



January 2019



**Hello!**

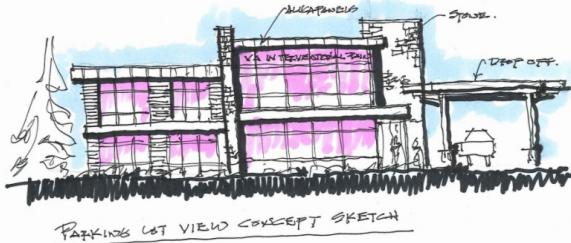
Happy New Year from Roanoke County Planning Staff! It may be a slow month for news (hence our short issue!) but we're jumping into 2019 with six new public hearings for rezonings and special use permits all around the county, highlighted below. To learn more about our Planning Commission, public hearings or upcoming meetings, please [visit the Planning Commission webpage](#).

## Planning & Zoning Update

**Dec 3rd**

The Planning Commission held [a work session](#) in December to discuss miscellaneous Zoning Ordinance Amendments.

**January 2nd: Planning Commission Public Hearings**



## Virginia Interventional Pain and Spine Center

A [petition](#) to amend the proffered conditions on approximately 3.2 acres zoned C-1C, Low Intensity Commercial, District with conditions, located in or near the 3300, 3400, & 3500 blocks of Ogden Road, Cave Spring Magisterial District.

The amended proffers would amend the concept plan and freestanding light pole height. Proffers dealing with building square footage, building height, signage, screening and buffering, stormwater management, development phasing, sewer easements, and use restrictions would be deleted.

## Economic Development Authority of Roanoke County et al

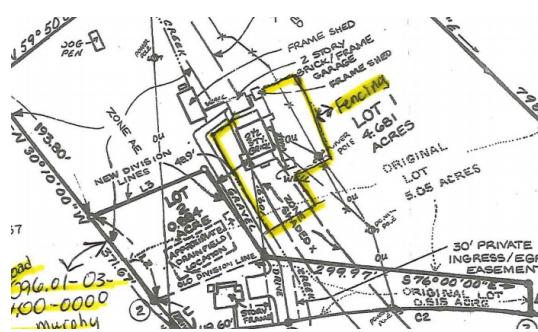
A [petition](#) to amend the master plan for the Center for Research and Technology and to remove the proffered condition on properties totaling approximately 454.25 acres zoned PTD, Planned Technology District, located on Glenmary Drive and Corporate Circle, Catawba Magisterial District.



## Jan 16th

The Planning Commission will hold a work session to discuss miscellaneous Zoning Ordinance Amendments.

## February 5th: Planning Commission Public Hearings



## Rhonda S. Conner

A [petition](#) to obtain a Special Use Permit in a R-1S, Low Density Residential, District with a special use permit to acquire a multiple dog permit on 4.68 acres, located at 6185 Bent Mountain Road, Windsor Hills Magisterial District.

## Virginia Class Action Softball Club

A [petition](#) to rezone approximately 11.03 acres from R-1, Low Density Residential, District to C-2, High Intensity Commercial, District for a commercial outdoor sports and recreation facility, located at 4774 Pioneer Drive, Vinton Magisterial District.





A [petition](#) to rezone approximately 1.17 acres from R-1, Low Density Residential, District to C-1, Low Intensity Commercial, District for a medical office, located at 4920 Colonial Avenue, Cave Spring Magisterial District.

## Venture Storage Group, LLC

A [petition](#) to obtain a Special Use Permit in a C-2, High Intensity Commercial, District to construct a mini warehouse storage facility on 3.10 acres, located near the 4400 block of South Peak Boulevard, Cave Spring Magisterial District. Postponed from January 2nd by the applicant.



## Zoning Tip: Home Occupations

The [Roanoke County Zoning Ordinance](#) allows certain businesses to be conducted in a home as a "home occupation." The character and scale of the business must be limited to protect the main use of the property as a home. The business must not change the residential character of the property and/or the surrounding neighborhood.



A typical example of a permitted home occupation is a home office, where the main business is conducted over the phone or online and products and services are mainly located off-site.

There are two types of home occupations allowed based on the zoning of the property:

- Type I is defined as "a home occupation of an intensity suitable for the more densely established residential areas typically found in the urban service areas of the county."
- Type II is defined as "a home occupation of an intensity suitable for agricultural and rural areas of the county."

A [Business License](#) is issued by the Commissioner of the Revenue's office. However, the [Zoning Compliance Checklist](#) must be completed as part of the application. If you have any questions about home occupations, please call us at (540) 772-8352.

Sincerely,  
Bailey Howard-DuBois  
Planner II



February 2019



Hello!

Can you give a little time this year to help clean up and beautify our natural spaces on Saturday, April 6? Consider registering your group for a river cleanup at Explore Park. You'll enjoy a free lunch and we'll provide bags and gloves. The cleanup effort will take place from 9 a.m. to 12 p.m.

After the cleanup, kids can enjoy a wearable trash bag art project, groundwater model demos and a 'Rigby' puppet show!

[Learn More](#)

## Planning & Zoning Update

**Jan 2nd**

The Planning Commission held a public hearing and on January 22nd the Board of Supervisors approved a [petition](#) by Virginia Interventional Pain and Spine Center to amend the proffered conditions on approximately 3.2 acres zoned C-1C, Low Intensity Commercial, District with conditions, to develop a professional office park located in or near the 3300, 3400, & 3500 blocks of Ogden Road, Cave Spring Magisterial District.

**Jan 15th**

The Planning Commission held a work session to discuss:

- 419 Town Center Plan
- 2018 Planning Commission Annual Report
- 2019 Planning Commission Work Plan

**Feb 5th**

The Planning Commission held six public hearings on:

- The [petition of Venture Storage Group, LLC](#) to obtain a special use permit for a mini-warehouse (indoor self storage) in a C-2 district on 3.1 acres located near the 4400 block of South Peak Boulevard. The Planning Commission recommended denial of the special use permit.

- The [petition of EDA et al](#) to amend the master plan for CRT and to remove the proffered condition for the properties totaling 480.21 acres located on Glenmary Drive and Corporate Circle. The Planning Commission recommended approval of the request.
- The [petition of Rhonda S. Conner](#) to obtain a special use permit in an R-1 zoning district for a multiple dog permit located at 6185 Bent Mountain Road. The Planning Commission recommended approval of the SUP with two conditions: limiting the number of dogs to five and limiting the breeding of dogs to one litter per year.
- The [petition of Virginia Class Action Softball Club](#) to rezone approximately 11 acres from R-1 to C-2 for a commercial outdoor sports and recreation facility located at 4774 Pioneer Drive. The Planning Commission recommended approval of the rezoning with one proffered condition (conformance with the concept plan).
- A Comprehensive Plan Amendment to change the future land use designation of four (4) properties located on the south side of Colonial Avenue (4904 to 4920 Colonial Ave) from Neighborhood Conservation to Transition. The Planning Commission recommended approval for three (3) of the properties.
- The [petition of Balzer & Assoc. Inc.](#) to rezone 1.17 acres from R-1 to C-1 for a medical office located at 4920 Colonial Avenue. The Planning Commission recommended approval of the rezoning with two proffered conditions (conformance with the [concept plan](#) and conformance with the building renderings).

## Feb 19th

The Planning Commission will hold a work session to discuss zoning ordinance amendments regarding Explore Park.

## Feb 26th

The Board of Supervisors will hold six public hearings on the petitions listed above under February 5th.

## Mar 5th

The Planning Commission will hold two public hearings on:

- The [petition of Skyway Towers](#) to obtain a special use permit in an AR zoning district for a broadcasting tower (cell tower) located at the terminus of Split Oak Road, Tax ID number 09.01-02-25.00-0000 in the Cave Spring Magisterial District.
- A proposed amendment to the Roanoke County Comprehensive Plan to incorporate the [419 Town Center Plan](#).

## Town of Vinton UDA/Zoning Amendments

The Town of Vinton recently completed its second Urban Development Areas Grant, which included developing design guidelines for downtown Vinton and revising the Town's current zoning, subdivision and

sign ordinances.

On January 15, the Vinton Town Council amended the Comprehensive Plan. In order to further review and edit the zoning ordinance, the Town will be establishing committees composed of Planning Commission members, Board of Zoning Appeals members, community stakeholders, and Town residents. The committees will review pertinent portions of the ordinance with the intention of modernizing and simplifying regulations to better serve residents. [Click for more information](#), to provide comments or recommendations, and/or to learn about attending future committee meetings.



#### Tentative Committee Meeting Schedule (First Thursday of Each Month)

- February 7th: Special Uses and Parking Committee
- March 7th: Physical Development Standards
- April 4th: Signage Committee
- May 2nd: Landscaping, Screening, and Buffering Committee
- June 6th: Subdivision Ordinance Revisions Committee
- July 11th (2nd Thursday of July): Special Uses and Parking Committee
- August 1st: Physical Development Standards
- September 5th: Signage Committee
- October 3rd: Landscaping, Screening, and Buffering Committee
- November 7th: Subdivision Ordinance Revisions Committee
- December (TBD): Joint Work Session with Town Council

## ***Only Rain Down The Storm Drain***

Roanoke County (along with other counties, cities and towns across Virginia) is required by state law to have programs in place to reduce the discharge of pollutants to Virginia's receiving waters, including streams, rivers, bays and the Atlantic Ocean.

Because of these requirements the County has adopted an Illicit Discharge Ordinance. The ordinance makes it illegal to discharge anything into a storm drain or onto the ground where it may enter a storm drain, except the following...

