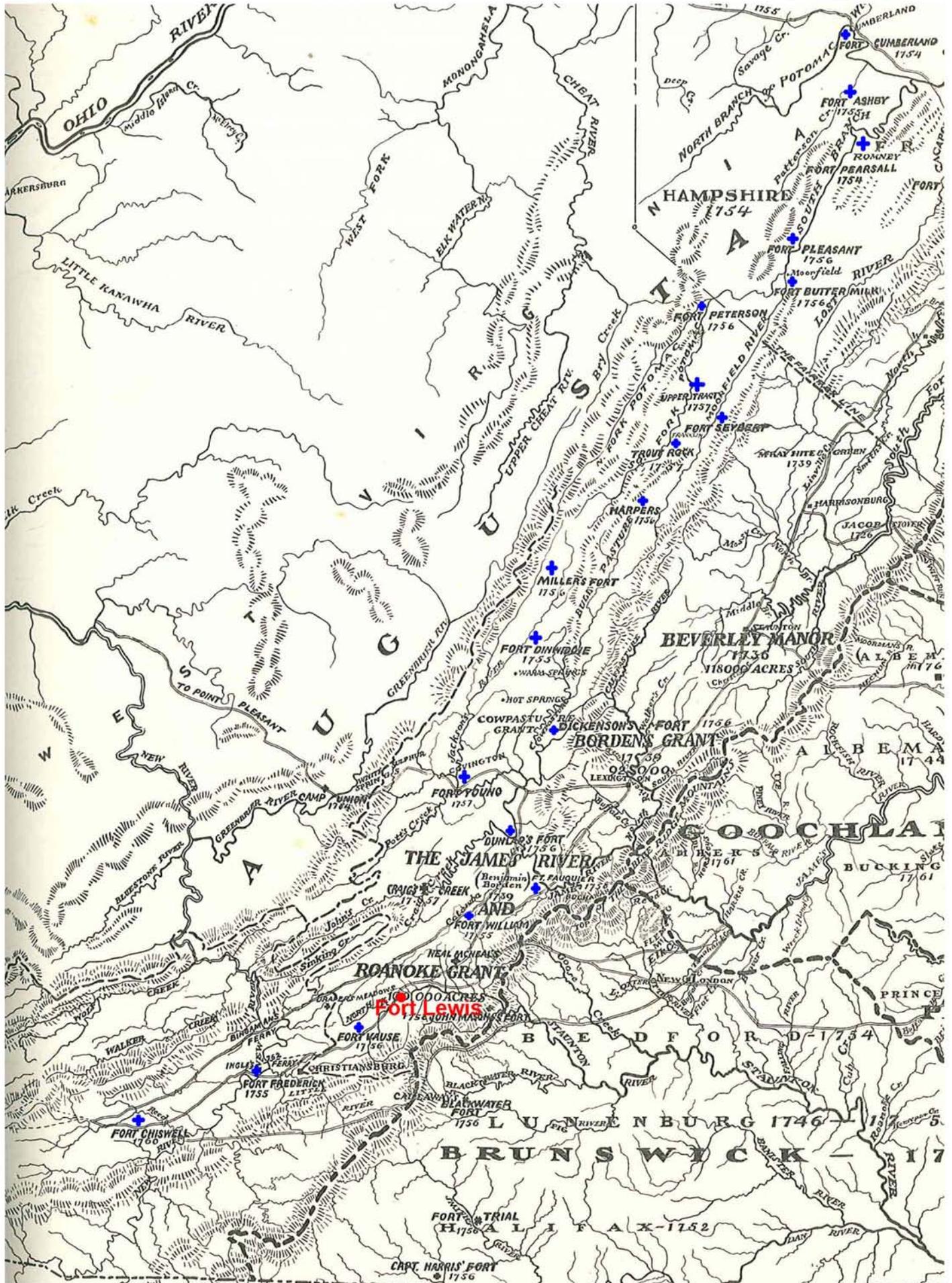


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3	Fort Lewis Mansion History	2
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26	Implementation Strategies Table	8
27	Board of Supervisors Resolution	1,7
28	Glenvar Community Plan Bibliography	
29	Glenvar Community Plan Graphic Sources	

