



ROANOKE COUNTY PLANNING COMMISSION

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AGENDA TUESDAY, JANUARY 20, 2026 WORK SESSION: 6:00 P.M. THIRD FLOOR TRAINING ROOM ROANOKE COUNTY ADMINISTRATION CENTER

WORK SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Discussion of Glenvar Center Plan – Isaac Henry
- D. Discussion of Possible Zoning Ordinance Amendments
 - Utility Solar Energy Systems
 - Commercial Kennel
- E. Discussion of Upcoming Planning Commission Meetings
- F. Citizens' Comments
- G. Comments of Planning Commissioners and Planning Staff
- H. Adjournment



ROANOKE COUNTY

DEPARTMENT OF PLANNING
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Philip Thompson,
DIRECTOR OF PLANNING

PLANNING
TRANSPORTATION
ZONING

Memorandum

TO: Planning Commission

FROM: Philip Thompson, AICP, CZA
Director of Planning

DATE: January 15, 2026

SUBJECT: ***Glenvar Center Plan – Fall Community Meeting Survey Results***

At the Planning Commission's January 20th meeting, staff will present the survey results for the Glenvar Center Plan's Fall Community Meeting. Attached is a copy of the presentation.

If you have any questions, please contact me by phone at (540) 772-2029 or by email at pthompson@roanokecountyva.gov.

PGT:pt

Attachment



Glenvar Center Plan

Fall 2025 Survey Results

Planning Commission Work Session
January 20, 2026

Fall 2025 Survey

- Open between October 29 and December 15
- 100 responses
- Respondents reviewed and provided open-ended feedback on draft recommendations for:
 - Natural and Cultural Resources
 - Community Facilities
 - Streetscape
 - Transportation
 - Land Use and Housing
 - Utilities
- Respondents also gave feedback on the specific types of development and infrastructure projects they'd like to see in the study area



Draft Natural and Cultural Resources Recommendations

- Preserve scenic views of the surrounding mountains
- Evaluate and make improvements for stormwater runoff and flooding issues
- Preserve and promote the historic and cultural resources of the Glenvar community

Draft Natural and Cultural Resources Recommendations – Survey Feedback (1/2)

- 33 responded
- 11 (33%) stated support for preserving scenic views
- 8 (24%) stated support for addressing stormwater runoff/drainage
- 3 (9%) stated support for preserving and promoting historic and cultural resources
- None stated opposition to any draft recommendations

Draft Natural and Cultural Resources Recommendations – Survey Feedback (2/2)

- Other topics mentioned in responses:
 - Preserve rural character/limit development (6 mentions)
 - Beautify/redevelop West Main Street corridor (3 mentions)
 - More pedestrian infrastructure
 - More streetlights
 - Utilize Green Hill Park Equestrian Center
 - Extend greenway & expand parks
 - Consider design guidelines
 - Inclusion

Draft Community Facilities Recommendations

- Encourage the development of appropriately scaled outdoor spaces and parks in the study area
- Continue to evaluate the needs and programs at Green Hill Park
- Explore additional options for recycling
- Improve community services and continue maintaining and enhancing community facilities

Draft Community Facilities Recommendations – Survey Feedback (1/2)

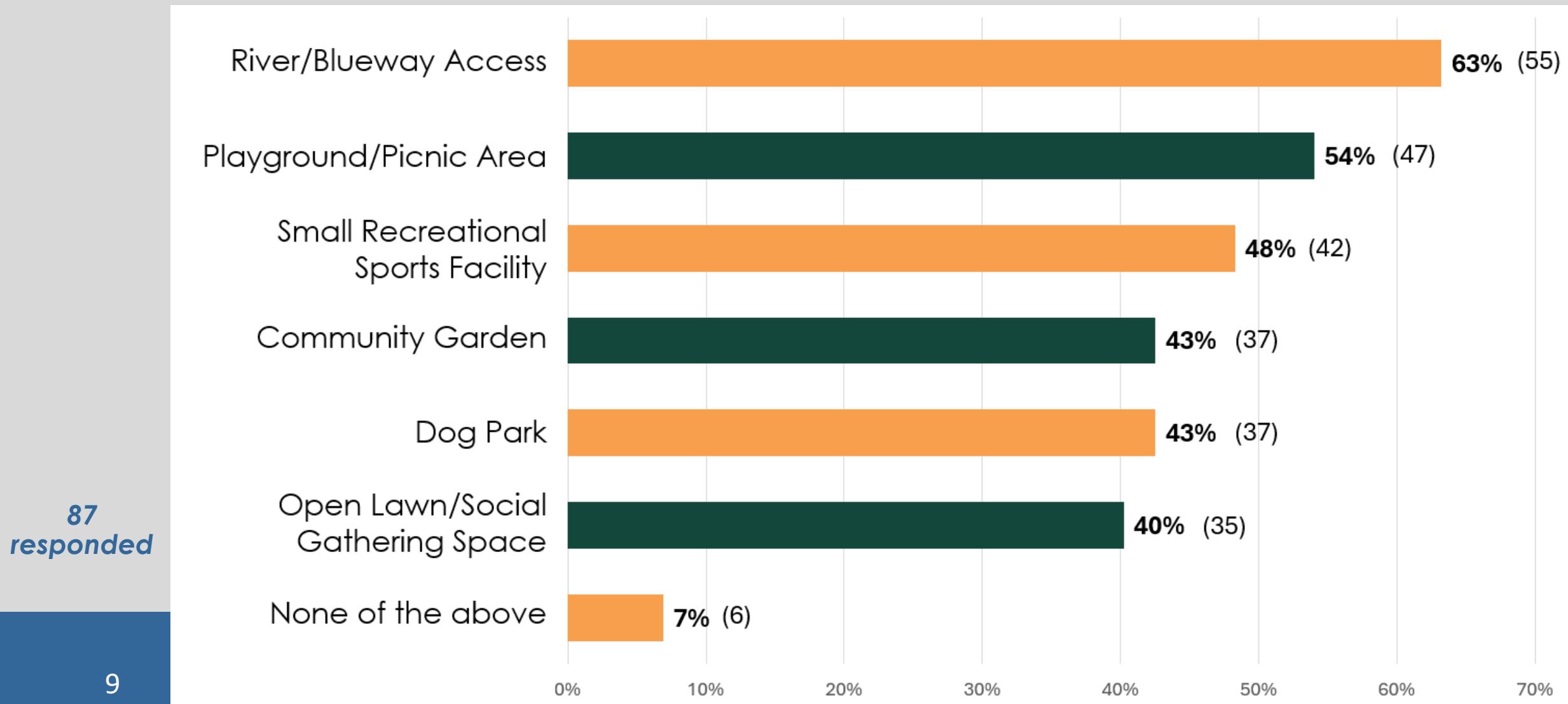
- 32 responded
- 10 (31%) stated support for evaluating the needs of Green Hill Park
- 8 (25%) stated support for exploring more recycling options
- 6 (19%) stated support for developing additional parks or outdoor spaces
- 3 (9%) stated support for improving community services and facilities
- 3 (9%) stated opposition to the draft recycling recommendation
- 1 (3%) stated opposition to the draft Green Hill Park recommendation



