and Vinton Area Plans.

On **March 30th** the Planning Commission held a **Special Work Session** in the Plantation Road/Gander Way area to tour the proposed Plantation Road Gateway Corridor Overlay District (GCOD) limits and properties. The boundary would reach from Interstate 81 to Williamson Road along Plantation Road spanning 500 feet on both sides of the Plantation right-of-way and including all of the parcels along Gander Way. The goals of the GCOD are to:

1. Preserve existing light industrial uses; and
2. Retain existing and encourage new high-quality retail and tourism-related businesses such as family restaurants, hotels, regional and national retailers.

The Planning Commission's next meeting will be held **April 6, 2010** in the Roanoke County Administration Center. Commissioners will make a site visit to the Timberbrook/Fincastle Equipment properties located on Clearbrook Lane as part of the consent agenda for May 4, 2010. Following the site visit, staff will present on the solar energy, parking structures, accessory apartment, wind energy and general text amendments to the County's Zoning Ordinance.

The Planning Commission has one public hearing scheduled for **May 4, 2010**:

- A petition by Timberbrook Properties IX, LLC and Fincastle Equipment Company, LC to rezone 9.084 acres from AR, Agricultural Residential District to C-2C/CVOD, General Commercial/Clearbrook Village Overlay District with conditions in order to construct a commercial center located on the northeastern side of Clearbrook Lane in the Cave Spring Magisterial District.

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Until next month,



Amanda Micklow  
Planner II

# Community Developments

Issue 10, May 2010



**UPCOMING MEETINGS**  
**Planning Commission**  
May 4 @ 4PM  
May 18 @ 6PM

**Board of Supervisors**  
May 11 @ 3PM  
May 25 @ 3PM\*

**Greenways Commission**  
May 26 @ 4PM

**Peters Creek/Hollins Community Meeting**  
May 19/20 @ 6:30PM

\*Work Session Time,  
Public Hearing at 7PM

## Greetings!

This May join the Department of Community Development in recognizing **Building Safety Month**.

Every year, countless accidents still occur in homes across the U.S. and globally where codes are poorly understood or used improperly. The purpose of this month-long campaign is to expand opportunities and increase awareness about the critical importance of building and designing safe, sustainable and green structures in the United States and worldwide.



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**Peters Creek/Hollins Community Meeting**

**Catawba Sustainability Center**

**Timberbrook Public Hearing Postponed**

**Private Road Standards**

**Planning Commission Update**

## COMMUNITY MEETING PETERS CREEK/HOLLINS COMMUNITY PLAN

The County of Roanoke is holding its first set of **Community Meetings**\* regarding the **Peters Creek/Hollins Community Plan** on May 19th and 20th in the Mountain View Elementary School Gymnasium and Northside Middle School Auditorium, respectively.



### Mountain View Elementary School Gymnasium

Date: Wednesday, May 19, 2010  
Time: Open House at 6:30 pm  
Presentation to begin at 7:00 pm

### Northside Middle School Auditorium

Date: Thursday, May 20, 2010  
Time: Open House at 6:30 pm  
Presentation to begin at 7:00 pm

A future component of the **Roanoke County Comprehensive Plan**, the **Peters**

[Creek/Hollins Community Plan](#) will aid decision-making for future development throughout the Peters Creek/Hollins community of North County. The [study area](#) encompasses the majority of the developed portions of North County, bounded by the City of Roanoke, the City of Salem, Botetourt County and Brushy Mountain.

\* Each Community Meeting will be identical in style and content.

### CATAWBA SUSTAINABILITY CENTER

*"A partnership-based center offering opportunities for education, training, business development and research in sustainable land management and low impact living."*

The [Catawba Sustainability Center](#) is a 377-acre tract of scenic farm and forest land located near Route 311 in northwestern Roanoke County. Deeded to Virginia Tech in 1988, the farm was first used for research and educational purposes by the College of Agriculture. After a decade of limited use, Virginia Tech partnered with landowner-led [Catawba Landcare](#) in 2007 to provide an example of the benefits of sustainable farming and the promotion of environmental stewardship in the community.