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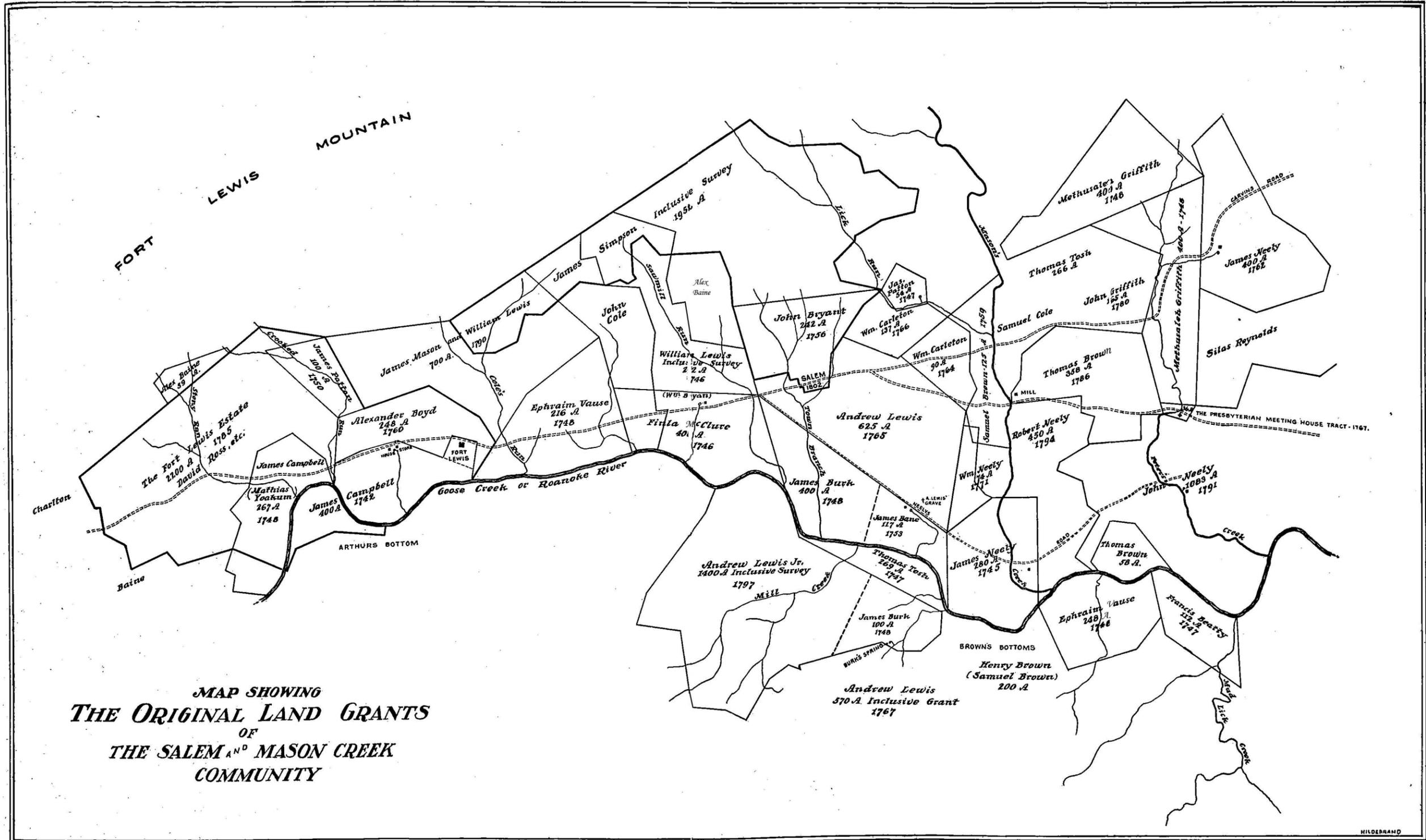
Map of the Virginia Frontier, 1756