Draft Community Facilities Recommendations – Survey Feedback (2/2)

- Other topics mentioned in responses:
 - Improve Green Hill Park access and traffic flow, especially during events (3 mentions)
 - Would like a day care/child care facility (2 mentions)
 - Utilize Green Hill Park Equestrian Center
 - Extend greenway
 - Maintenance of existing infrastructure

Which of the following public outdoor spaces would you support being added to the Glenvar Center Study Area?





Draft Streetscape Recommendations

- Construct and install gateway and streetscape improvements along Route 11/460/West Main Street
- Ensure the maintenance of landscaping and other streetscape improvements

Draft Streetscape Recommendations – Survey Feedback (1/5)

- 27 responded
- 16 (59%) stated support for streetscape and gateway improvements
- 6 (22%) stated support for ensuring maintenance of landscaping and streetscape improvements
- 3 (11%) stated opposition to streetscape improvements, none stated opposition to maintenance

Draft Streetscape Recommendations – Survey Feedback (2/5)

- Types of streetscape and gateway improvements mentioned in responses:
 - Streetlights (4 mentions)
 - Landscaping (2 mentions)
 - Trees (2 mentions)
 - Gateway signage
 - Screening of industrial uses
 - Bike racks
 - Fencing
 - Flowers
 - Paint curbs

Draft Streetscape Recommendations – Survey Feedback (3/5)

- Locations for streetscape and gateway improvements mentioned in responses:
 - West Main Street – General (5 mentions)
 - West Main Street intersections – General (2 mentions)
 - West Main Street west of Fort Lewis Fire Station
 - West Main Street – Fort Lewis Elementary School frontage
 - Fort Lewis Church Road/Cherokee Hills Drive intersection
 - Daugherty Road

Draft Streetscape Recommendations – Survey Feedback (4/5)

- Locations for maintenance mentioned in responses:
 - West Main Street sidewalk (2 mentions)
 - Medians
- Transportation improvements mentioned in responses:
 - More sidewalk on West Main Street
 - More crosswalk on West Main Street
 - Sidewalk connection to Glenvar Schools
 - Make left turns onto eastbound West Main Street safer from Locust Grove Lane
 - Make illegal left turns onto eastbound West Main Street more difficult from Knollridge Road