[Read More](#)

**POLLUTANTS THAT ENTER HERE ...**



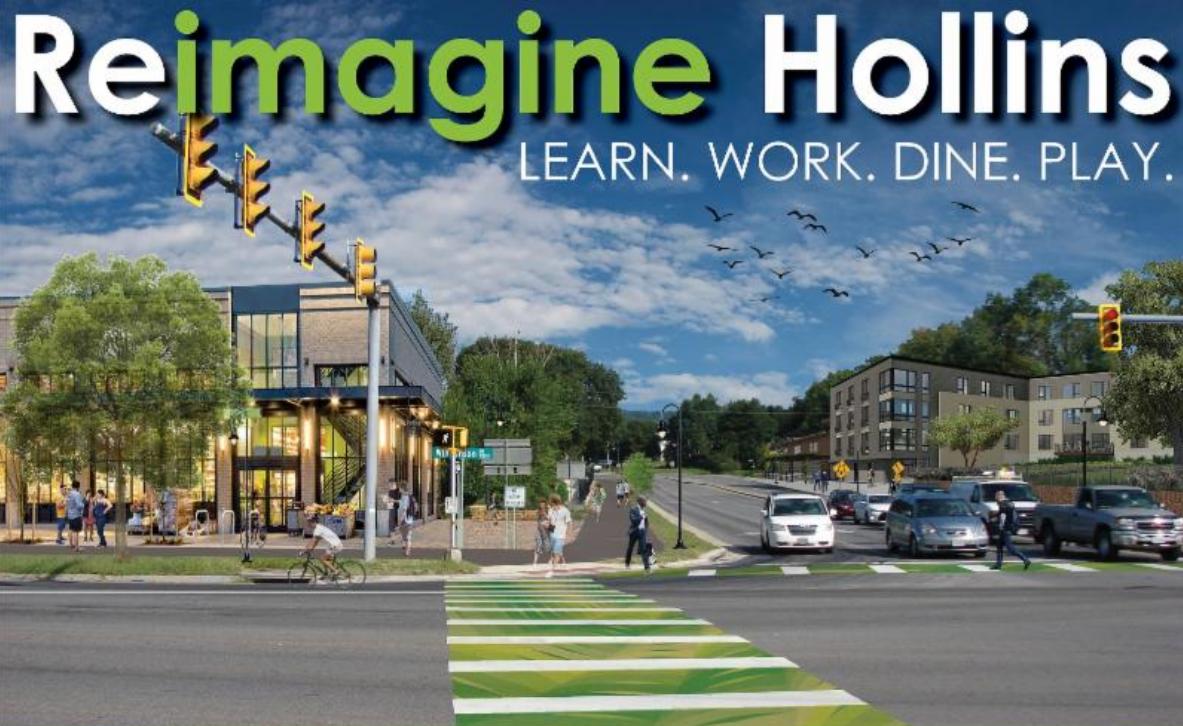
**END UP HERE !**



Sincerely,  
Bailey Howard-DuBois  
Planner II



March 2019



## DRAFT PLAN REVEAL

### Hello!

Please join us as we reveal the draft Hollins Center Plan! At the open house-style meetings, you'll get a chance to review the vision and implementation principles for new development and redevelopment, new community spaces and multi-modal connections in the heart of Hollins. You can also comment on the plan's key elements for creating a walkable, connected, and active Hollins Center to LEARN. WORK. DINE. PLAY. all in one place. We hope to see you there!

CORTRAN + STAR service will be available for both meetings.

### OPEN HOUSE

**Saturday, March 23**

9 a.m. - 12 p.m.

OR

**Monday, March 25**

4 p.m. - 7 p.m.

Hollins Branch  
Public Library

6624 Peters Creek Road,  
Roanoke, VA 24019

[Learn More](#)

**Public Hearing: 419 Town Center Plan**



The [Roanoke County Planning Commission](#) will discuss and hear comments on the updated draft Plan. CORTRAN and STAR service will be available for this meeting.

Over the course of the planning study begun in 2016, a dynamic new urban design framework for the "Reimagine 419" study area has emerged that calls for a walkable and bikeable mixed-use district. The plan emphasizes concrete implementation strategies for the next five years while also providing a comprehensive discussion of how the whole area can transform over the next twenty years.

**Tuesday, March 5th  
7 p.m.**

Roanoke County  
Administration Center  
First Floor Board  
Meeting Room  
5204 Bernard Drive  
Roanoke, VA 24018

[Visit the  
Website](#)

## Planning & Zoning Update

### Feb 19th

The Planning Commission work session was canceled due to inclement weather.

### Feb 26th

The Board of Supervisors held six public hearings on:

- The [petition of Venture Storage Group, LLC](#) to obtain a special use permit for a mini-warehouse (indoor self storage) in a C-2 district on 3.1 acres located near the 4400 block of South Peak Boulevard. The Board denied the petition.
- The [petition of EDA et al](#) to amend the master plan for CRT and to remove the proffered condition for the properties totaling 480.21 acres located on Glenmary Drive and Corporate Circle. The Board approved the petition.
- The [petition of Rhonda S. Conner](#) to obtain a special use permit in an R-1 zoning district for a multiple dog permit located at 6185 Bent Mountain Road. The Board approved the petition with one condition.
- The [petition of Virginia Class Action Softball Club](#) to rezone approximately 11 acres from R-1 to C-2 for a commercial outdoor sports and recreation facility located at 4774 Pioneer Drive. The Board approved the petition with one proffered condition.
- A Comprehensive Plan Amendment to change the future land use designation of four properties located on the south side of Colonial Avenue (4904 to 4920 Colonial

Ave) from Neighborhood Conservation to Transition. The Board approved the amendment for three parcels.

- The [petition of Balzer & Assoc. Inc.](#) to rezone 1.17 acres from R-1 to C-1 for a medical office located at 4920 Colonial Avenue. The Board approved the petition with two proffered conditions.

## **Mar 5th**

The Planning Commission will hold a work session to discuss:

- Zoning Ordinance Amendments - Explore Park District
- The 2019 Planning Commission Work Plan

The Planning Commission will hold two public hearings on:

- The [petition of Skyway Towers](#) to obtain a special use permit in an AR zoning district for a broadcasting tower (cell tower) located at the terminus of Split Oak Road, Tax ID number 09.01-02-25.00-0000 in the Cave Spring Magisterial District.
- A proposed amendment to the Roanoke County Comprehensive Plan to incorporate the [419 Town Center Plan](#).

## **Mar 12th**

The Board of Supervisors will hold a public hearing on the Roanoke County Zoning Ordinance regarding [sign regulations](#).

## **Mar 19th**

The Planning Commission will hold a work session to discuss the [Hollins Center Draft Plan](#).

## **Mar 23rd**

The [Hollins Center Draft Plan Reveal](#) (open house) will be held from 9 a.m. to 12 p.m. at the Hollins Library.

## **Mar 25th**

The [Hollins Center Draft Plan Reveal](#) (open house) will be held from 4 p.m. to 7 p.m. at the Hollins Library.

## **Mar 26th**

The Board of Supervisors will hold a public hearing on:

- The [petition of Skyway Towers](#) to obtain a special use permit in an AR zoning district for a broadcasting tower (cell tower) located at the terminus of Split Oak Road, Tax ID number 09.01-02-25.00-0000 in the Cave Spring Magisterial District.

## **Upcoming Events**

*Click the photos for more information*

# 6th Annual Backpack Run



**March 3: Backpack Run**  
Green Hill Park - 9 a.m.



**April 6: Clean Valley Day**  
Explore Park - 9 a.m. - 12 p.m.

## Think Outside the Bin: Spring Cleaning

**Think twice before taking your "trash" to the curb!**

**Recycle it:** Roanoke County currently offers several [recycling drop off locations](#) in addition to the Tinker Creek Transfer Station. Different locations accept different materials, so it's important to learn what your location will accept.

**Sell it or Donate it:** Consider a garage sale or consignment shop! Roanoke County allows garage or yard sales provided that such sales occur no more than two days in a two month period.

**Dispose of it:** If you do choose to throw out materials or household items, please refer to [General Services Bulk and Brush Collection guidelines](#).

You may also call [General Services](#) at 540-387-6200 for further information.



**What materials are accepted at the recycling drop off locations?**

All of the trailers take the following materials: mixed paper, plastic #1 and #2, and aluminum, steel cans, and tin cans. Mixed paper includes newsprint, office paper, magazines, and cardboard.

Sincerely,  
Bailey Howard-DuBois  
Planner II



April 2019



## DRAFT PLAN REVEAL

### Hello!

Help us finalize the vision and principles for the draft Oak Grove Center Plan! We need your help to determine project priorities for implementation over the next 20 years. Topics will include Oak Grove Park improvements, multimodal transportation projects including greenway connections, gathering space ideas, streetscape concepts and more.

CORTRAN + STAR service will be available for both meetings. If you can't attend, please complete the meeting exercises online between May 2 and May 31!

### OPEN HOUSES

**Thursday, May 2**

4 p.m. - 7 p.m.

OR

**Saturday, May 4**

9 a.m. - 12 p.m.

Oak Grove Elementary  
5005 Grandin Rd Ext  
Roanoke, VA 24018

[Learn More](#)

**Public Comments: Draft 419 Town Center Plan**



The Planning Commission's public comment period for the updated draft 419 Town Center Plan will close on **April 5th**. Please read the [draft document](#) and share your [comments](#).

[Visit the Website](#)

## Planning & Zoning Update

### Mar 5th

The Planning Commission held a work session to discuss:

- Zoning Ordinance Amendments - Explore Park District
- The 2019 Planning Commission Work Plan

The Planning Commission held a public hearing and recommended that the Board of Supervisors approve the [petition of Skyway Towers](#) to obtain a special use permit in an AR zoning district for a broadcasting tower (cell tower) located at the terminus of Split Oak Road, Tax ID number 09.01-02-25.00-0000 in the Cave Spring Magisterial District.