Document 1



Source: Kegley's Virginia Frontier by F.B. Kegley (1938)

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Historic Fort Lewis



HISTORIC "FORT LEWIS"

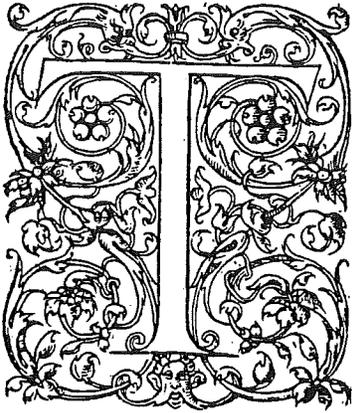
Three miles West of Salem
Ten miles West of Roanoke, Virginia

Site of Pre-Revolutionary Fort



The house is located three hundred and eighty (380) feet from the highway and is reached by means of a gravel driveway leading through a beautiful expanse of well kept, shady lawn.

"Fort Lewis" Homestead



HIS beautiful estate is located on the historic Lee Highway, the main highway from the north to the south, three miles from Salem, Virginia, a delightful residence and college town, and ten miles from the heart of Roanoke City. It is convenient to churches, schools, colleges, railroads and bus lines. This estate consists of forty-eight (48) acres of very fertile land.

The improvements include a Colonial residence, with a very large hall through the center; side hall from the side porch and porte-cochere; beautiful Colonial stairway located in the center of the main hall with double spiral hand-rails; large living room, library, attractive dining room, breakfast room finished with tile and brick. In the breakfast room is a faucet connected directly with a spring that supplies the building, so the drinking water is always fresh and cool without coming through the main water system. There is a well arranged butler's pantry and a bright, airy kitchen with tiled side-walls and cork-tile floor. Four bedrooms, Colonial size, and four tiled baths, a very large sleeping porch, two servants' rooms and bath.

The third story is finished into one large recreation room. The basement has a furnace room with hot water heating plant, coal room that will hold a car of coal, fully equipped laundry and storage rooms.

The inside walls are solid brick as well as the outer walls. Tiled front porch and tiled roof. The Colonial home was built in 1822 and the bricks were hauled in four-horse wagons from Lynchburg, Virginia. The residence is in a perfect state of preservation, with every modern convenience.

A delightful swimming pool is fed by a bold spring which flows from under a cliff surrounded by giant oak trees. Another spring supplies all the buildings. There is a natural location for a fish and skating pond which can be filled with the overflow from these springs. The bathhouse is of modern construction, has tiled roof, four rooms and two lavatories.

The outbuildings consist of a caretaker's cottage, a stock-barn, modern dairy-barn, hay-barn, and garages for five cars.