To address issues of sustainability and continue serving the community and university, the Catawba Sustainability Center employs a 3-pronged approach that includes 1) community engagement and outreach, 2) [learning and discovery](#) and 3) land-based business incubation (VT EarthWorks).



**VT EarthWorks has partnered with Catawba Valley General Store to host a weekly farmers' market on Thursdays from 3:30-7:00PM. The Farmers' Market opens May 27, 2010.**

### TIMBERBROOK PUBLIC HEARINGS POSTPONED

The May public hearings with the Planning Commission and the Board of Supervisors to consider the rezoning request of Timberbrook Properties IX, LLC, and Fincastle Equipment Company, L.C. have been postponed indefinitely until additional information is received from the applicant. The request is to rezone 3 parcels from AR, Agricultural Residential District, to C-2, General Commercial District, and CVOD, Clearbrook Village Overlay District, to construct a commercial center on about 9 acres located on Clearbrook Lane at the intersection of Clearbrook Lane and Clearbrook Village Lane.

A community meeting was held on Monday, April 12th, at Clearbrook Elementary School to discuss the project. The applicants, VDOT staff and



Roanoke County staff attended the meeting with about 25 citizens to discuss the project and to answer questions. Several of the questions asked pertained to anticipated stormwater runoff and traffic.

PRIVATE ROAD STANDARDS

Roanoke County Staff has been preparing draft private road standards for the last several months to replace the existing standards included in the Zoning Ordinance. Private roads are allowed in Cluster Subdivisions, Planned Residential Developments, and other locations such as townhouse developments that the Zoning Ordinance permits private roads. The Planning Commission will visit three residential subdivisions with private roads and review the most recent draft of the document at their [May 4th Work Session.](#)



PLANNING COMMISSION UPDATE

The Roanoke County Planning Commission held a work session Tuesday, [April 6, 2010](#) in the Roanoke County Administration Center. During the afternoon portion of the work session, the Commissioners discussed the Clearbrook Village Overlay District and its relationship with the Timberbrook Properties rezoning petition. During the evening work session, staff provided updates on the solar energy, parking structure, small wind energy and general text amendments to the Roanoke County Zoning Ordinance.

For the April 20, 2010 Work Session Planning Commissioners toured the [Koppers Roanoke plant](#) off of West Main Street in Glenvar. Opened in 1955, the Koppers Roanoke Plant produces over 1 million railroad ties annually while maintaining an excellent safety and environmental record. Following the tour of the facility, Commissioners were given a van tour of several residential neighborhoods and other places of interest in the Glenvar Community.



The Planning Commission's next work session is scheduled for [May 4, 2010](#) in Roanoke County Administration Center. The work session will include a tour and discussion of private roads.

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Until Next Month,

Amanda Micklow  
Planner II

# Community Developments

ISSUE 11, JUNE 2010

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### Greetings!

School's out, pool's open, sunglasses on. Along with the sun, the summer also brings road improvement projects and this season is no different! Several road projects will be underway this summer in the county - stay updated on the county's [transportation homepage.](#)



## Glenvar Community Meeting

**JUNE 29, 2010**

**7:00 PM**

**Fort Lewis Baptist Church Fellowship Hall**

The [second Glenvar Community Meeting](#) will be held on June 29, 2010 at 7:00PM in the [Fort Lewis Baptist Church Fellowship Hall.](#) The meeting will begin with a brief presentation of the Glenvar Community Survey results. The presentation will be followed by small, facilitated group discussions that ask "what do you want for the future of your community?" These vision statements will then guide the creation of the community plan as well as the development of the community over the next thirty years.