The Planning Commission held a public hearing on a proposed amendment to the Roanoke County Comprehensive Plan to incorporate the [419 Town Center Plan](#). The Commission opened a public comment period for the draft Plan, which will close on **April 5th**. In order to give the public more time to review and comment on the document, the Commission delayed taking a vote on the Plan to the Board of Supervisors.

### Mar 12th

The Board of Supervisors held a public hearing and approved the Roanoke County Zoning Ordinance amendment regarding [sign regulations](#).

### Mar 19th

The Planning Commission held a work session to discuss:

- The [Hollins Center Draft Plan](#)
- Zoning Ordinance Amendments

### Mar 26th

The Board of Supervisors held a public hearing and approved:

- The [petition of Skyway Towers](#) to obtain a special use permit in an AR zoning district for a broadcasting tower (cell tower) located at the terminus of Split Oak Road, Tax ID number 09.01-02-25.00-0000 in the Cave Spring Magisterial District.

### April 2nd

The Planning Commission [meeting has been canceled](#).

## April 16th

The Planning Commission will hold a work session to:

- Review public comments and discuss revisions for the [draft 419 Town Center Plan](#).
- Review the Draft Plan Reveal meetings for the [draft Hollins Center Plan](#).
- Preview the Draft Plan Reveal meeting plans for the [draft Oak Grove Center Plan](#).
- Discuss Zoning Ordinance Amendments

## May 2nd

The [Oak Grove Center Draft Plan Reveal](#) (open house) will be held from 4 p.m. to 7 p.m. at Oak Grove Elementary School.

## May 4th

The [Oak Grove Center Draft Plan Reveal](#) (open house) will be held from 9 a.m. to 12 p.m. at Oak Grove Elementary School.

## May 7th

The Planning Commission will hold public hearings on:

- The [petition of SRW Squared LLC](#) (dba Wolf's Den Billiards) to obtain a Special Use Permit in a C-2, High Intensity Commercial, District to operate a commercial indoor amusement facility on 3.98 acres, located at 4820 Hollins Road, Hollins Magisterial District.
- The [petition of Lindor Development, LLC](#) to rezone approximately 14.90 acres from C-1, Low Intensity Commercial, District to I-1, Low Intensity Industrial, District for a truck terminal, located near the 5100 block of Hollins Road near its intersection with Lois Lane, Hollins Magisterial District.
- [Proposed amendments to the Roanoke County Zoning Ordinance](#) regarding the Explore Park (EP) District. The proposed amendments would revise the EP District in Article III (District Standards): by amending the purpose, applicability, and permitted use sections; by adding development regulations; and by deleting the rezoning application process. The proposed amendments would also revise the use and design standards in Article IV (Use and Design Standards) for the following uses in the EP District: public maintenance and service facilities, automobile rental/leasing, minor automobile repair services, convenience store, gasoline station, drive-in or fast food restaurant, and transportation terminal.

## News



### Governor Announces Amendments to Fund \$2 Billion I-81 Improvement Plan

Governor Northam announced proposed amendments to legislation passed by the General Assembly that could provide \$151 million in dedicated funding for the Interstate 81 Corridor Improvement Plan. The amendments would ensure that the \$2 billion program approved by the Commonwealth Transportation Board is implemented, while also generating revenue.



## Roanoke County receives Environmental Excellence Award

Roanoke County Parks, Recreation and Tourism received a 2019 Governor's Environmental Excellence Award for implementation of the Virginia Outdoors Plan with the new Jae Valley Park last year. Jae Valley Park resulted from a partnership between Roanoke County and the City of Roanoke to develop a canoe and kayak launch facility, opening up five miles of Back Creek, which connects to the Roanoke River Blueway.

## GET TO WORK GET REWARDED



## New Carpooling App Available

RIDE Solutions has launched a new website and smartphone app that allows commuters to instantly search for carpool partners, transit routes and bike buddies.

[Learn More](#)

## Upcoming Events

*Click the photos for more information*



**April 6: Clean Valley Day**  
Explore Park - 9 a.m. - 12 p.m.



**April 20: Earth Day Roanoke**  
Historic Grandin Village - 10 a.m. - 4 p.m.



**APRIL 25-28, 2019**

**April 25-28: Vinton Dogwood Festival**  
Downtown Vinton - Various Times



**April 27: Artisan Saturdays**  
Explore Park - 10 a.m. - 3 p.m.

## Zoning Tip: Fencing Standards



**Are you interested in adding a fence to your property?**

Please be aware of the following: except in locations that obstruct sight triangles, fences may be constructed in any location, on any lot. On any lot occupied by a residential use type (home), fences located in front of the building line shall not exceed four feet in height. Additional regulations for corner lots apply.

See [Roanoke County Code section 30-100-9](#) for more information. Remember to call Miss Utility before digging at 1-800-552-7001.

Don't forget to "like" [Roanoke County Planning Services](#) on Facebook for more!

Sincerely,  
Bailey Howard-DuBois  
Planner II



May 2019



## DRAFT PLAN REVEAL

### Hello!

This week, we need your help to determine project priorities for the Oak Grove area over the next 20 years. At the Draft Plan Reveal open houses on Thursday and Saturday we'll rank and discuss driving/walking/biking improvements, Oak Grove Park upgrades for adults and children, ways to design a better street, and much more!

CORTRAN + STAR service will be available for both meetings. If you can't attend, please [complete the meeting exercises online](#) between May 2 and May 31.

### OPEN HOUSES

**Thursday, May 2**

4 p.m. - 7 p.m.

OR

**Saturday, May 4**

9 a.m. - 12 p.m.

Oak Grove Elementary  
5005 Grandin Rd Ext  
Roanoke, VA 24018

[Learn More](#)

## Planning & Zoning Update

**April 16th**

The Planning Commission held a work session to:

- [Review public comments](#) and discuss revisions for the

[draft 419 Town Center Plan.](#)

- [Discuss the Draft Plan Reveal meetings](#) for the draft Hollins Center Plan and the draft Oak Grove Center Plan (starting on page 78).
- Discuss Zoning Ordinance Amendments.

## May 2nd

The [Oak Grove Center Draft Plan Reveal](#) (open house) will be held from 4 p.m. to 7 p.m. at Oak Grove Elementary School.

## May 4th

The [Oak Grove Center Draft Plan Reveal](#) (open house) will be held from 9 a.m. to 12 p.m. at Oak Grove Elementary School.

## May 7th

The Planning Commission will hold public hearings on:

- The [petition of SRW Squared LLC](#) (dba Wolf's Den Billiards) to obtain a Special Use Permit in a C-2, High Intensity Commercial, District to operate a commercial indoor amusement facility on 3.98 acres, located at 4820 Hollins Road, Hollins Magisterial District.
- The [petition of Lindor Development, LLC](#) to rezone approximately 14.90 acres from C-1, Low Intensity Commercial, District to I-1, Low Intensity Industrial, District for a truck terminal, located near the 5100 block of Hollins Road near its intersection with Lois Lane, Hollins Magisterial District.
- [Proposed amendments to the Roanoke County Zoning Ordinance](#) regarding the Explore Park (EP) District. The proposed amendments would revise the EP District in Article III (District Standards): by amending the purpose, applicability, and permitted use sections; by adding development regulations; and by deleting the rezoning application process. The proposed amendments would also revise the use and design standards in Article IV (Use and Design Standards) for the following uses in the EP District: public maintenance and service facilities, automobile rental/leasing, minor automobile repair services, campground, convenience store, gasoline station, drive-in or fast food restaurant, and transportation terminal.

## May 7th

VDOT will host a [VTrans Open House](#) at 3:00 p.m. at the Holiday Inn Tanglewood, 4468 Starkey Road, Roanoke, VA 24018. The open house is an opportunity for the public to meet with staff and hear about the next update of Virginia's transportation plan. [A formal public meeting](#) in Roanoke will start at 4 p.m. The public may comment on projects proposed to be included in the draft FY2020-2025 SYIP.

## May 8th

Roanoke County will hold a [Design Public Hearing](#) for the [Fallowater Lane Extension](#) road project from 4 p.m. to 7 p.m. at the Roanoke County Administration Center, Fourth Floor Training Room.

## News



The VTrans Open House is an opportunity for the public to hear about the next update of VTrans, Virginia's transportation plan. Attendees will be provided the opportunity to comment on the Commonwealth's Vision for transportation and the upcoming VTrans Needs Assessment.

[Learn More](#)



## **Wolf Creek Greenway 20th Anniversary & Bench Dedication**

The 20th Anniversary of the Wolf Creek Greenway is coming up! Save the date for Wednesday, June 26 for a celebration of the Wolf Creek Greenway and a bench dedication to honor Lynn and Peggy Bryant, who were instrumental in establishing and have been tirelessly maintaining the Greenway. The event will be held at Lynn Haven Baptist Church, tentatively scheduled for 5 p.m.



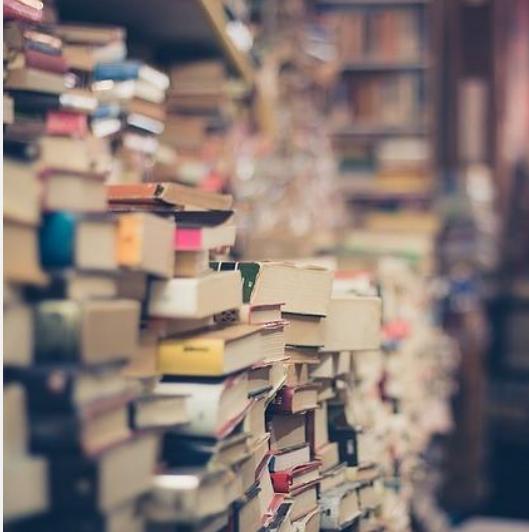
## **RIDE Solutions and FloydFest Partner on New Carpool Program**

FloydFest draws guests from Virginia and beyond—and those miles add up. Not only would carpooling reduce traffic and parking demand, if just a fraction of the event's 13,500+ attendees share a ride the impact on the region's air quality and greenhouse gas emissions could be significant.

