



# PLANNING PROCESS



## Existing Conditions

**January 2025 – May 2025**

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

## Stakeholder Interviews

**March 2025 – May 2025**

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

## 1<sup>st</sup> Round of Community Meetings

**April 2025 – May 2025**

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

## 1<sup>st</sup> Community Survey

**April 2025 – May 2025**

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

## Develop Goals, Objectives & Recommendations

**May 2025 – August 2025**

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

## 2<sup>nd</sup> Round of Community Meetings

**September 2025 – October 2025**

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

## 2<sup>nd</sup> Community Survey

**September 2025 – October 2025**

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

## Finalize Glenvar Center Plan

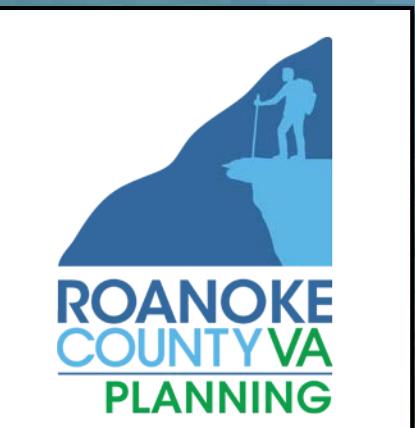
**November 2025 – December 2025**

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

## Glenvar Center Plan Adoption

**January 2026 – February 2026**

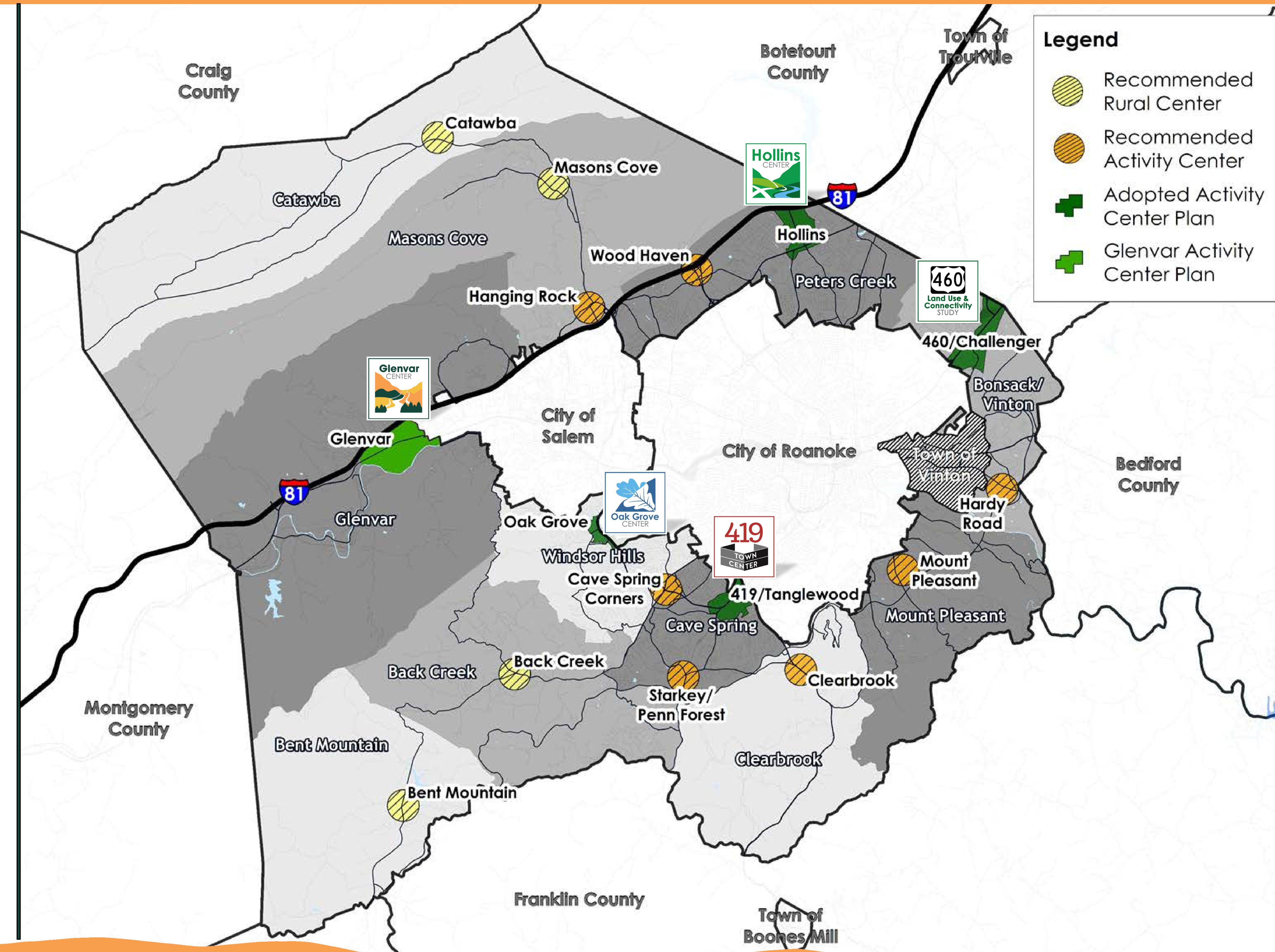
Present the Glenvar Center Plan to the Planning Commission and Board of Supervisors for adoption.