*For those unable to attend the Community Meeting on June 29, 2010 - another meeting, identical in format, will be held in July 2010.*

## Part of Merriman Road to be Closed to Through Traffic

***Traffic will be detoured June 11 - August 23***

Beginning at 6:00 a.m. on Friday, June 11, [Merriman Road will be closed](#) to through traffic between Chaparral Drive and Starkey Road in southwest Roanoke County. The intersection of Meadowlark Road and Merriman Road will also be closed to motorists. [Click here](#) for detour information and [map.](#)



Crews will be working to construct a roundabout at the intersection of Meadowlark Road and Merriman Road as part of traffic improvements to Merriman Road and construction of an entrance to the new [South County Library.](#)

## Dry Hollow Road Bridge Replacement

*June 11, 2010*

On Friday, June 11, a portion of [Dry Hollow Road will be closed](#) to through traffic from 8 a.m. to 4 p.m. Dry Hollow Road will be closed from 0.75 mile north of Route 639 to 1.35 miles from the end of state maintenance. The closure is necessary so crews can replace the bridge over Dry Hollow Branch.



Additionally, motorists should expect delays and watch for flaggers directing traffic in this area during daylight hours on Monday, June 14 while crews perform paving work.

## Section of Colonial Avenue to be Closed to Through Traffic

*Traffic will be detoured June 14 - July 23*

Beginning at 10 a.m. on Monday, June 14, a portion of Colonial Ave. will be closed to through traffic between the entrance to North Cross School and Colonial Place Drive. [Click here for detour information.](#)

Crews will be working to make sight-distance improvements on Colonial Avenue as part of the second phase of the Colonial Avenue Improvement Project. During the first phase, a roundabout was constructed at the intersection of Colonial Avenue and Penn Forest Boulevard, a significant amount of drainage and utility work was performed and a number of trees were cleared to make way for more improvements this summer. The entire project is expected to be completed by late August 2010.



## Planning Commission Update

The Planning Commission's May 4, 2010 work session focused on private road standards. During the first half of the meeting, commissioners and staff toured several private roads in the County to serve as examples and points of reference. Following the tour, planning staff led a discussion of the proposed private road standards. The Roanoke County Fire Marshal, transportation engineer and representatives from the Virginia Department of Transportation were also in attendance to answer the commissioners' questions.

The Planning Commission's work session scheduled for May 18, 2010 was canceled. Their next work session is scheduled for June 1, 2010 during which staff will provide updates on the [Glenvar Community Plan](#), [Peters Creek/Hollins Community Plan](#), [Hollins Area Plan](#) implementation and the [Vinton Area Corridors Plan](#) implementation.



## Community Developments - July 2010

Greetings!

Happy 4th of July from the Roanoke County Department of Community Development!

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### Glenvar Community Meeting

Approximately 80 Glenvar residents took part in a visioning exercise and visual preference survey at the [community meeting](#) on Tuesday, June 29. Residents were asked to imagine what the West Main Street corridor would like in 20 years - exactly how they would like it to be. Following this exercise, residents also completed a visual preference survey - a method for the public to give feedback on planning and design alternatives. The input gathered from these meetings will be used in the development of the [Glenvar Community Plan](#) as well as design guidelines for the area.



A second visioning meeting will be held on July 15 at 7:00 PM in the Fort Lewis Baptist Church Fellowship Hall. This meeting will focus on the [Dixie Caverns](#) area of the Glenvar Community.

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### The More You Know... About Zoning

Did you know that any plant, grass or other vegetation covering a substantial portion of a parcel in Roanoke County must be kept [shorter than 12 inches tall?](#)



That's right - if the growth of grass and weeds exceeds 12 inches, you may receive a notice from the County Code Enforcement Officers requesting you to cut the grass on your property!

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### Planning Commission Update

The Roanoke County Planning Commission held a work session on [June 1, 2010](#) at the Roanoke County Administration Center. During the evening work session, staff updated the Commissioners on the status of 4 area plans - the [Glenvar Community Plan](#), [Peters Creek/Hollins Community Plan](#), [Hollins Plan Implementation](#) and [Vinton Area Corridors Plan Implementation](#).