[Learn More](#)

## **Upcoming Events**

*Click the photos for more information*



**April 27-May 2: Spring Book Sale**  
South County Library - Various Times

## National CPR and AED Education Day



**Saturday | May 18, 2019 | FREE  
1 hour CPR & AED training**

**May 18: National CPR and AED  
Certification Day**

Green Ridge Rec Center - 10 a.m.-3  
p.m.

## Visit the Catawba Valley Farmers Market



### The Market Reopens on May 7!

The [Catawba Valley Farmers Market](#) (CVFM) is beginning the 10th year of providing locally-grown meats, fruits and vegetables, home-baked goods and handmade crafts. Sales at this Market provide additional income for local vendors while making fresh, high-quality foods available to consumers. Hanging baskets, potted plants and bedding plants will be in abundance.

CVFM is located at the Catawba Community Center, 4965 Catawba Creek Road (Rt. 779), Catawba, VA 24070. Vendors are set up from 3:30 to 7:00 p.m., rain or shine. The farmers market area and restrooms are handicap accessible.

CVFM is a collaborative project of the Virginia Tech Catawba Sustainability Center, the County of Roanoke, the Catawba Ruritan Club and members of the Catawba Community. Visit the [Facebook page](#) or contact Ann G. Harrell, Market Manager, at (540) 864-5913 or [catawbafarmersmarket@outlook.com](mailto:catawbafarmersmarket@outlook.com) for more information.

## Stormwater Tip



### Don't pull that plug!

The average swimming pool holds 19,000 gallons of chemically-treated water that likely contains chlorine or bromine, algae-cides, and biocides. Such chemicals are toxic to the environment, wildlife and fish.

If you own a pool, spa or decorative fountain, it is your responsibility to ensure that no chemically-laden discharge is allowed to enter driveways, streets, or gutters, where it can travel to nearby storm drains. Here's how to safely drain and maintain your pool:

[Learn More](#)

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Sincerely,  
Bailey Howard-DuBois  
Planner II

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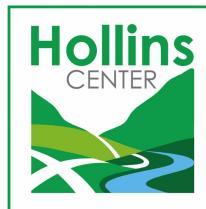
June 2019

## Here's What We Heard about Hollins!



Hello!

The results of the exercises from our Hollins Center Draft Plan Reveal meetings are now available! A total of 143 members of the public attended the meetings, which focused on the draft Plan's vision, principles and recommendations, shown through design concepts and specific projects. An additional 54 online responses came in during the one-month comment period.



[View the Results](#)

## Planning & Zoning Update

**May 2nd & 4th**

Two [Oak Grove Center Draft Plan Reveal](#) meetings (open houses) were held at Oak Grove Elementary School. A total of 191 people attended the meetings.

**May 7th**

The Planning Commission held public hearings and recommended that the Board of Supervisors approve:

- The [petition of SRW Squared LLC](#) (dba Wolf's Den

Billards) to obtain a Special Use Permit in a C-2, High Intensity Commercial, District to operate a commercial indoor amusement facility on 3.98 acres, located at 4820 Hollins Road, Hollins Magisterial District.

- The [petition of Lindor Development, LLC](#) to rezone approximately 14.90 acres from C-1, Low Intensity Commercial, District to I-1, Low Intensity Industrial, District for a truck terminal, located near the 5100 block of Hollins Road near its intersection with Lois Lane, Hollins Magisterial District.
- [Proposed amendments to the Roanoke County Zoning Ordinance](#) regarding the Explore Park (EP) District. The proposed amendments would revise the EP District in Article III (District Standards): by amending the purpose, applicability, and permitted use sections; by adding development regulations; and by deleting the rezoning application process. The proposed amendments would also revise the use and design standards in Article IV (Use and Design Standards) for the following uses in the EP District: public maintenance and service facilities, automobile rental/leasing, minor automobile repair services, campground, convenience store, gasoline station, drive-in or fast food restaurant, and transportation terminal.

## May 7th

VDOT hosted a [VTrans Open House](#) at 3:00 p.m. at the Holiday Inn Tanglewood, 4468 Starkey Road, Roanoke, VA 24018. The open house was an opportunity for the public to meet with staff and hear about the next update of Virginia's transportation plan. [Comment on the VTrans Vision.](#)

## May 8th

Roanoke County held a Design Public Hearing for the [Fallowater Lane Extension](#) road project from 4 p.m. to 7 p.m. at the Roanoke County Administration Center.

## May 28th

The Board of Supervisors held public hearings on the petitions listed above (see details under May 7th) and approved:

- The [petition of SRW Squared LLC](#)
- The [petition of Lindor Development, LLC](#)
- [Proposed amendments to the Roanoke County Zoning Ordinance](#)

## June 4th

The Planning Commission meeting was canceled.

## June 18th

The Planning Commission will hold a work session to discuss:

- [The Hollins Center draft Plan](#)
- [The Oak Grove Center draft Plan](#)

## July 9th

The Planning Commission will hold two public hearings on:

- The [petition of Girl Scouts of Virginia Skyline Council, Inc.](#) to amend conditions on property zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit with conditions, for the operation of a camp on 63.12 acres, located at 5488 Yellow Mountain Road, Cave Spring Magisterial District.

## News



### Aerial Adventure Course to Open at Explore Park in July

The County's new aerial adventure course is projected to open on July 1. The first phase of the plan includes 55 obstacles over four skill levels, including ziplines up to 160 feet long. Visitors will soon be able to make reservations for family visits, group packages, birthday parties and other events.

[Learn More](#)

### Law Enforcement and Businesses Team Up to Prevent Workplace Violence

Local organizations are working together to identify and prevent potential workplace violence threats and incidents. These professionals can aid businesses in establishing workplace violence prevention teams, training, conducting security assessments, and identifying potential risks.

[Learn More](#)

### Roanoke County earns national achievement award for FloodView App

Roanoke County has been recognized with an Achievement Award from the National Association of Counties (NACo) for the [FloodView application](#). The awards honor innovative, effective county government programs that strengthen services for residents.

[Learn About FloodView](#)

### Wolf Creek Greenway 20th Anniversary

Please join the Roanoke Valley Greenway Commission to celebrate the 20th anniversary of the Wolf Creek Greenway on Wednesday, June 26! The celebration will include a [bench dedication to honor Lynn and Peggy Bryant](#), who were instrumental in establishing and have tirelessly maintained the Greenway. The event will

be held at 5 p.m. Please park at Lynn Haven Baptist Church, 1501 E. Washington Avenue, Vinton. The event will be held near the pedestrian bridge. If inclement weather occurs, it will be held in the Church gym.

## Upcoming Events

*Click the photos for more information*



**June 8: Artisan Saturday**  
Explore Park - 10 a.m. - 3 p.m.



**June 29: Clean Valley RiverFest 2019**  
Smith Park - 11 a.m. - 4 p.m.

## Zoning Tip

### Where can you keep an inoperative vehicle?

Roanoke County defines inoperative motor vehicles, trailers, or semitrailers as "any motor vehicle, trailer, or semitrailer which is not in operating condition, or which for a period of sixty (60) days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine or other essential parts required for operation of the vehicle or on which there are displayed neither valid license plates nor a valid inspection decal.



"It shall be unlawful for any person, firm, or corporation to keep on any property any inoperative motor vehicle, trailer, or semitrailer, unless such vehicle is completely screened or shielded from public view or fully enclosed within a building or structure."  
Sec. 12-123

Use the [Neighborhood Concerns application](#) to report a violation.

Sincerely,  
Bailey Howard-DuBois  
Planner II

July 2019

## Improving Traffic Flow at the Route 419/220 Interchange



Hello!

Have you heard the news? The Diverging Diamond Interchange (DDI) project to reconstruct the Route 419 (Electric Road) and Route 220 Interchange has been funded by the Commonwealth Transportation Board and the Roanoke Valley Transportation Planning Organization! This important project implements recommendations of the [draft 419 Town Center Plan](#). The DDI and associated traffic signal modifications will improve traffic flow and help reduce congestion on both roads. Pedestrian and bicycle accommodations will also be included to connect to planned and existing facilities in Roanoke County and the City of Roanoke. The Virginia Department of Transportation (VDOT) will administer the project for the County. VDOT is currently reviewing the project timeline, with a goal of advancing the start of engineering design. To learn more about the project, [visit our webpage](#).

To learn more about other active County transportation projects, view our [Transportation Story Map](#).

**Public Hearing on the draft 419 Town Center Plan**



On Tuesday, July 23, the Board of Supervisors will hold a public hearing on the [draft 419 Town Center Plan](#) at the 3 p.m. meeting at the Roanoke County Administrator Center, 5204 Bernard Drive, in the first floor Board Meeting Room.

The Board of Supervisors public hearing marks the last formal opportunity for public comment before the Board determines if the 419 Town Center Plan will be adopted and incorporated into the Roanoke County Comprehensive Plan. Please consider sharing your thoughts on the draft Plan at this meeting. You can sign up to speak about the draft Plan in advance online or you can fill out a form at the meeting. Please consider sharing your thoughts at this important stage.

## Planning & Zoning Update

### June 4th June 18th

The June Planning Commission meetings were canceled.

### July 9th

The Planning Commission held two public hearings and recommended that the Board of Supervisors approve:

- The [petition of Girl Scouts of Virginia Skyline Council, Inc.](#) to amend conditions on property zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit with conditions, for the operation of a camp on 63.12 acres, located at 5488 Yellow Mountain Road, Cave Spring Magisterial District.
- [Proposed Zoning Ordinance Amendments](#) to: amend the general standards, application requirements, review and action, and limitations in Sec. 30-19 Special Use Permits in Article I (General Provisions); add bed and breakfast and commercial kennel as uses permitted by right in the AG-3 Agricultural/Rural Preserve District, and add special events facility as a special use in the AR Agricultural/Residential District in Article III (District Regulations); amend the use and design standards for camps, public parks and recreational areas, campgrounds, and special events facility in Article IV (Use and Design Standards); and delete the buffer yard requirement between the C-2 High Intensity Commercial District and the I-1 Low Intensity Industrial District in Article V (Development Standards).