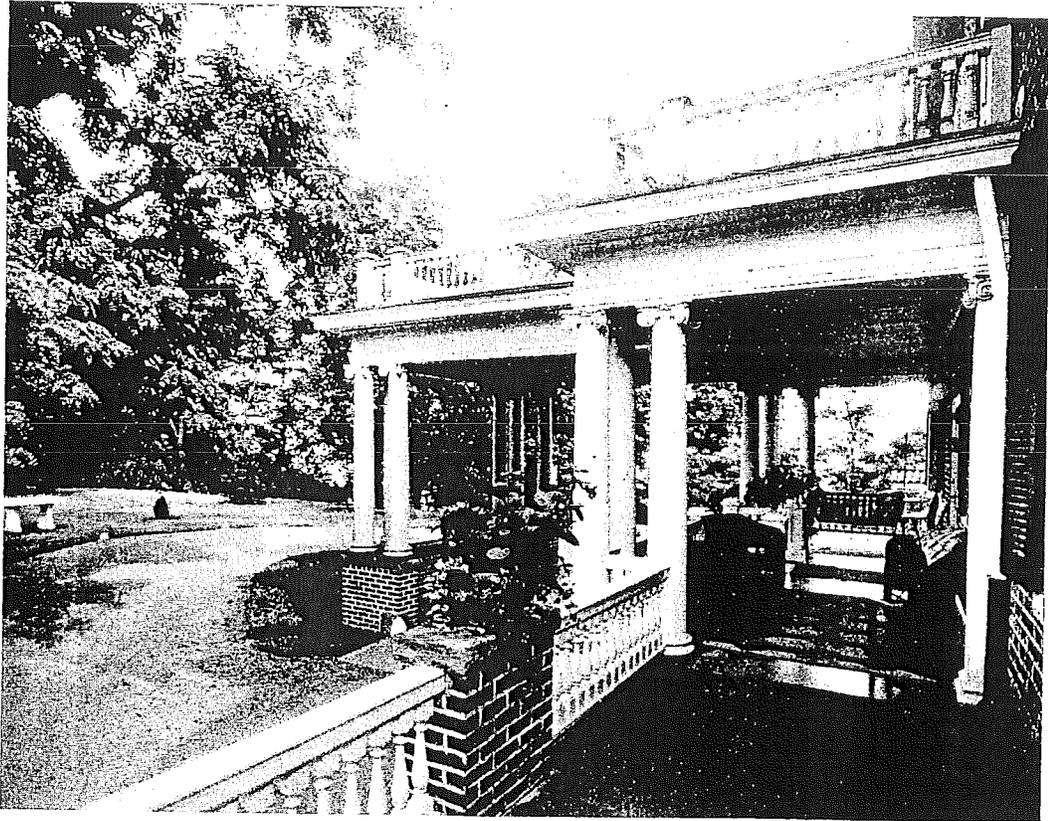
A young orchard is just coming into bearing, while alfalfa and blue grass fields, together with beautiful shrubbery and extensive flower and vegetable gardens, all join in adding to the beauty of this homestead.

This handsome estate is now for sale. All inquiries should be addressed to

Telephone 3181
511-512 Liberty Trust Building

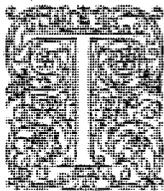
MR. C. SHELBURNE SPINDLE
C. S. Spindle & Company, Realtors
Roanoke, Virginia

2 SPRINGS
/ \
pool house



The large side veranda and porte-cochere afford an inviting place to welcome your guests

History of "Fort Lewis" Homestead



HE charming Colonial home known as Fort Lewis is situated on the south side of the Lee Highway about three miles west of Salem, and was so called because it was here that Colonel Andrew Lewis (later General Lewis) took his stand in the protection of the frontier from the Indians, as directed by General Washington, who had received his instructions from Governor Dinwiddie.

The fort, built by Colonel Andrew Lewis, stood at a distance of about one hundred and fifty feet due west from the center of the present residence. Mr. Alexander White remembered seeing the rubbish of the fort, which was built of logs on a foundation of flat field stone, and the remains were not entirely removed until after the Civil War.

Mr. Samuel White, father of Alexander White, bought a boundary of land of four thousand five hundred acres running east and west up the valley between the mountains on the north and Roanoke River on the south, and in 1822 built the present residence just east of the old fort.