At the Commission's work session on [June 15, 2010](#) staff and Commissioners discussed the proposed wind energy regulations, private road standards and the gateway corridor overlay district.



The Planning Commission's next meeting is scheduled for July 6, 2010. At this work session, they will go over the consent agenda for the August 3rd public hearing, elect officers and discuss future Planning Commission meetings.

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## Upcoming Meetings

### [Planning Commission](#)

July 6 @ 4PM

July 20 @ 6PM

### [Board of Supervisors](#)

July 13 @ 3PM

July 27 @ 3PM\*

### [Rezoning Application Community Meeting](#)

July 22 @ 7PM

\* Work Session Time, Public Hearing at 7PM

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Until Next Month,



Amanda Micklow  
Planner II

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# Community Developments

VOLUME 2, ISSUE 1

## In This Issue

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[Community Planning Update](#)

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[Roanoke Valley Local Food Directory](#)



## Upcoming Meetings

[Planning Commission](#)  
August 3 @ 7PM  
August 17 @ 6PM

[Board of Supervisors](#)  
August 10 @ 3PM/7PM  
August 24 @ 3PM/7PM

[VDOT Public Hearing](#)  
August 31 @ 6PM

## Greetings!



*Community Developments*, a monthly e.newsletter by the Roanoke County Department of Community Development, is beginning its second year of publication. Since beginning in August 2009, subscriptions to *Community Developments* have more than doubled! Thank you for reading our newsletter!

## Community Planning Update

### Glenvar Community Plan

The second of two visioning sessions for the [Glenvar Community Plan](#) was held on July 15 at the Fort Lewis Baptist Church. This meeting, which focused on the Dixie Caverns area from Valley TechPark to the Montgomery County line, was attended by approximately 60 area residents and business owners. Participants envisioned a community in 20 years that protected and enhanced the area's character with a focus on integrating landscaping into site design, alternative modes of transportation, mixed-use development and interconnectivity between parcels.



Both the Dixie Caverns and the West Main Street visioning exercises are available for comment online through the [Glenvar Community Plan webpage](#). The Visual Preference Survey is also available for completion online.

## Transportation Update

### Merriman Roundabout

Work continues on the Merriman Road Roundabout. [Check out its progress online!](#)



### Plantation Road Transportation Enhancement Program Application

Roanoke County was notified in late June that the Commonwealth Transportation Board did not select the Plantation Road Bicycle, Pedestrian and Streetscape Improvement Application for enhancement funding. The next application deadline for projects not currently funded is December 1, 2011. Roanoke County is currently working on

Greenways  
Commission  
August 25 @ 4PM

funding mechanisms to have a Traffic Impact Analysis (TIA) completed for this section of Plantation Road so that design work may begin on selected improvements along the corridor as funding becomes available.

### Route 221 Widening Project



The Commonwealth Transportation Board awarded a contract to widen a section of Route 221 in Roanoke County. The section of Route 221 starts at Route 897 (Crystal Creek Drive) and extends south approximately one mile to Route 688 (Cotton Hill Road). The purpose of the project is to improve safety by eliminating curves in this section of Route 221. The project will also increase capacity by widening the current two-lane section of Route 221 to a four-lane divided highway with a six-foot grass median and turn lanes. For more information, [view the VDOT press release online.](#)

Check out the [Roanoke County Transportation page](#) for more information on road closures and construction in your area!

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### Planning Commission Update

The Roanoke County Planning Commission held a work session on [July 6, 2010](#). During the meeting, the Commissioners elected Mr. Gary Jarrell, Hollins Representative, as Chairman and Mr. David Radford, Windsor Hills Representative, as Vice-Chairman. Following a brief discussion of upcoming meetings, staff led the Commissioners on a tour of the [Peters Creek Community Planning Area](#).