The Planning Commission also held a work session that included:

- A presentation by Tim Bradshaw, Executive Director of the Roanoke-Blacksburg Regional Airport
- An update on the Oak Grove Center Plan.

## July 9th

The Board of Supervisors held a joint meeting with the Roanoke County School Board on:

- Economic Development – Current and Future Initiatives
- Broadband Update
- Public Service Announcement (PSA)
- Shared Services
- Roanoke County and Schools Debt Capital Funding Plan
- Several Public Schools items

## July 23rd

The Board of Supervisors will hold a public hearing on:

- The draft 419 Town Center Plan.
- The petition of Girl Scouts of Virginia Skyline Council, Inc. to amend conditions on property zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit with conditions, for the operation of a camp on 63.12 acres, located at 5488 Yellow Mountain Road, Cave Spring Magisterial District.

## News



### Enhancing Workplace Safety: A Prevention and Response Plan to Targeted Violence

This course will provide strategies on how to identify, assess and mitigate threats in the workplace and assist in developing a pre-planned, comprehensive response to an active shooter.

[Learn More](#)



### It's Just Dirt: A Newsletter for Contractors

This annual newsletter addresses the 19 Minimum Standards in Virginia's Erosion and Sediment Control Regulations, proper permitting for hauling dirt off-site, and keeping stormwater clean from construction sites.

[Read the Newsletter](#)



## 2019 RIDE Solutions Poker Ride

Enjoy an evening of Bikes, Beer, and Fun! The ride will feature stops at some of our favorite watering holes. Riders will have a chance to win sweet prizes by collecting the best (or worst) 5-card poker hand. Suggested donation \$5.00 supports RIDE Solutions and its efforts to make our region more bike friendly.

[Learn More](#)

## Upcoming Events

*Click the photos for more information*



**Campfire & Craft: Saturday Nights**  
Explore Park - 6 p.m. - 8 p.m.



**July 27<sup>th</sup>**  
Saturday  
10am to 3pm  
Roanoke County's Green Hill Park  
**FREE EVENT**

**July 27: Touch a Truck**  
Green Hill Park - 10 a.m. - 3 p.m.

## A Stormwater Guide for Homeowners



Roanoke County's annual stormwater newsletter is mailed to all residences in the County. This year, the issue addresses floodplains and flooding, preparing for a flood, flood safety, and keeping stormwater clean from residential activities.

*Excerpt:* "Trash in the Roanoke River has reached epic proportions. It mars the majestic mountain scenery, ensnares wildlife, and degrades water quality. Take a stroll along the mighty Roanoke River and look around. Trash, especially plastic trash, is stuck on trees, wound up in shoreline grasses, and caught on rocks and tree limbs. It is everywhere that it doesn't belong, both in and along the waterway. The real question is, from where does all this trash come? Who 'put' it there and why? The sad and real answer is that discarded trash comes from people..."

caught on rocks and tree limbs. It is everywhere that it doesn't belong, both in and along the waterway. The real question is, from where does all this trash come? Who 'put' it there and why? The sad and real answer is that discarded trash comes from people..."

**Read More**

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Sincerely,  
Bailey Howard-DuBois  
Planner II

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August 2019



Virginia Association of Counties  
**ACHIEVEMENT AWARDS**  
VACo Virginia Association of Counties

Roanoke County won a VACo Achievement Award



**Hello!**

Roanoke County Community Development recently learned that we won a VACo Achievement Award for the Roanoke County Public Schools Planning Workshops!

The Roanoke County Public Schools Planning Workshops sought to address two main problems. First, long-range planning efforts in the past have largely gleaned input from residents over the age of fifty, leaving planners without the preferences of younger generations. Second, students are rarely exposed to the planning profession and are not aware that it is a career option. The Planning Workshops were a collaboration between Roanoke County, the City of Roanoke and Roanoke County Public Schools.

[2019 Award Winners](#)

[Roanoke County Award Submission](#)

The Board of Supervisors Approved the 419 Town Center Plan



The Board of Supervisors adopted a resolution incorporating the [419 Town Center Plan](#) into the Roanoke County Comprehensive Plan following a public hearing on Tuesday, July 23.

[Read More](#)

## Planning & Zoning Update

### July 9th

The Planning Commission held two public hearings and recommended that the Board of Supervisors approve:

- The [petition of Girl Scouts of Virginia Skyline Council, Inc.](#) to amend conditions on property zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit with conditions, for the operation of a camp on 63.12 acres, located at 5488 Yellow Mountain Road, Cave Spring Magisterial District.
- [Proposed Zoning Ordinance Amendments](#) to: amend the general standards, application requirements, review and action, and limitations in Sec. 30-19 Special Use Permits in Article I (General Provisions); add bed and breakfast and commercial kennel as uses permitted by right in the AG-3 Agricultural/Rural Preserve District, and add special events facility as a special use in the AR Agricultural/Residential District in Article III (District Regulations); amend the use and design standards for camps, public parks and recreational areas, campgrounds, and special events facility in Article IV (Use and Design Standards); and delete the buffer yard requirement between the C-2 High Intensity Commercial District and the I-1 Low Intensity Industrial District in Article V (Development Standards).

The Planning Commission also held a work session that included:

- A presentation by Tim Bradshaw, Executive Director of the Roanoke-Blacksburg Regional Airport
- [An update](#) on the Oak Grove Center Plan.

## July 9th

The Board of Supervisors held a joint meeting with the Roanoke County School Board on:

- Economic Development – Current and Future Initiatives
- Broadband Update
- Public Service Announcement (PSA)
- Shared Services
- Roanoke County and Schools Debt Capital Funding Plan
- Several Public Schools items

## July 23rd

The Board of Supervisors held two public hearings and:

- Adopted a resolution incorporating the [419 Town Center Plan](#) into the Roanoke County Comprehensive Plan.
- Approved the [petition of Girl Scouts of Virginia Skyline Council, Inc.](#) to amend conditions on property zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit with conditions, for the operation of a camp on 63.12 acres, located at 5488 Yellow Mountain Road, Cave Spring Magisterial District.

The Roanoke County Planning Commission held a special joint meeting at 5:30 p.m. at the South County Library with the Roanoke Valley Resource Authority and the Roanoke County Board of Supervisors to discuss the Smith Gap Landfill in regards to the current and future operations of the landfill and the need for a Special Use Permit.

## News



### Wishing David Holladay farewell

The Department of Community Development would like to thank David Holladay for over 24 years of service to Roanoke County, and wish him well as he embarks on new adventures.

[Read More...](#)

## New Employee

### Alyssa Dunbar joins Planning & Zoning as a Code Enforcement Officer



I started working for Roanoke County in 2015 in the Treasurer's office, then moved to the Office of Building Safety as a Permit Technician in November 2016. In that role I received a wide variety of training opportunities and appreciated learning a lot about community development. I enjoyed working with contractors, helping residents during stressful times, and being involved in new projects. I'm excited to continue challenging myself in this new role and serving the citizens of

In my free time I enjoy camping, kayaking and fishing with my husband, reading with my dog Sandy and learning new skills. I am currently training for my first Spartan race.

## Upcoming Events

*Click the photos for more information*



**Artisan Saturday: August 10**  
Explore Park - 10 a.m. - 3 p.m.



**Highland Games: August 24**  
Green Hill Park - 10 a.m. - 6 p.m.

## Healthy Pets, Healthy People: Backyard Poultry Safety

Whether you are thinking about building your first chicken coop or are a seasoned backyard poultry enthusiast, you need to be aware of the risks of keeping poultry and learn about the simple things that can be done to help protect yourself and your family from illness.

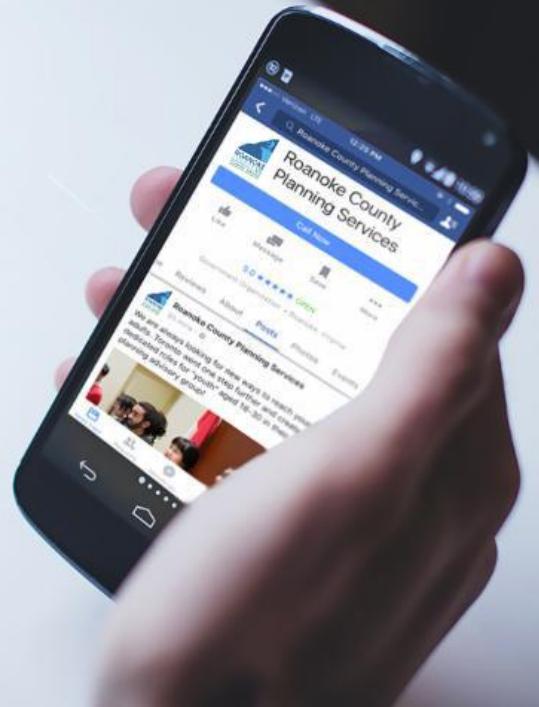
You can find information about the disease risks and how to keep yourself and your flock healthy on the CDC website. If you live in an R-1 zoned property and are interested in residential chicken keeping in Roanoke County, you must [apply for a zoning permit](#).