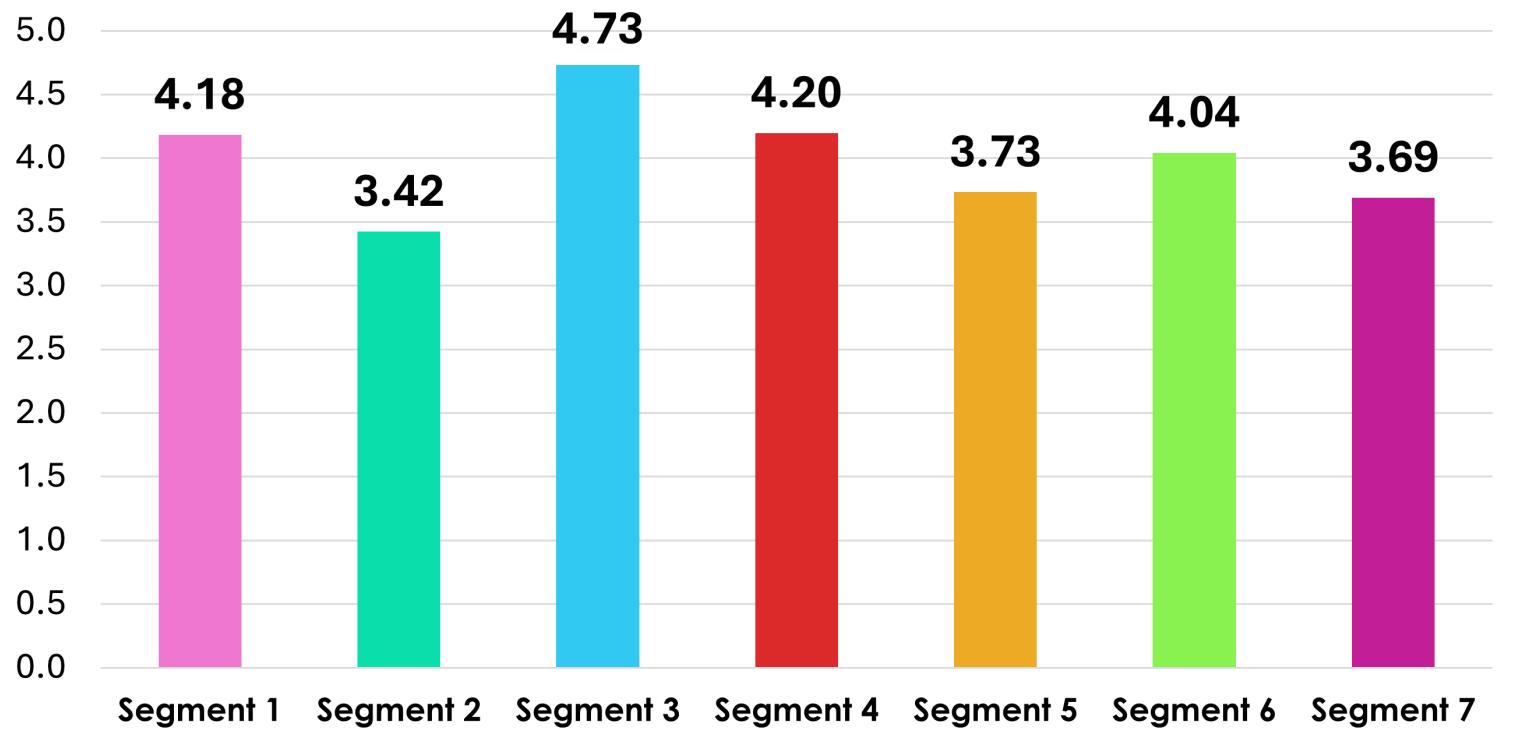
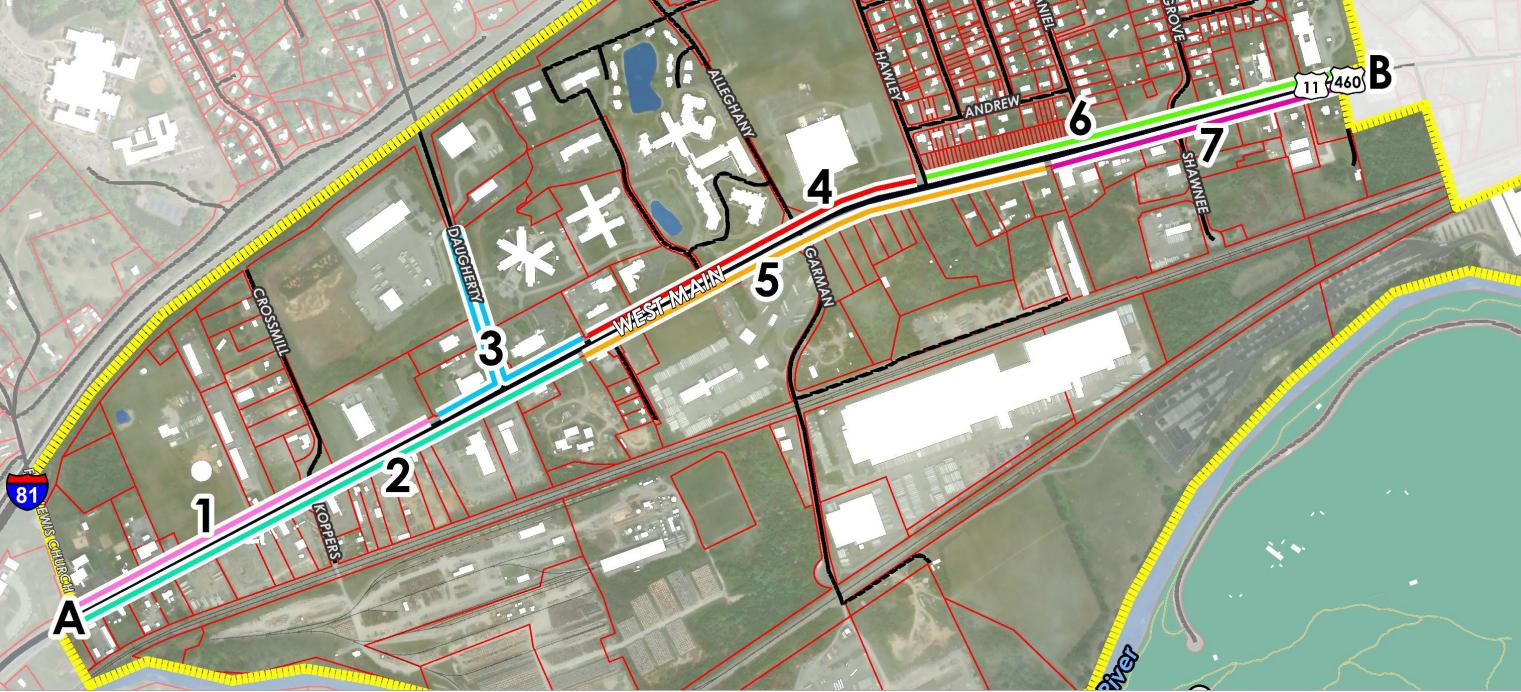
Draft Streetscape Recommendations – Survey Feedback (5/5)