The Planning Commission's work session scheduled for July 20, 2010 was canceled.

The Planning Commission will hold a Public Hearing on [August 3, 2010](#) at 7:00PM in the [Roanoke County Administration Center, Board Meeting Meeting](#). During the Public Hearing, the Commission will hear one land use petition:

The petition of Bobby B. Twine to rezone 5.892 acres from AR, Agricultural/Residential, District to I-2, High Intensity Industrial, District for the purpose of operating a construction yard, located near the intersection of Twine Hollow Road and Meacham Road, Catawba Magisterial District.

The next meeting of the Roanoke County Planning Commission will be a work session on [August 17, 2010](#) at 6:00PM.

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Until next month,

# Community Developments

an e.newsletter

September 2010



## Greetings!

With summer beginning to end and school starting, September is a busy month in the Roanoke County Department of Community Development. Take a few minutes and check out some of the highlights!



## Merriman Roundabout Open



Construction crews worked hard this summer to complete a roundabout at the intersection of Meadowlark and Merriman Roads. This project is part of the traffic improvements to Merriman Road and the construction of the new [South County Library](#).

Check out [Roanoke County's transportation page](#) for [more pictures of the roundabout construction](#).

## Northbound Route 220 Bridge Work

The Route 220 bridge over Back Creek near Crowell Gap Road will be reduced to one lane while crews repair the bridge deck. The work is scheduled to begin September 12 and repairs are expected to take up to four weeks. A permanent left lane closure will be in place while repairs are made. A vehicle width restriction of 11 feet will also be in place during this time.

Motorists are advised to use caution in the area and allow extra travel time, particularly during the morning commute. Signs and message boards have been placed on Route 220 to advise motorists of the upcoming lane closure.



[Click here for the VDOT Press Release](#)

## Route 116 VDOT Public Hearing

The Virginia Department of Transportation (VDOT) held a public hearing on a [proposed restriction](#) for tractor trucks and trailer or semi-trailer combinations on a 12.66-mile section of Route 116 (Jae Valley Road/Jubal Early Highway) on August 31 from 6-8 p.m. at Mount Pleasant Elementary School. Approximately 40 citizens attended.

VDOT representatives were present at the meeting to discuss the proposed truck restriction and to answer citizen questions. The public comment period will close on September 10, 2010;

### In This Issue

Merriman Roundabout  
Route 220 Bridge Work  
Route 116 Public Hearing  
BRP 75th Anniversary  
Planning Commission Update

### Upcoming Meetings

#### [Planning Commission](#)

Sept 7 @ 4PM\*  
Sept 21 @ 6PM

#### [Board of Supervisors](#)

Sept 14 @ 3PM  
Sept 28 @ 3PM\*

#### [Greenways Commission](#)

Sept 22 @ 4PM

\*Work Session Time, Public  
Hearing @ 7PM

### Quick Links

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comments may be submitted by [mail](#) or [email](#).



Image from WDBJ7

## Blue Ridge Parkway 75th Anniversary Events



### **Localities Recognize Blue Ridge Parkway**

*Wednesday, September 8 @ 10 a.m.*

Join Roanoke County, the Town of Vinton and the City of Roanoke at the Lower Overlook on Mill Mountain to recognize and show support for the Blue Ridge Parkway during its [75th Anniversary](#).

### **Blue Ridge Parkway 75th Anniversary Festival**

*Friday, September 10 - Sunday, September 12*

This [three-day festival](#), held at the Cumberland Knob Recreation Area (Parkway milepost 217), will have craft demonstrations, storytelling, panel discussions, plays, antique cars and RVs, workshops, commemorative artwork and, of course, music. In addition to popular regional musicians, enjoy the sounds of [Sierra Hull & Highway 111](#) on Friday afternoon and [Dr. Ralph Stanley and his Clinch Mountain Boys](#) on Saturday evening. All events are free and open to the public.