[Read More](#)



# Don't want to wait for updates?

LIKE US ON  
**facebook.**



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Sincerely,  
Bailey Howard-DuBois  
Planner II

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## I-81 Advisory Committee Meets for First Time

### Bristol District

- Add northbound truck climbing lane from Exit 32 and from Exit 39
- Add a southbound truck climbing lane (Chilhowie)
- Improvements at the I-77/I-81 interchange

### Salem District

- Widen northbound from Exit 119 to Exit 137
- Widen northbound and southbound from Exit 137 to Exit 141
  - Connects to active widening from Exit 141 to Exit 143
- Widen northbound and southbound from Exit 143 to Exit 150



### Staunton District

- Widen northbound and southbound from Exit 222 to Exit 225 (Staunton)
- Add northbound and southbound truck climbing lanes (Weyers Cave)
- Widen northbound and southbound from Exit 243 to 248 (Harrisonburg)
- Widen northbound and southbound from Exit 313 to Exit 317 (Winchester)

Hello!

The I-81 Advisory Committee took their first steps prioritizing proposed improvement projects at their packed meeting on August 13 in Lexington. More meetings, open to the public, will be scheduled along the corridor in the months ahead.

[Learn More](#)



Remember to vote for Roanoke every day in the Blue Ridge Outdoors Magazine Top Adventure Town contest!

Blue Ridge Outdoors Magazine has selected 80 contenders spanning tiny towns to large cities. They are mountain biking meccas, whitewater oases, climbing paradises, and hiking dream destinations. Some are long established while others are quickly growing on the radars of our readers and outdoor enthusiasts everywhere.

The contest runs until September 23.  
[Vote for Roanoke, VA!](#)

# Planning & Zoning Update

**July  
23rd**

The Board of Supervisors held two public hearings and:

- Adopted a resolution incorporating the [419 Town Center Plan](#) into the Roanoke County Comprehensive Plan.
- Approved the [petition](#) of Girl Scouts of Virginia Skyline Council, Inc. to amend conditions on property zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit with conditions, for the operation of a camp on 63.12 acres, located at 5488 Yellow Mountain Road, Cave Spring Magisterial District.

The Roanoke County Board of Supervisors held a work session at 5:30 p.m. at the South County Library with the Roanoke County Planning Commission and the Roanoke Valley Resource Authority to discuss the Smith Gap Landfill in regards to the current and future operations of the landfill and the need for a Special Use Permit.

**Sept  
3rd**

The Planning Commission held a public hearing and recommended approval of the [petition](#) of Donald and Elaine Kepple to rezone approximately 4.6 acres from I-2, High Intensity Industrial, District to AR, Agricultural/Residential, District for the construction of single family dwelling, located at 6121 Peaceful Drive, Catawba Magisterial District. The Board of Supervisors will hold a public hearing on September 24.

The Planning Commission withdrew the proposed amendments to [Section 30-82-3](#) of the Roanoke County Zoning Ordinance.

**Sept  
16th**

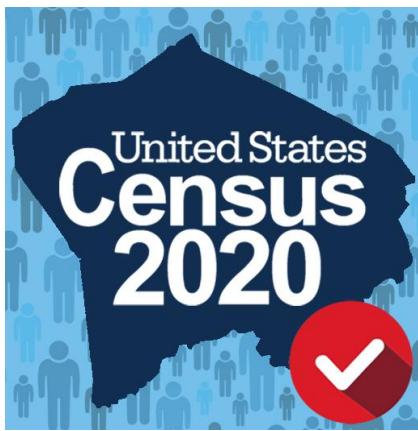
Roanoke County will hold a community meeting on the [petition](#) of Lewis Gale Medical Center to rezone approximately 1.44 acres from R-1, Low Density Residential District to C-1, Low Intensity Commercial District for a medial office – free standing emergency room located at 1423 West Ruritan Road in the Hollins Magisterial District. The meeting will be held at 6:30 p.m. at Bonsack Elementary School, 5437 Crumpacker Drive, Roanoke VA 24018, in the cafeteria.

**Oct 1st**

The Planning Commission will hold a public hearing on:

- The [petition](#) of Lewis Gale Medical Center to rezone approximately 1.44 acres from R-1, Low Density Residential District, District to C-1, Low Intensity Commercial, District for a medical office – free standing emergency room, located at 1423 West Ruritan Road, Hollins Magisterial District. The Board of Supervisors will hold a public hearing on October 22.
- The [petition](#) of Balzer and Associates, Inc. to obtain a Special Use Permit for a broadcasting tower (television tower) approximately 92 feet in height with an antenna approximately 53 feet in height (total height approximately 145 feet) in an AG-3, Agricultural/Rural Preserve, District on approximately 10.83 acres, located near the 8100 block of Honeysuckle Road, Windsor Hills Magisterial District. The Board of Supervisors will hold a public hearing on October 22.

## News



### Census 2020: Roanoke County Complete Count Committee

The goal of the 2020 Census is to count everyone once, only once, and in the right place. The Census Bureau relies on collaborations with organizations and individuals to ensure that everyone participates. Roanoke County has established a Complete Count Committee.

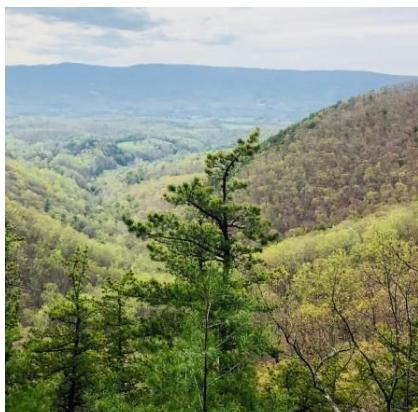
[Learn More](#)



### County Receives a VACo Award for the Public Schools Planning Workshops

The Board of Supervisors recognized Roanoke County Planning, Roanoke County Public Schools, and the City of Roanoke Dept of Planning, Building & Development for receiving a Virginia Association of Counties (VACo) Achievement Award.

[Learn More](#)



### Iconic Mountains: Poor Mountain in Virginia's Blue Ridge

Have you read the Virginia's Blue Ridge feature on Poor Mountain? At 3,928 feet, it's one of the tallest, and therefore, home to something of an "antenna farm" for our local radio and television stations.

[Learn More](#)

## Upcoming Events

*Click the photos for more information*



**Catawba Valley Farmers Market**  
Every Thursday - 3:30 p.m. - 7 p.m.



**Marine Mud Run: September 21**  
Green Hill Park - 7 a.m. - 1:30 p.m.

## Stormwater Tip: Fall Foliage

Fall is approaching, and it's a beautiful time of year in the Valley! But every year, [improper leaf disposal](#) results in clogged drainage structures and ways as well as increased street flooding.

To help prevent this situation, Roanoke County offers [bagged leaf collection](#) during your regularly scheduled bulk/brush collection day. Remember:



- Bags must be to the curb by 7:00 a.m. on the bulk/brush collection day.
- Leaves MUST be contained in either tied bags or sealed boxes.
- Bags cannot weigh more than 30 pounds, as bags that are too heavy tend to rip
- during collection.
- Do not wrap loose leaves in tarps or plastic sheeting.
- Roanoke County does not provide vacuum services for loose leaves. Please do not leave loose leaves at the curb or in the drainage ditches. Flooding and drainage issues occur when leaves are blocking the drainage ditches.

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Sincerely,  
Bailey Howard-DuBois  
Planner II

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## New Park Opens on National Public Lands Day



Photo: Roanoke Times

Hello!

Roanoke County's Hinchee Park is now open! We can't wait for you to check out the new, 2-mile wooded trail. This 235-acre park provides pedestrian, mountain biking and equestrian access from the Hanging Rock Battlefield Trail to over 60 miles of trails around Carvins Cove.

[Learn More!](#)

## Planning & Zoning Update

Sept  
3rd

The Planning Commission held a public hearing and recommended approval of the [petition](#) of Donald and Elaine Kepple to rezone approximately 4.6 acres from I-2, High Intensity Industrial, District to AR, Agricultural/Residential, District for the construction of single family dwelling, located at 6121 Peaceful Drive, Catawba Magisterial District. The Board of Supervisors held a public hearing on September 24 and approved the petition.

The Planning Commission withdrew the proposed amendments to [Section 30-82-3](#) of the Roanoke County Zoning Ordinance.

**Sept  
16th**

Roanoke County held a community meeting on the [petition](#) of Lewis Gale Medical Center to rezone approximately 1.44 acres from R-1, Low Density Residential District to C-1, Low Intensity Commercial District for a medical office – free standing emergency room located at 1423 West Ruritan Road in the Hollins Magisterial District.

**Sept  
17th**

The Planning Commission held a work session to discuss Zoning Ordinance amendments and the [Hollins Center Plan](#).

**Oct 1st**

The Planning Commission held a public hearing and recommended that the Board of Supervisors approve:

- The [petition](#) of Lewis Gale Medical Center to rezone approximately 1.44 acres from R-1, Low Density Residential District, District to C-1, Low Intensity Commercial, District for a medical office – free standing emergency room, located at 1423 West Ruritan Road, Hollins Magisterial District. The Board of Supervisors will hold a public hearing on October 22.
- The [petition](#) of Balzer and Associates, Inc. to obtain a Special Use Permit for a broadcasting tower (television tower) approximately 92 feet in height with an antenna approximately 53 feet in height (total height approximately 145 feet) in an AG-3, Agricultural/Rural Preserve, District on approximately 10.83 acres, located near the 8100 block of Honeysuckle Road, Windsor Hills Magisterial District. The Board of Supervisors will hold a public hearing on October 8.

**Oct  
15th**

The Planning Commission will hold a work session to discuss transportation and Zoning Ordinance updates.

**Oct  
17th**

The Roanoke Valley Resource Authority will hold a [community meeting](#) on its [petition](#) to obtain a special use permit for a sanitary landfill on approximately 8.05 acres zoned AG-3, Agricultural/Rural Preserve, District and to amend the special use permit for an existing sanitary landfill (Smith Gap Landfill) on approximately 886.80 acres zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit, located on the northwest side of Fort Lewis Mountain between Smith Gap, and Bradshaw Road, Catawba Magisterial District. The meeting will be held at Mason's Cove Elementary School, 3370 Bradshaw Road, Salem VA 24153 in the Cafeteria from 6 - 8 p.m.