- Other topics mentioned in responses:
 - Need more development on West Main Street to justify streetscape improvements (2 mentions)
 - High speed of traffic on West Main Street (2 mentions)
 - Extend greenway to Glenvar Schools
 - Utilize Green Hill Park
 - No need for sidewalks on West Main Street
 - Traffic is not an issue on West Main Street unless there is an I-81 detour

Please rank the seven (7) segments shown on the map by your preferred priority level for streetscape improvements (e.g. landscaping, street trees, benches, public art, etc.)

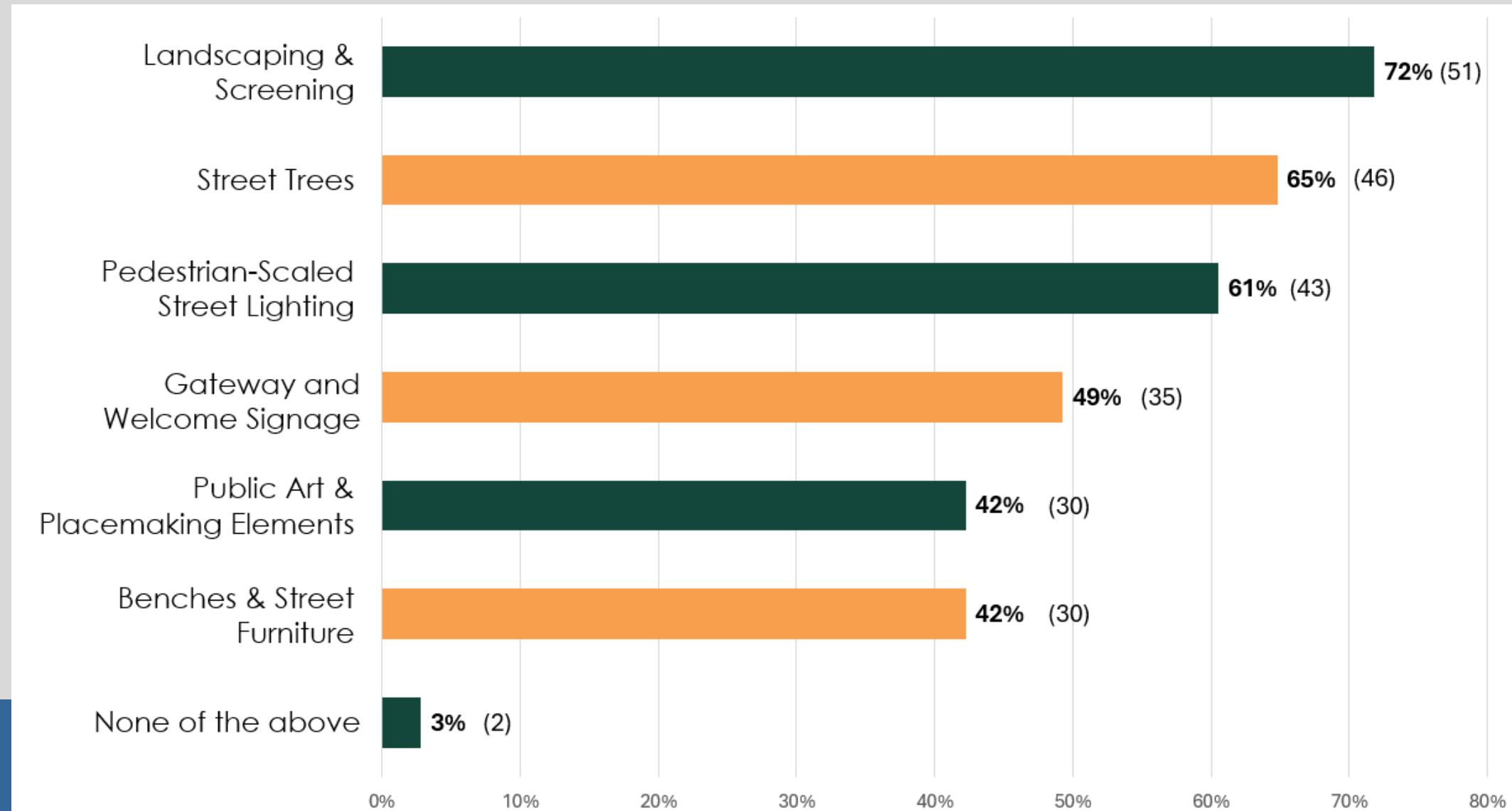
71 responded

Chart shows inverse weighted averages (higher = better)



Which of the following streetscape improvements would you support being installed in the Glenvar Center Study Area?