# ACTIVITY CENTERS

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

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

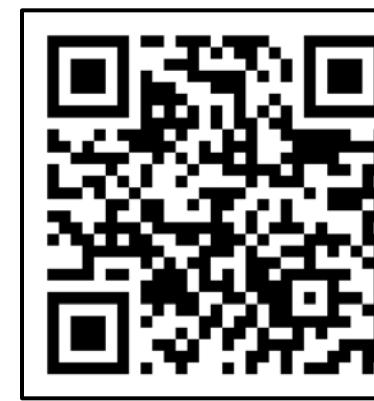




# ADOPTED PLANS



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



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



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



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



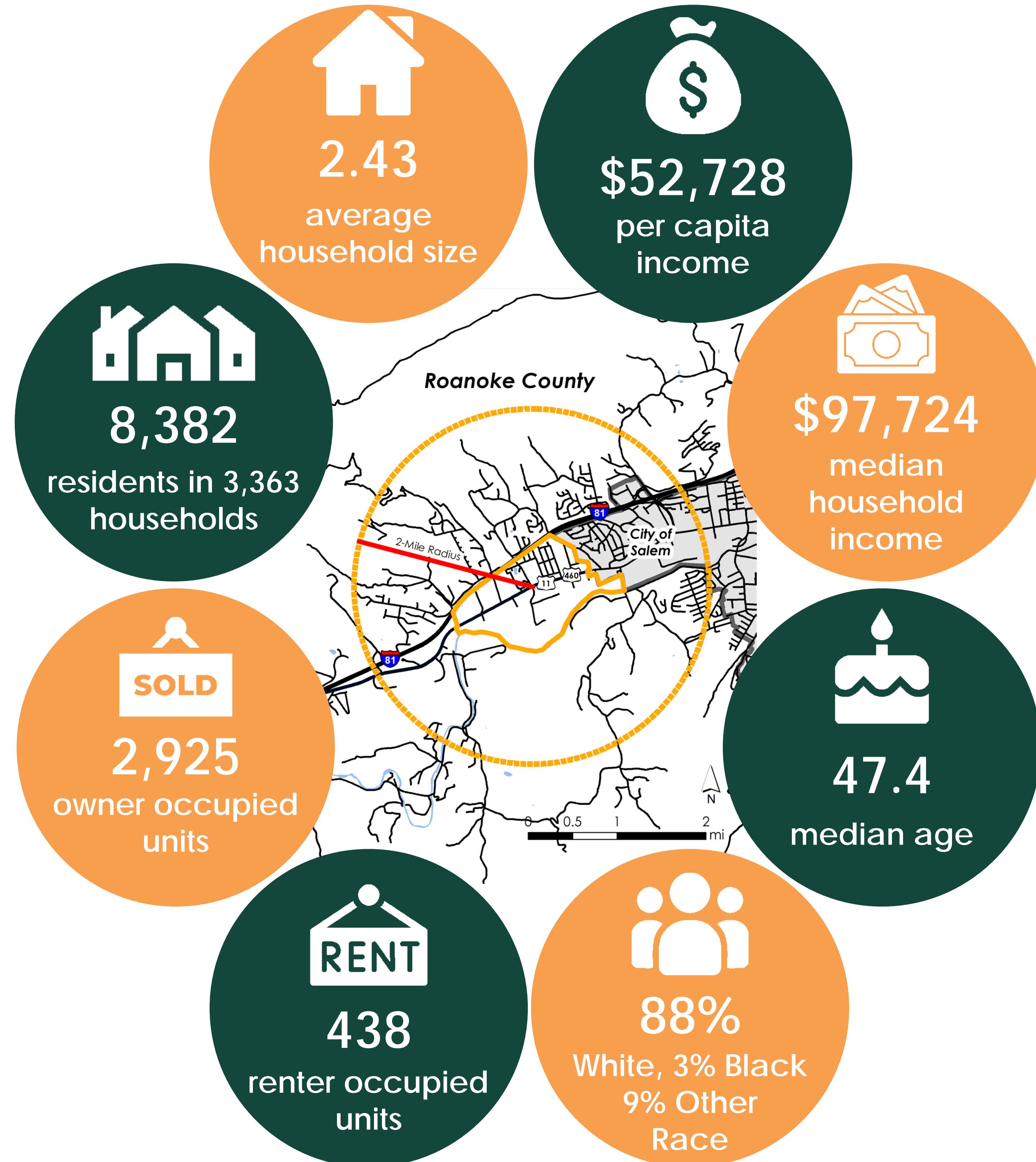
**200**  
**ROANOKE COUNTY**  
1838 PLAN 2038  
September 24, 2024