**Nov 4th  
(Monday)**

The Planning Commission will hold three public hearings on:

- The [petition](#) of the Roanoke Valley Resource Authority (see details above).
- The [petition](#) of Fellowship Community Church to rezone property to remove the proffered conditions and to obtain a special use permit for a religious assembly on approximately 3.50 acres zoned C-2C, High Intensity Commercial, District with conditions, located near the 6500 block of Merriman Road, Cave Spring Magisterial District.
- The [petition](#) of David and Stace Todd to obtain a special use permit in a R-1, Low Density Residential, District to comply with

the use and design standards associated with an accessory apartment in an accessory building on approximately 0.346 acre, located at 1047 Barrens Village Court, Hollins Magisterial District.

## News



### Carilion Clinic Announces New Tanglewood Mall Children's Facility

Carilion Clinic announced it has leased 150,000 sq. ft. of space at Tanglewood Mall, supporting the region's evolving innovation efforts. The space will become home to outpatient practices of Carilion Children's.

[Learn More](#)

### Take the Ride Smart Challenge!

Join RIDE Solutions in taking 100,000 vehicle miles off the road this October! Every trip counts toward the Ride Smart Challenge – your telecommute to work, your bike trip to the grocery store, your bus trip to see a friend: **every mile taken off the road helps!**

[Learn More](#)

### Commonwealth Transportation Board Invites Public Feedback on Transportation Programs

The public is invited to share feedback on transportation initiatives at nine meetings across Virginia this fall. The Salem District meeting will be held at 4 p.m. on October 30 at the Holiday Inn Valley View.

[Learn More](#)

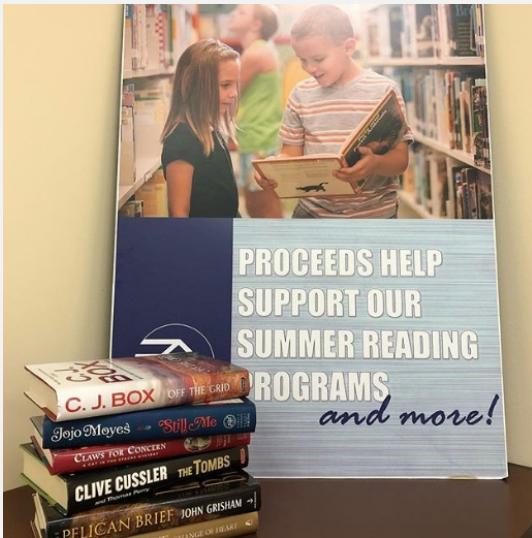
### New: Termination of E&S Control Permits for Individual Single-Family Residences

When the County issues a building permit for a new home, it also issues an Erosion & Sediment Control Permit to the home builder. A new policy effective October 1, 2019 addresses termination requirements.

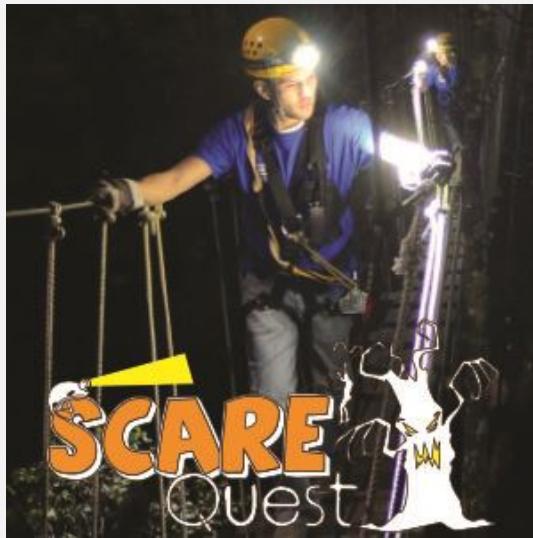
[Read the Policy](#)

# Upcoming Events

*Click the photos for more information*



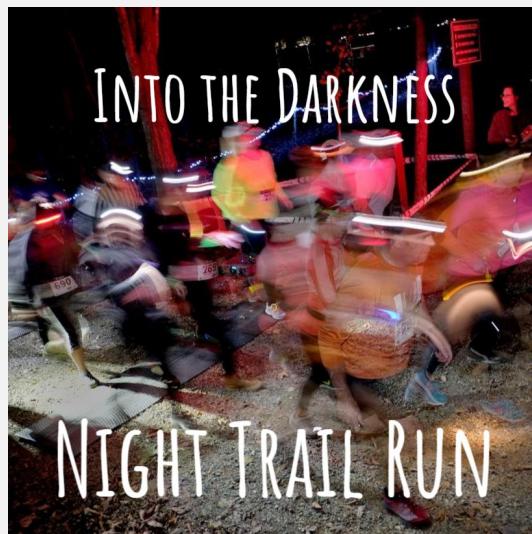
**Fall Book Sale: October 5-9**  
South County Library - Business Hours



**ScareQuest: October 17, 18, 20, 24-26**  
Explore Park - 5 - 8 p.m.



**Go Outside Festival: October 18-20**  
Rivers Edge Sports Complex - All Day



**4-Mile Night Trail Run: October 26**  
Explore Park - 7 p.m.

## Zoning Tip: Storing RVs, Boats and Trailers

We get a lot of questions about legal and illegal parking for recreational vehicles and utility trailers.

In most cases, if you keep one of these at your home you must keep the vehicle behind the front building line (to the side or rear) of your home, unless space is provided in a completely enclosed garage or other building. Please call Planning and Zoning at (540) 772-8352 for information specific to your property.



Note: Recreational vehicles shall not be used for living or business purposes and shall not be connected to utility services except for maintenance purposes.

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Sincerely,  
Bailey Howard-DuBois  
Planner II

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November 2019

# State of the Corridor

## The Impacts of VTC in Roanoke



**VTC**  
Virginia Tech Carilion

**CARILION**   
**Children's**

**Hello!**

This morning Roanoke County hosted around 100 people at the South County Library for a State of the Corridor meeting to share exciting news about the the implementation of the 419 Town Center Plan. Presentations included:

- Michael J. Friedlander, Ph.D. and Executive Director of the Fralin Biomedical Research Institute at Virginia Tech Carilion (VTC) discussing the impacts of VTC, the Fralin Biomedical Research Institute at VTC, and the growth of the Health Sciences and Technology Campus in Roanoke;
- Dr. Kimberly Dunsmore, Carilion Clinic Chair of Pediatrics, gave an update on the future plans for Carilion Children's to locate at Tanglewood Mall; and
- Philip Thompson, Roanoke County Acting Director of Planning, presented an overview of the funded and potential transportation projects planned for the area.

**Learn More!**

# McAfee Knob SHUTTLE SURVEY

WOULD YOU USE A  
SHUTTLE TO GET TO  
MCAFEE KNOB?  
TAKE THE SURVEY AT

TINYURL.COM/YY4VTD2L

OR USE THE  
QR CODE →



*McAfee Knob is the most photographed location on the Appalachian Trail, receiving thousands of visitors every year. We need your help to make it a safe destination for everyone. Please answer some quick questions about a potential shuttle service to the trailhead parking lot.*

## Planning & Zoning Update

### Oct 8th

The Board of Supervisors held a public hearing and approved the petition of Balzer and Associates, Inc. to obtain a Special Use Permit for a broadcasting tower (television tower) approximately 92 feet in height with an antenna approximately 53 feet in height (total height approximately 145 feet) in an AG-3, Agricultural/Rural Preserve, District on approximately 10.83 acres, located near the 8100 block of Honeysuckle Road, Windsor Hills Magisterial District.

### Oct 15th

The Planning Commission held a work session to discuss transportation and Zoning Ordinance updates.

### Oct 17th

The Roanoke Valley Resource Authority held a community meeting on its petition to obtain a special use permit for a sanitary landfill on approximately 8.05 acres zoned AG-3, Agricultural/Rural Preserve, District and to amend the special use permit for an existing sanitary landfill (Smith Gap Landfill) on approximately 886.80 acres zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit, located on the northwest side of Fort Lewis Mountain between Smith Gap, and Bradshaw Road, Catawba Magisterial District.

### Oct 22nd

The Board of Supervisors approved the petition of Lewis Gale Medical Center to rezone approximately 1.44 acres from R-1, Low Density Residential District to C-1, Low Intensity Commercial District for a medial office – free standing emergency room located at 1423 West Ruritan Road in the Hollins Magisterial District. The Board approved four proffered conditions: site plan conformance, architectural rendering conformance, to provide ambulance service to transport patients from facility to hospital if needed, and no blasting during construction.

## Nov 4th (Monday)

The Planning Commission will hold three public hearings on:

- The petition of the Roanoke Valley Resource Authority (see details above).
- The petition of Fellowship Community Church to rezone property to remove the proffered conditions and to obtain a special use permit for a religious assembly on approximately 3.50 acres zoned C-2C, High Intensity Commercial, District with conditions, located near the 6500 block of Merriman Road, Cave Spring Magisterial District.
- The petition of David and Stace Todd to obtain a special use permit in a R-1, Low Density Residential, District to comply with the use and design standards associated with an accessory apartment in an accessory building on approximately 0.346 acre, located at 1047 Barrens Village Court, Hollins Magisterial District.

## Nov 7th

The Virginia Department of Transportation (VDOT) is holding a Public Information Meeting to share information and receive public input on the Route 220 Preservation and Improvement Plan. The study area extends from Route 419 in Roanoke to the North Carolina state line. The Roanoke-area meeting will be held at Clearbrook Elementary School, 5205 Franklin Road, Roanoke, VA 24014 from 4:30 p.m. to 6:30 p.m. (open-house style) with a 5 p.m. presentation.