71
responded



Draft Transportation Recommendations (1/2)



- Continue to collaborate with VDOT and the City of Salem to improve traffic flow on West Main Street during Interstate 81 detours
- Collaborate with VDOT to mitigate impacts with the widening of Interstate 81 in western Roanoke County
- Determine appropriate locations for tractor trailer parking near Interstate 81 in western Roanoke County
- Work to improve traffic flow and safety throughout the study area and surrounding area
- Collaborate with VDOT to explore safety improvements at the intersection of Route 11/460/West Main Street and Fort Lewis Church Road
- Explore potential locations for electric vehicle (EV) charging in the study area

Draft Transportation Recommendations (2/2)



- Evaluate opportunities for improving the safety at railroad crossings in western Roanoke County
- Construct a segment of the Roanoke River Greenway from Green Hill Park to Barley Drive and make a connection to Route 11/460/West Main Street
- Construct pedestrian and bicycle facilities along Route 11/460/West Main Street in the study area
- Construct pedestrian facilities between the Glenvar Library and Glenvar Schools
- Construct pedestrian facilities between the Glenvar Schools and Fort Lewis Church Road
- Evaluate bicycle and pedestrian facilities along local roads within the study area and seek funding for these facilities
- Expand transit opportunities to the study area when and where feasible

Draft Transportation Recommendations – Survey Feedback (1/3)

- 22 responded
- 13 (59%) stated support for mitigating traffic impacts of I-81 construction and detours
- 10 (45%) stated support for expanding pedestrian accommodations
- 3 (14%) stated support for extending the Roanoke River Greenway
- 1(5%) stated support for expanding transit
- 1(5%) stated support for conducting traffic studies to improve traffic flow
- 1 (5%) stated support for constructing tractor trailer parking

Draft Transportation Recommendations – Survey Feedback (2/3)

- 1 (5%) stated opposition to expanding transit
- 1 (5%) stated opposition for constructing a sidewalk between the Glenvar Library and Glenvar Schools
- 1 (5%) stated opposition to constructing bike lanes
- 1 (5%) stated opposition to constructing EV charging stations

Draft Transportation Recommendations – Survey Feedback (3/3)

- Locations for pedestrian improvements mentioned in responses:
 - Glenvar Schools to Glenvar Library (4 mentions)
 - Glenvar Schools to Fort Lewis Church Road (2 mentions)
 - In residential neighborhoods (2 mentions)
 - Friendship Richfield campus to Glenvar Library
- Other topics mentioned in responses:
 - Evaluate traffic on Mill Lane due to new residential construction
 - Need more roundabouts
 - Need less signage
 - Install Intelligent Transportation Systems (ITS)

Please rank the six (6) potential transportation projects shown on the map by your preferred priority level

Project 1: Collaborate with VDOT to explore safety improvements at the intersection of Route 11/460 (West Main Street) and Fort Lewis Church Road

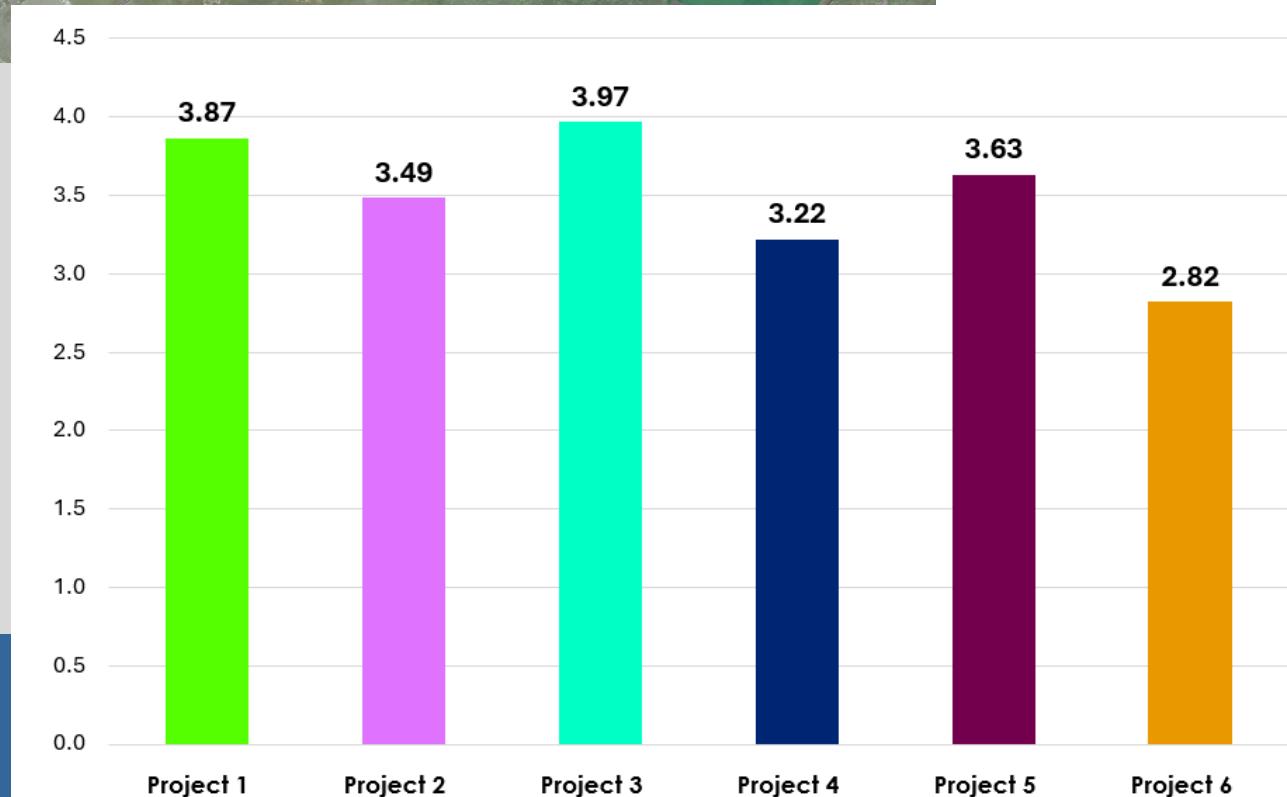
Project 2: Complete sidewalk on both sides of Route 11/460 (West Main Street) between the City of Salem and Technology Drive