## Planning Commission Update

The Roanoke County Planning Commission reviewed one land use petition during its [Public Hearing on August 3, 2010](#) at the Roanoke County Administration Center:

- The petition of Bobby B. Twine rezone 5.892 acres from AR, Agricultural Residential, District to I-2, High Intensity Industrial, District for the purposes of operating a construction yard near the intersection of Twine Hollow Road and Meacham Road.

The Planning Commission made a motion to continue Mr. Twine's application at the September 7, 2010 Public Hearing.

At the Planning Commission's [August 17 Work Session](#), staff updated the Commissioners on the [Glenvar Community Plan](#) and discussed the proposed [private road standards](#) and wind energy regulations.

The Planning Commission has one item on the [September 7 Public Hearing agenda](#):

- The petition of Bobby B. Twine rezone 6.54 acres from AR, Agricultural Residential, District to AV, Agricultural/Village Center, District and to obtain a Special Use Permit for the purposes of operating a construction yard at the intersection of Twine Hollow Road and Meacham Road.

The [Planning Commission's next work session](#) is scheduled for September 21 at 6 p.m. in the Roanoke County Administration Center.

Until next month,

Amanda Micklow  
Planner II



# Community Developments

an e.newsletter

October 2010

## In This Issue

Online Complaint Form  
Community Planning Month  
Fire Prevention Week  
Planning Commission Update

## Upcoming Meetings

### [Planning Commission](#)

October 5 @ 7PM  
October 19 @ 6PM

### [Board of Supervisors](#)

October 12 @ 3PM  
October 26 @ 3PM\*

### [Greenways](#)

October 22 @ 4PM

\* Work Session Time,  
Public Hearing @ 7PM

## Quick Links

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Greetings!

Fall is in full effect across the Roanoke Valley. As the leaves change color and the air becomes cooler, take a few minutes and catch up with the Roanoke County Department of Community Development.

## Have a Code Complaint?

*...Use our Online Code Compliance Complaint Form...*

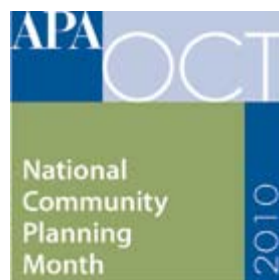
The Roanoke County Zoning Division is responsible for the investigation and enforcement of violations of the County zoning ordinance and portions of the County code. Upon receipt of a complaint, a code enforcement officer will investigate the concern within three business days. If a violation is present, the officer will begin the enforcement process and work with the property owner to get the subject property into compliance with County code.



As a service to the citizens, Roanoke County utilizes an [online code compliance 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.

[Click here for the complaint form.](#)

## National Community Planning Month



[SUSTAINING PLACES]

October has been designated National Community Planning Month by the American Planning Association (APA) as a way to highlight the role of planners and planning in our community. This year's theme, "Sustaining Places," celebrates how places can be sustained and how places themselves sustain life and civilizations.

Why is good planning important? Good planning gives residents options- from transportation choices, where to live, to the type of home to live in, and where to shop. Many residents do not realize just how much their daily life is influenced by planning.

National Community Planning Month is an opportunity to recognize how planning shapes Roanoke County and the work of planners and the planning profession in creating communities of lasting value.

[Click here to learn more about National Community Planning Month.](#)

## Fire Prevention Week 2010

October 3-9, 2010

This year's [Fire Prevention Campaign](#) is designed to educate people about the importance of smoke alarms and encourages everyone to take the steps necessary to update and maintain their home smoke alarm protection.

### Did You Know...?

- Each year, nearly 3,000 people die in U.S. home fires.
- Smoke alarms cut the risk of dying in a reported fire in half.
- From 2003-2006, roughly two-thirds of home fire deaths were in residences with no smoke alarms or no working smoke alarms.