## Nov 21st

The Virginia Department of Transportation (VDOT) will hold a Route 460 Corridor Improvement Study Public Information Meeting from 4:00 p.m. to 6:00 p.m. at the Berglund Center, 710 Williamson Road, NE, Roanoke, VA 24016. The meeting will be open-house style. The study area is from Williamson Road/Route 11 in the City of Roanoke to Cloverdale Road/Alternate Route 220 in Roanoke County.

## Dec 2nd (Monday)

The Planning Commission will hold a public hearing on the petition of Bane International Company, LLC to obtain a Special Use Permit in a AG-3, Agricultural/Rural Preserve, District to operate a campground on approximately 48.06 acres, located at 2755 Loch Haven Lake Drive, Catawba Magisterial District. The Board of Supervisors will hold a public hearing on the petition on December 17.

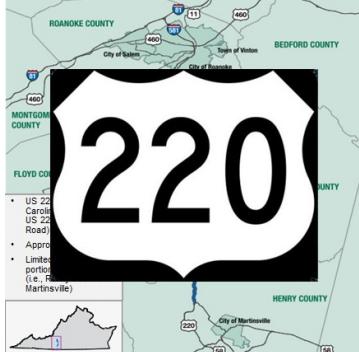
## News



### Roanoke County Receives Appalachian Power Grant for Economic Development Plan

The Roanoke County Economic Development Office recently received a \$15,000 EDGE Grant from Appalachian Power for a new comprehensive community and economic development strategic plan.

[Learn More](#)



## Route 220 Preservation and Improvement Plan Public Meeting

VDOT to share information and receive input about the Route 220 Preservation and Improvement Plan on Thursday, November 7, from 4:30-6:30 p.m. at Clearbrook Elementary School.

[Learn More](#)



## Community Foundation Awards Grants Totaling \$250,000 for Regional Wayfinding Project in Virginia's Blue Ridge

This will enable each jurisdiction to begin planning, purchasing and placing gateway, vehicular or pedestrian signage throughout each locality.

[Learn More](#)

## Upcoming Events

*Click the photos for more information*



**Annual Craft Show: November 4**  
Brambleton Center - 8 a.m. - 2 p.m.



**Veterans and First Responders: Flag Retirement Ceremony: November 14**  
Fire Station #3 - 6 - 8 p.m.



**Holiday Market: November 23**  
Catawba Valley Farmers Market -  
9 a.m. - 3 p.m.



**Illuminights: November 29 - January 1**  
Explore Park - 5 - 10 p.m.

## Seasonal Reminder

**It's time to bag those leaves!**

Roanoke County does not provide vacuum collection for loose leaves. The County will provide collection of bagged leaves during your normal, every other week bulk collection. Please place the bags at the curb.

[See Your Pickup Day](#)



**Don't want to wait for updates?**

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 **ROANOKE  
COUNTY VA  
PLANNING**



## Hello!

Last month, the Virginia Department of Transportation held a [public information meeting](#) on a study to consider potential safety and operational improvements for five miles of Route 460 between Williamson Road (Route 11) and Route 220 Alternate (Cloverdale Road). A second public information meeting will be held in early 2020 to discuss alternatives developed based on public input and feedback. [Learn more...](#)

## Local News Coverage:

- [VDOT seeking feedback for Route 460 improvements](#)
- [High crash rates and congestion top of mind as VDOT takes a look at 460](#)
- [U.S. 460/Orange Avenue congestion relief study planned](#)



## Planning Staff Discussed Career Paths with Glenvar High School Students

Staff participated in the 3rd Annual Glenvar High School Career Expo on November 21st that gave students an inside look at many of the career opportunities available in the region.

Students also voted on which transportation methods they would like to use to get around the region:

Uber, Lyft, and/or Taxi Cab (24)  
Passenger Train/Rail Transit (14)  
E-Scooters (12)  
Bike Share Programs (9)  
Autonomous Shuttle (8)  
ValleyMetro Bus System (1)

## Planning & Zoning Update

### Nov 4th

The Planning Commission held three public hearings and recommended the Board of Supervisors approve:

- The petition of the Roanoke Valley Resource Authority to obtain a special use permit for a sanitary landfill on approximately 8.05 acres zoned AG-3, Agricultural/Rural Preserve, District and to amend the special use permit for an existing sanitary landfill (Smith Gap Landfill) on approximately 886.80 acres zoned AG-3S, Agricultural/Rural Preserve, District with a special use permit, located on the northwest side of Fort Lewis Mountain between Smith Gap, and Bradshaw Road, Catawba Magisterial District.
- The petition of Fellowship Community Church to rezone property to remove the proffered conditions and to obtain a special use permit for a religious assembly on approximately 3.50 acres zoned C-2C, High Intensity Commercial, District with conditions, located near the 6500 block of Merriman Road, Cave Spring Magisterial District.
- The petition of David and Stace Todd to obtain a special use permit in a R-1, Low Density Residential, District to comply with the use and design standards associated with an accessory apartment in an accessory building on approximately 0.346 acre, located at 1047 Barrens Village Court, Hollins Magisterial District.

### Nov 7th

The Virginia Department of Transportation (VDOT) held a Public Information Meeting to share information and receive public input on the Route 220 Preservation and Improvement Plan. The study area extends from Route 419 in Roanoke to the North Carolina state line.

### Nov 19th

The Board of Supervisors held public hearings and approved the petitions of Fellowship Community Church and David and Stace Todd (more information above, under Nov 4th).

Pending more information, the Board of Supervisors delayed a decision on a petition by the Roanoke Valley Resource Authority for a special use permit for a sanitary landfill on approximately 8.05

acres and to amend the special use permit for an existing sanitary landfill located on the northwest side of Fort Lewis Mountain between Smith Gap, and Bradshaw Road.

**Nov  
21st**

The Virginia Department of Transportation (VDOT) held a Route 460 Corridor Improvement Study Public Information Meeting. The study area is from Williamson Road/Route 11 in the City of Roanoke to Cloverdale Road/Alternate Route 220 in Roanoke County.

**Dec 2nd  
(Monday)**

The Planning Commission held a public hearing and recommended that the Board of Supervisors approve (with seven conditions) the petition of Bane International Company, LLC to obtain a Special Use Permit in a AG-3, Agricultural/Rural Preserve, District to operate a campground on approximately 48.06 acres, located at 2745 Loch Haven Lake Drive, Catawba Magisterial District. The Board of Supervisors will hold a public hearing on December 17th.

## Welcome New Employees!



**Will Crawford**  
Transportation Planner

I studied Biology at Christopher Newport University and began working as a Consultant Forester after graduation. I went on to work for Grayson County, where I grew up, as the Planning & Community Development Director, Tourism Director, Zoning Administrator, and Floodplain Manager. After a few years my wife and I decided we were ready for some change and wanted an area that would provide us, our son, and our daughter on the way with added opportunity. Roanoke seemed like the perfect place for both of us. My wife being from Fairfax had all of the amenities she was used to and I, being from a rural area with plenty of outdoor activities to enjoy, had plenty to explore. It seemed like the best of both worlds, and we look forward to raising our family in Roanoke.



**Isaac Henry**  
Transportation Planner

I grew up in Shelburne Falls, Massachusetts, a small town of about 2,000 in the foothills of the Berkshire mountains. I attended the University of Vermont, and graduated in 2012 with a degree in Political Science. I moved to Louisiana soon after graduating, and lived in New Orleans until finishing the Master of Urban and Regional Planning program at the University of New Orleans in the spring of 2019. I enjoy reading, running, hiking, and playing music.



## New 419 Town Center Webpage is Live

The newly redesigned webpage shifts away from the planning study to focus on announcements about new businesses, upcoming transportation projects and market analysis for the Tanglewood Mall area.

[Learn More](#)

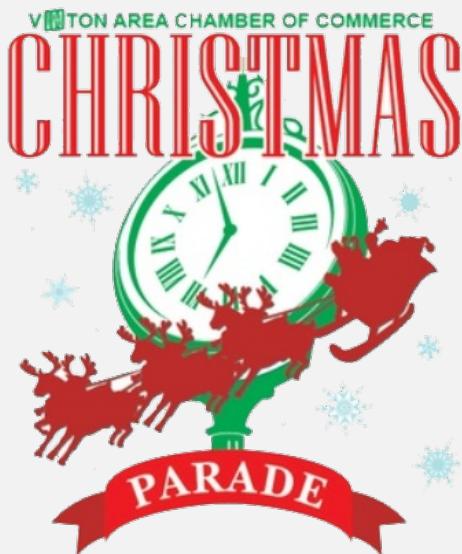


## "Flood Ready" Open House on December 9

FEMA and other state agencies will share information about flood risk assessment and mitigation strategies with property owners, residents and businesses. The event will take place from 6 - 8 p.m. at the Charles R. Hill Community Center in Vinton.

[Learn More](#)

## Upcoming Event: Vinton Christmas Parade



**JOIN THE FESTIVITIES!  
THURSDAY, DECEMBER 5**

**6 P.M. - TREE LIGHTING  
VINTON MUNICIPAL BUILDING**

**7 P.M. - CHRISTMAS PARADE  
VINTON WAR MEMORIAL**

**Pictures with Santa, Parade  
Winners, Food Trucks, Entertainment,  
Vendors and More!**

## Business Tip: Time to Renew Temporary Signs

**January 1 is the deadline for businesses to renew their temporary sign permits.**

The cost to renew is \$25 and the [Sign Permit application](#) is available online.

Your completed Sign Permit may be [emailed](#), mailed, or brought to our office on the second floor of the Roanoke County Administration Center, 5204 Bernard Drive, Roanoke, VA 24018.



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Sincerely,  
Bailey Howard-DuBois  
Principal Planner

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