Project 3: Construct sidewalk between the Glenvar Library and Glenvar Schools

Project 4: Construct sidewalk between the Glenvar Schools and Fort Lewis Church Road

Project 5: Construct the Roanoke River Greenway between Green Hill Park and the new trailhead parking lot at 2244 West Riverside Drive

Project 6: Construct the Roanoke River Greenway between Green Hill Park and Barley Drive and provide a connection to the existing sidewalk on Route 11/460 (West Main Street)



Draft Land Use and Housing Recommendations

- Expand commercial development opportunities (restaurants, retail, etc.) along Route 11/460/West Main Street
- Target key industrial sites for future economic development and re-development
- Explore opportunities to provide additional housing in the study area and surrounding area

Draft Land Use and Housing Recommendations – Survey Feedback (1/2)



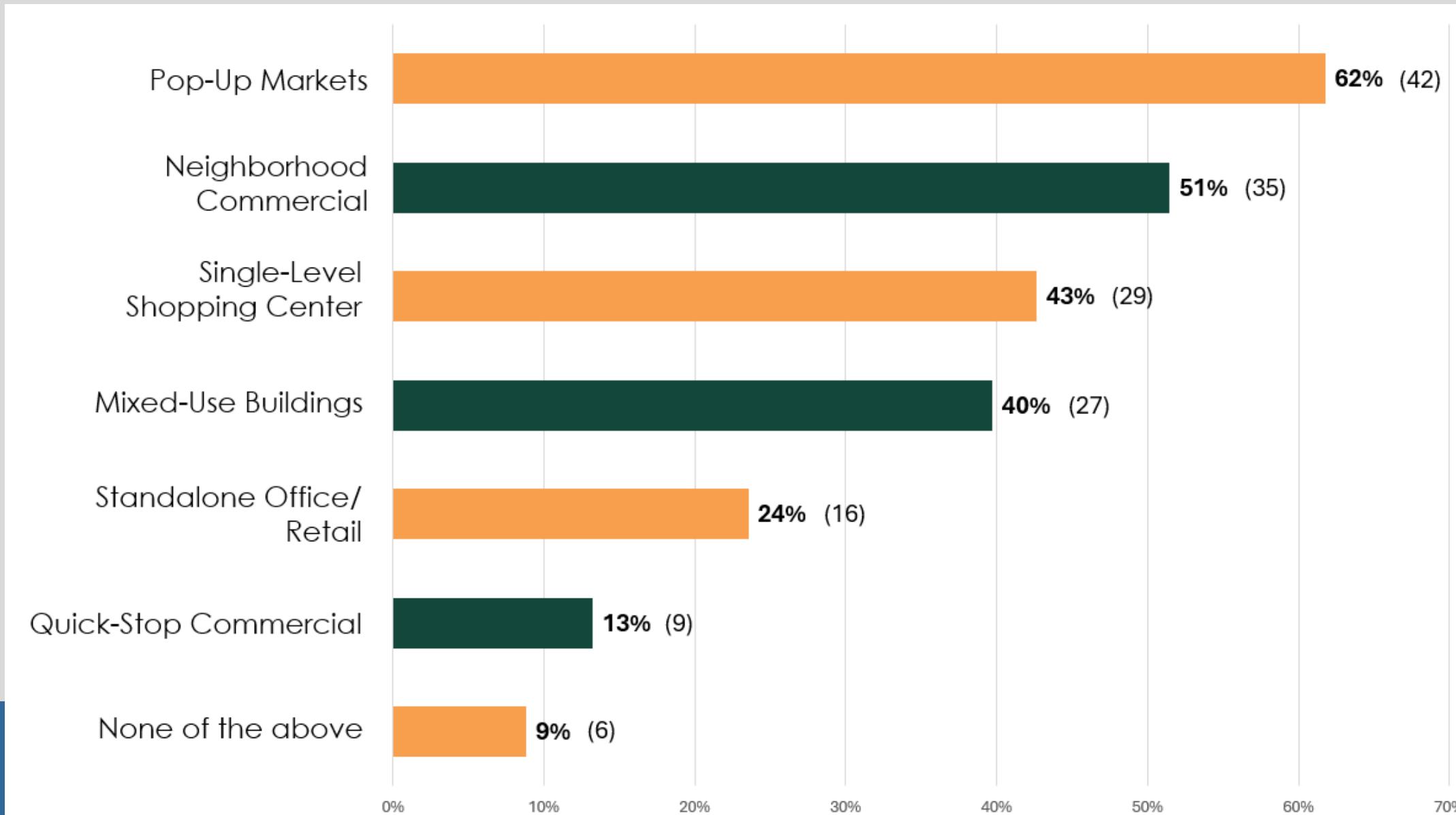
- 32 responded
- 17 (53%) stated support for expanding commercial development opportunities
- 5 (16%) stated support for providing more housing
- 4 (13%) stated support for targeting industrial sites for development and redevelopment
- 4 (13%) stated opposition to expanding commercial development opportunities
- 3 (9%) stated opposition to providing more housing