[Click here to learn more about Fire Prevention.](#)



## Planning Commission Update

The Roanoke County Planning Commission held a work session and public hearing on [September 7, 2010](#). At the afternoon work session, the Planning Commission was updated by County staff on the Vinton Area Corridors Plan Implementation and the Route 419 Plan by Regional Commission Staff. At the [Public Hearing](#), the Commission reviewed one land use petition:

- The petition of Bobby B. Twine to rezone 6.54 acres from AR, Agricultural/Residential, District to AV, Agricultural/Village Center, District and to obtain a special use permit for the purpose of operating a construction yard, located at the intersection of Twine Hollow Road and Meacham Road.

The Planning Commission recommended approval with three conditions.

At their [September 21 Work Session](#), the Planning Commission discussed nonconforming uses of buildings, structures or land and small wind energy system regulations.

The Planning Commission will review one land use petition at the October 5, 2010 Public Hearing:

- The petition of Laura Bryant to obtain a Special Use Permit in a R-1, Low Density Residential, District to acquire a multiple dog permit for five (5) dogs on 1.005 acre, located at 4607 Fort Lewis Church Road.

The Commission will also hold work session on October 19, 2010 in the Roanoke County Administration Center.

Until Next Month,

A handwritten signature in black ink that reads 'Amanda Micklow'.

Amanda Micklow  
Planner II

Email Marketing by



Greetings!

With the weather turning cold, leaves falling off the trees and the holiday season quickly approaching, take a few minutes and stay updated with *Community Developments*.

## Community Meetings

### Timberbrook Properties and Fincastle Equipment Rezoning Application

A [community meeting](#) will be held on Monday, November 8 at 6pm, in the Roanoke County Administration Center, **Board Room**, to discuss the project. The applicants, VDOT staff and Roanoke County staff will attend the meeting to discuss the project and to answer questions.

The application is available for public review in the Department of Community Development at the Roanoke County Administration Center located at 5204 Bernard Drive. Please contact Lindsay Blankenship with any questions by phone at (540) 772-2068, extension 283 or by [email](#).

### Kingery Brothers Associates Special Use Permit Application

A [community meeting](#) will be held on Monday, November 8 at 7pm in the Roanoke County Administration Center, **4th Floor Training Room**, to discuss the project. The applicants and Roanoke County staff will attend the meeting to discuss the project and to answer questions.

The application is available for public review in the Department of Community Development at the Roanoke County Administration Center located at 5204 Bernard Drive. Please contact Chris Patriarca with any questions by phone at (540) 772-2068, extension 267, or by [email](#).

## Planning Commission Update

The Roanoke County Planning Commission held public hearings on [October 5, 2010](#) at the Roanoke County Administration Center on the following:

- The petition of Laura Bryant to obtain a Special Use Permit in a R-1, Low Density Residential, District to acquire a multiple dog permit for five (5) dogs on 1.005 acre, located at 4607

### Upcoming Meetings

[Planning Commission](#)  
November 15 @ 6PM

[Board of Supervisors](#)  
November 16 @ 3PM

[Community Meetings](#)  
November 8 @ 6PM  
November 8 @ 7PM



Fort Lewis Church Road, Catawba Magisterial District.

- *The Planning Commission recommended approval with one condition limiting the number of dogs to five. The Board of Supervisors granted the special use permit with one condition.*
- A proposed amendment to the Roanoke County Zoning Ordinance. The proposed amendment to Section 30-23-2 Nonconforming Uses of Buildings, Structures or Land would allow for the expansion of an existing nonconforming residential structure in a commercial or industrial zoning district.
  - *The Planning Commission recommended approval of the ordinance to the Board of Supervisors. The Board of Supervisors approved the amendment at its October 12, 2010 meeting.*

At the Commission's October 19, 2010 Work Session, county staff continued discussion of the wind energy systems ordinance. The November 1, 2010 Public Hearing has been canceled.

The Planning Commission will review three land use applications at its December 6, 2010 meeting:

- 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 7208 Williamson Road, Hollins Magisterial District.
- 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 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.