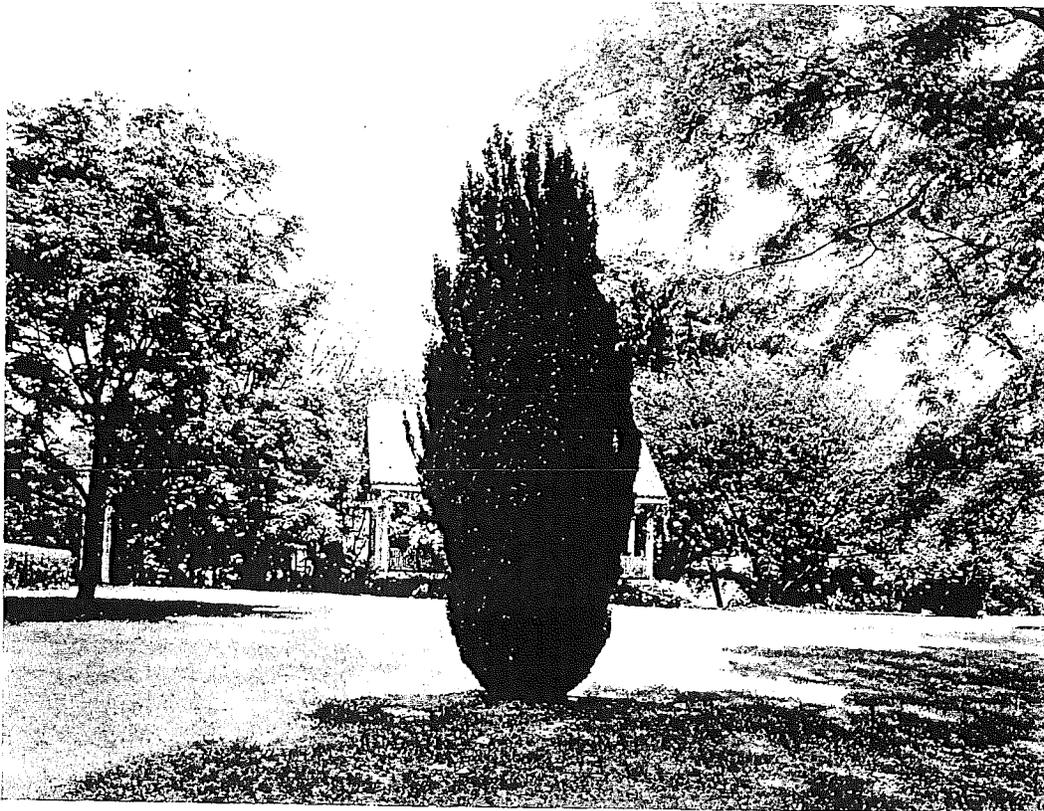
When Mr. White was having the cellar dug, the skeletons of half a dozen men were found buried in one grave, under what is now the center hall of the building, and had them

removed and buried elsewhere. He was of the opinion that as these bodies were all buried in one grave, they were killed at the same time in some battle at the fort.