Draft Land Use and Housing Recommendations – Survey Feedback (2/2)



- Types of commercial development requested in responses:
 - Restaurant (10 mentions)
 - Local restaurant (4 mentions)
 - High quality restaurant (3 mentions)
 - Small restaurant
 - Food truck rodeo
 - Recreation Center (3 mentions)
 - Pop-up market (2 mentions)
 - Local retail (2 mentions)
 - Local businesses in general (2 mentions)
 - Town Center
 - Grocery store
 - Childcare facility
 - Walmart Neighborhood Market

Which of the following types of commercial buildings would you like to see constructed in the Glenvar Center Study Area?



Draft Utilities Recommendation



- Maintain and expand utilities and infrastructure facilities (water / sewer / gas / electric / broadband) to support future residential, commercial, and industrial development and redevelopment.



Draft Utilities Recommendation – Survey Feedback (1/2)

- 19 responded
- 16 (84%) stated support for maintaining and expanding utilities to support future development
- 1 (5%) stated opposition to future development
- Locations for utility expansion/maintenance mentioned in responses:
 - Russlen Farms
 - Cherokee Hills
 - Bent Mountain

Draft Utilities Recommendation – Survey Feedback (2/2)

- Types of utilities mentioned in responses:
 - Internet (8 mentions)
 - Broadband (4 mentions)
 - Fiber (2 mentions)
 - Cable (2 mentions)
 - Water (2 mentions)
 - Solar energy (2 mentions)
 - Underground utilities (2 mentions)
 - Sewer
 - Gas
 - Wind energy
 - Electricity
 - Pay phones
 - Emergency phones for kids

Open-Ended Comments

- 31 responded
- Very wide range of comments, difficult to aggregate or summarize
- Sentiments expressed more than once:
 - Any additional development should be carefully planned (3 mentions)
 - Provide more pedestrian accommodations (3 mentions)
 - Don't want any more development (2 mentions)
 - No unsightly or undesirable development – e.g. quick-stop commercial, vape shops, large parking lots (2 mentions)
 - Would like a recreation center (2 mentions)
 - Would welcome dense, transformative development (2 mentions)

Next Steps

- Develop and review final recommendations with Planning Commission (future work session)
- Finish drafting plan and review with Planning Commission (future work session)
- Planning Commission to hold Public Hearing for incorporation of Glenvar Center Plan into the Roanoke County 200 Plan (2nd Qtr of 2026)

Questions?



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Memorandum

TO: Planning Commission

FROM: Philip Thompson, AICP, CZA
Director of Planning

DATE: January 15, 2026

SUBJECT: ***Possible Zoning Ordinance Amendments***

At the Planning Commission's January 20th meeting, staff will review with the commission possible zoning ordinance amendments dealing with utility scale solar and commercial kennels. Attached is information on both of these amendments.

If you have any questions, please contact me by phone at (540) 772-2029 or by email at pthompson@roanokecountyva.gov.

PGT:pt

Attachments

Utility services, major:

Services of a regional nature which normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, community waste water treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. **Solar energy facilities are not included in this definition.**

Permitted with SUP: AG-3, AG-1, AR, AV, R-1, R-2, R-3, R-4, C-1, C-2

Permitted by right: PRD (if included in master plan), I-1, I-2

State Code Definitions:

"Solar facilities" means commercial solar photovoltaic (electric energy) generation facilities. "Solar facilities" does not include any solar project that is (i) described in § [56-594](#), [56-594.01](#), [56-594.02](#), or [56-594.2](#), or (ii) five megawatts or less.

"Shared solar facility" means a facility that:

1. Generates electricity by means of a solar photovoltaic device with a nameplate capacity rating that does not exceed 5,000 kilowatts of alternating current;
2. Is interconnected with a Phase II Utility's distribution system within the Commonwealth;
3. Has at least three subscribers;
4. Has at least 40 percent of its capacity subscribed by customers with subscriptions of 25 kilowatts or less; and
5. Is located on a single parcel of land.

Examples from Localities:

Montgomery County:

Solar energy system, utility scale: A ground mounted solar energy system that connects to a distribution network which has the capacity to produce more than five megawatts.

Solar energy system, community scale: A ground mounted solar energy system that connects to a distribution network which has the capacity to produce five or less megawatts.

Requires SUP: A-1, R-R (community scale), M-1, M-L

Stafford County:

Solar Facility: A commercial facility primarily consisting of activities, applications or devices designed to convert sunlight to electricity for storage and/or distribution from one property to other properties through a utility grid. Solar facility excludes residential or non-residential properties containing solar technology used to generate electricity for use on-site only.