Until Next Month,



Amanda Micklow  
Planner II

## Happy Holidays

### *Community Developments* December 2010

#### In This Issue

Route 11/460 Project  
RVARC Will Receive a  
\$625,000 Grant  
Congratulations to...  
Planning Commission Update

#### Upcoming Meetings

##### Ballyhack PRD Amendments Community Meeting

December 9 @ 6:30PM

##### Planning Commission

December 6 @ 4PM\*

December 20 @ 6PM

January 4 @ 4PM\*

##### Board of Supervisors

December 14 @ 3PM\*

##### Greenways Commission

December 22 @ 4PM

\* Work Session Time; 7PM Public  
Hearing

#### Helpful Links

[Community Development](#)

[Transportation Updates](#)

[Online Complaint Form](#)

Find us on Facebook 

#### Greetings!

Season's Greetings from the Roanoke County Department of Community Development. As 2010 comes to a close, our Department is buzzing with new beginnings and happy endings; good luck to Diane Jernigan and Lindsay Blankenship as they begin their new endeavors in 2011.

#### Route 11/460 Widening Begins

Work to widen Route 11/460 in western Roanoke County between the Salem City limits and Technology Drive is now underway. State and local leaders participated in a groundbreaking ceremony on Wednesday, November 17 to kick off the 22.6 million dollar project.



Work on the project is expected to be completed in the fall of 2013. Once finished, the new, four-lane divided highway will include two 12-foot travel lanes in each direction, a 12-foot paved shoulder, a raised median and turn lanes and will improve traffic flow in the area.

[Read More](#)

#### Roanoke Valley-Alleghany Regional Commission Will Receive a \$625,000 Planning Grant

The Roanoke Valley-Alleghany Regional Commission (RVARC) will receive \$625,000 from the Department of Housing and

Urban Development (HUD) to fund a three-year comprehensive economic, environmental, and housing plan for the region.

As proposed, the plan will begin with a broad analysis of local and regional plans, including municipal comprehensive plans, neighborhood plans, energy and water plans, and others to see where gaps exist between and within plans. A robust public input effort led by the stakeholder group will follow, with a final result of both a comprehensive regional sustainability plan, as well as a sustainable planning framework for future efforts.

[Read More](#)

## Congratulations to...

### **Ms. Diane Jernigan**

After 25 years of service, Ms. Diane Jernigan is retiring from the County of Roanoke. Diane began her career with the County in 1985 with the Department of Public Facilities. In 1987 she transferred to the Engineering Department and has stayed within the renamed Department of Community Development for 23 years. Diane is proud mother of two daughters and grandmother to two grandchildren. During her retirement, Diane plans to volunteer, travel, spend time with her grandchildren and take a BIG cruise.



The Department of Community Development greatly appreciates years of professional, loyal and dedicated service to Roanoke County and will miss her.

### **Ms. Lindsay Blankenship**

Ms. Lindsay Blankenship has accepted the position as Roanoke County's Greenway Planner with the Department of Parks, Recreation and Tourism. Lindsay has worked for the County for three years in the Department of Community Development as a long-range planner. During her time with the Department of Community Development, Lindsay was the project manager for the Vinton Area Corridors Plan and served as a representative to the Greenways Commission and Bicycle Advisory Committee. Prior to her tenure with Roanoke County, Lindsay worked for Bedford County after graduating from James Madison University in December 2004.



The Department of Community Development wishes Ms. Blankenship the best as she transitions into her new role as the County's Greenway Planner.

## Planning Commission Update

The Roanoke County Planning Commission held a work session on [November 15, 2010](#) at the Roanoke County Administration Center. At this meeting, staff discussed the proposed Wind Energy Regulations and [Private Road Standards](#). The proposed Private Road Standards are tentatively scheduled for Public Hearing with the Planning Commission on January 4, 2010.

The Planning Commission will review 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 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 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 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.