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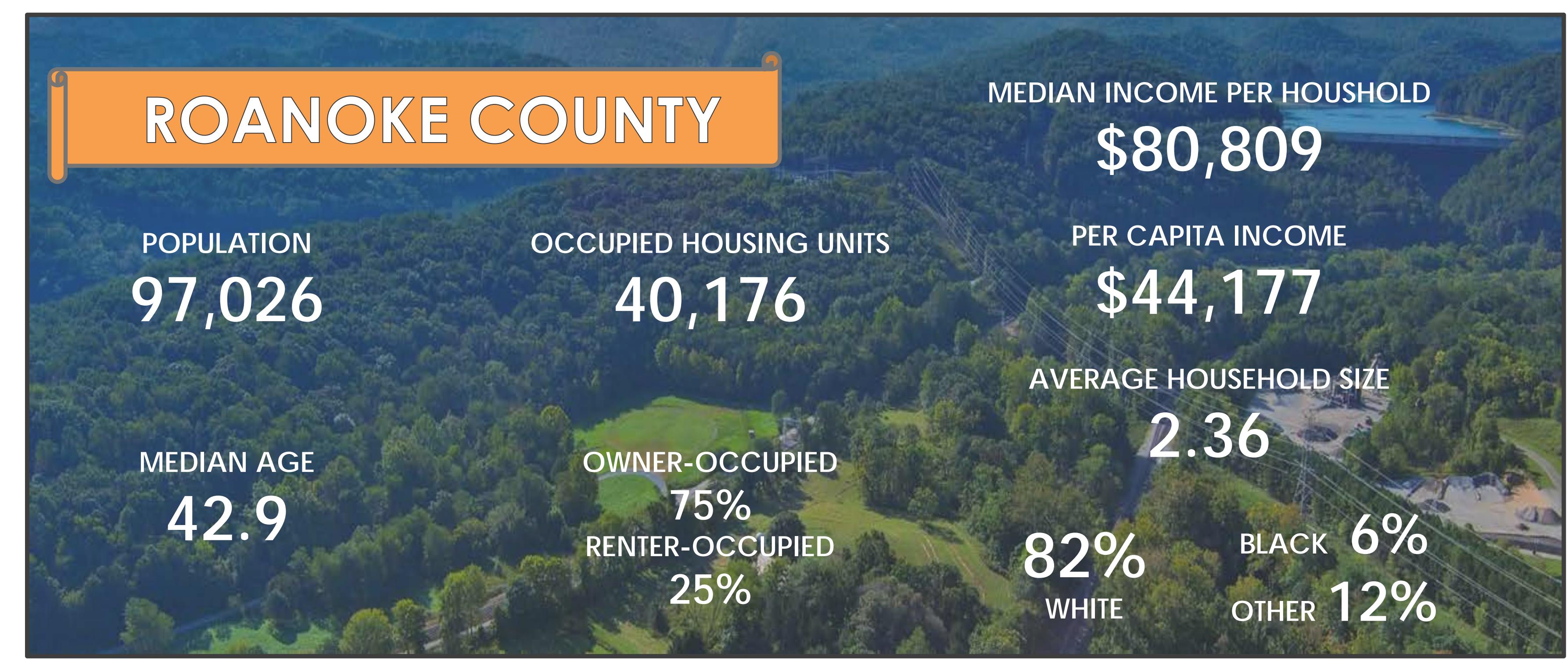


# DEMOGRAPHICS



## Demographic Highlights:

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



Source: U.S. Census Bureau 2020 Decennial Census