Requires a CUP in the A-1, M-1, and M-2 districts

James City County:

Solar energy generating facility (solar facility). Solar energy generating facilities may include, but are not limited to, solar energy generating devices, inverters, a substation, ancillary equipment, buildings, security fencing, access roads, stormwater control measures, and screening on the site. Solar energy generating devices utilize sunlight as an energy source to heat or cool buildings, heat or cool water, or produce mechanical power by means of any combination of collecting, transferring, or converting solar generated energy. The term applies to, but is not limited to, solar photovoltaic systems, solar thermal systems, and solar hot water systems.

Community solar facilities provide electricity and/or utility bill reductions through net metering to multiple owners or subscribers and generate 5 megawatts ("MW") alternating current or less. In James City County, community solar facilities should be less than 1 MW.

Utility-scale solar facilities provide electricity for commercial distribution.

- i. Small utility-scale facilities generate less than 1 MW.
- ii. Large utility-scale facilities generate 1 MW or greater.

Need for an SUP is determined by the zoning administrator

Definition (Sec. 30-29-5. Commercial Use Types.)

Kennel, commercial: The boarding, breeding, raising, grooming or training of two (2) or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises for commercial gain.

Zoning Districts

Permitted Use – AG-3, and C-2 (Prohibited in CVOD)

Special Use – AG-1, AR, and AV

Existing Use & Design Standards (Sec. 30-85-18. Kennel, Commercial.)

(A) General standards:

1. Each commercial kennel shall install and operate a kennel silencer.
2. Animal waste shall be disposed of in a manner acceptable to the department of health.
3. Crematoria or land burial of animals in association with a commercial kennel shall be prohibited.

(B) Additional standards in the AG-3, AG-1, AR and AV districts:

1. The minimum area required for a commercial kennel shall be two (2) acres.
2. All facilities associated directly with the commercial kennel, whether indoors or outdoors, shall be set back a minimum of one hundred (100) feet from any property line.
3. When adjoining a residential use type, a Type C buffer yard in accordance with [Section 30-92](#) shall be provided along the property line which adjoins the residential use type.

4. The site shall front on and have direct access to a publicly owned and maintained street.

(C) Additional standards in the C-2 district:

1. All outdoor runs, training areas and pens associated with a commercial kennel shall be set back a minimum of one hundred (100) feet from any property line.

Proposed Use & Design Standards (Sec. 30-85-18. Kennel, Commercial.)

(A) General standards:

1. Each commercial kennel shall install and operate a kennel silencer.
2. Animal waste shall be disposed of in a manner acceptable to the department of health.
3. Crematoria or land burial of animals in association with a commercial kennel shall be prohibited.

(B) Additional standards in the AG-3, ~~AG-1, AR and AV~~ districts:

1. The minimum area required for a commercial kennel shall be two (2) acres ~~[three (3) acres]~~.
2. ~~All facilities associated directly with the commercial kennel, whether indoors or outdoors, shall be set back a minimum of one hundred (100) feet from any property line.~~ All outdoor runs, outdoor training areas and outdoor pens associated with a commercial kennel shall be set back a minimum of one hundred (100) feet from any property line. The zoning administrator may allow a reduction in the 100-foot setback. It shall be the applicant's responsibility to provide documentation in support of such a reduction. The zoning administrator may request additional materials as necessary. In making such determinations, the zoning administrator shall consider factors including, but not limited to, (a) topography on site and on adjacent properties, (b) existing vegetation on site, (c) planting of

additional landscaping, (d) size and scope of the proposed kennel operation, and (e) surrounding land uses.

3. When adjoining a residential use type, a Type C buffer yard in accordance with [Section 30-92](#) shall be provided along the property line which adjoins the residential use type.
4. The site shall front on and have direct access to a publicly owned and maintained street.

(BC) Additional standards in the ~~AG-3~~, AG-1, AR and AV districts:

1. The minimum area required for a commercial kennel shall be two (2) acres.
2. ~~All facilities associated directly with the commercial kennel, whether indoors or outdoors, shall be set back a minimum of one hundred (100) feet from any property line. All outdoor runs, outdoor training areas and outdoor pens associated with a commercial kennel shall be set back a minimum of one hundred (100) feet from any property line. The 100-foot setback may be reduced by the Planning Commission and Board of Supervisors during the special use permit process.~~
3. When adjoining a residential use type, a Type C buffer yard in accordance with [Section 30-92](#) shall be provided along the property line which adjoins the residential use type.
4. The site shall front on and have direct access to a publicly owned and maintained street.

(CD) Additional standards in the C-2 district:

1. All outdoor runs, ~~outdoor~~ training areas and ~~outdoor~~ pens associated with a commercial kennel shall be set back a minimum of one hundred (100) feet from any property line. ~~The zoning administrator may allow a reduction in the 100-foot setback. It shall be the applicant's responsibility to provide documentation in support of such a reduction. The zoning administrator may request additional materials as necessary. In making such determinations, the zoning administrator shall consider factors including, but not limited to, (a) topography on site and on adjacent properties, (b)~~

existing vegetation on site, (c) planting of additional landscaping, (d) size and scope of the proposed kennel operation, and (e) surrounding land uses.