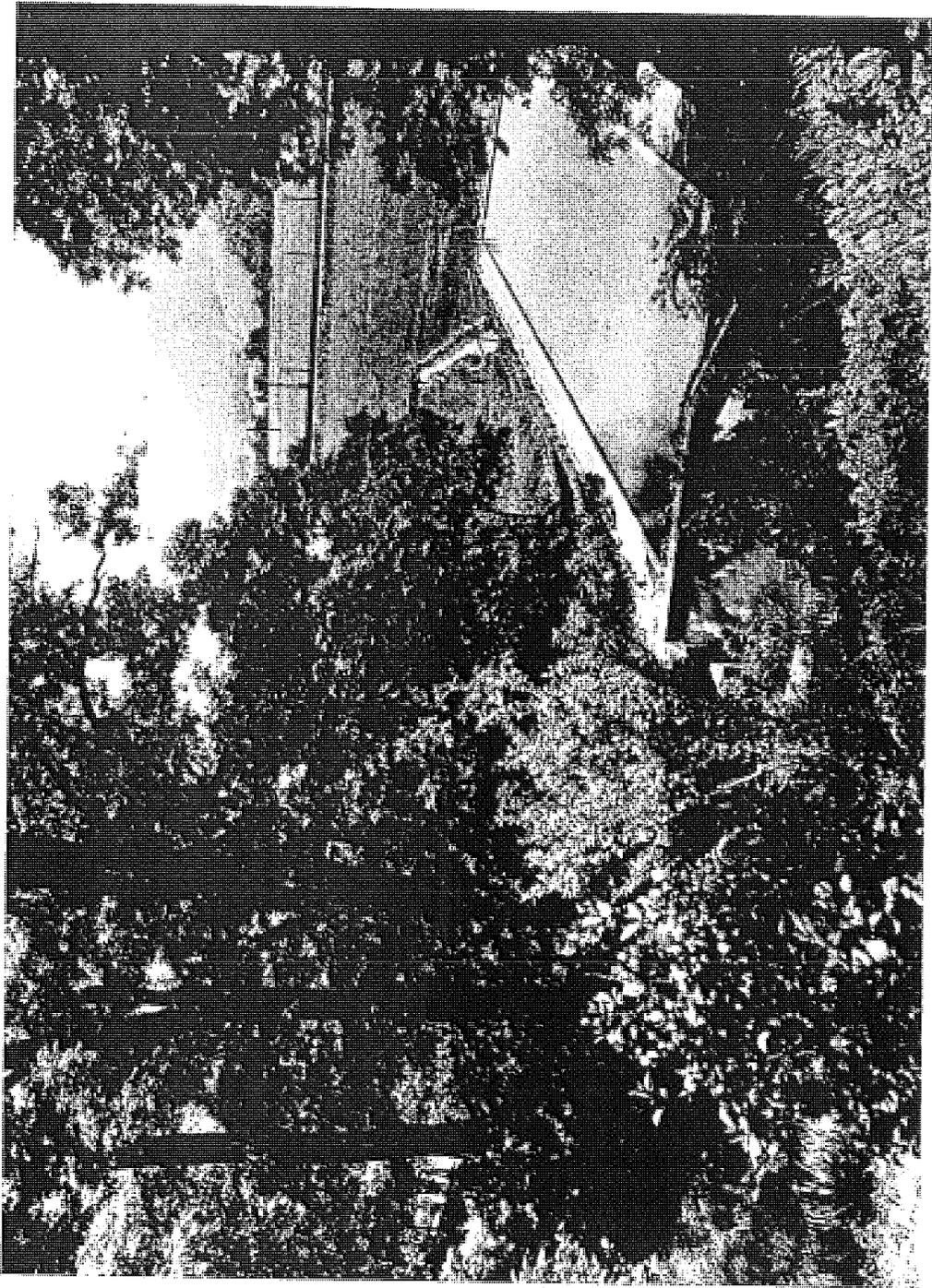
Tradition says the original deed to this boundary of land was signed by George III, and was recorded in the Courthouse at Fincastle, which record was destroyed by fire some years later, along with many other valuable records. It is known that the original copy of the deed remained in possession of Mr. Alexander White until after 1885, when it was loaned to a neighbor to settle some boundary lines, and was lost.

As to the general conditions in this section we know that when the pioneers settled in the Valley and Southwest Virginia, the greater part of this section had ceased to be the settled home of any particular Indian tribe. It was the common hunting ground of the Shawnees, Cherokees and other southern Indians. Here they met in friendly chase and here, too, they met in deadly encounter with the northern tribes who lived near the Great Lakes. It is spoken of as the "Debatable Land," being so fair and valuable that the Indians were unwilling that any one tribe should possess it. Since the great Appalachian chain could nowhere else be so easily crossed this was the great thoroughfare between the northern and southern Indians, and their trail, called the "Great Path," passed along near the route of the present macadamized road through the Southwest Virginia counties.

Since this section was the path "of migration, of chase and of savage invasion," it was very necessary that the whites who came to settle here should have some protection and it was for such service that Fort Lewis was erected.



This Irish yew tree on the front lawn is eighteen feet high and is said to be over a hundred years old



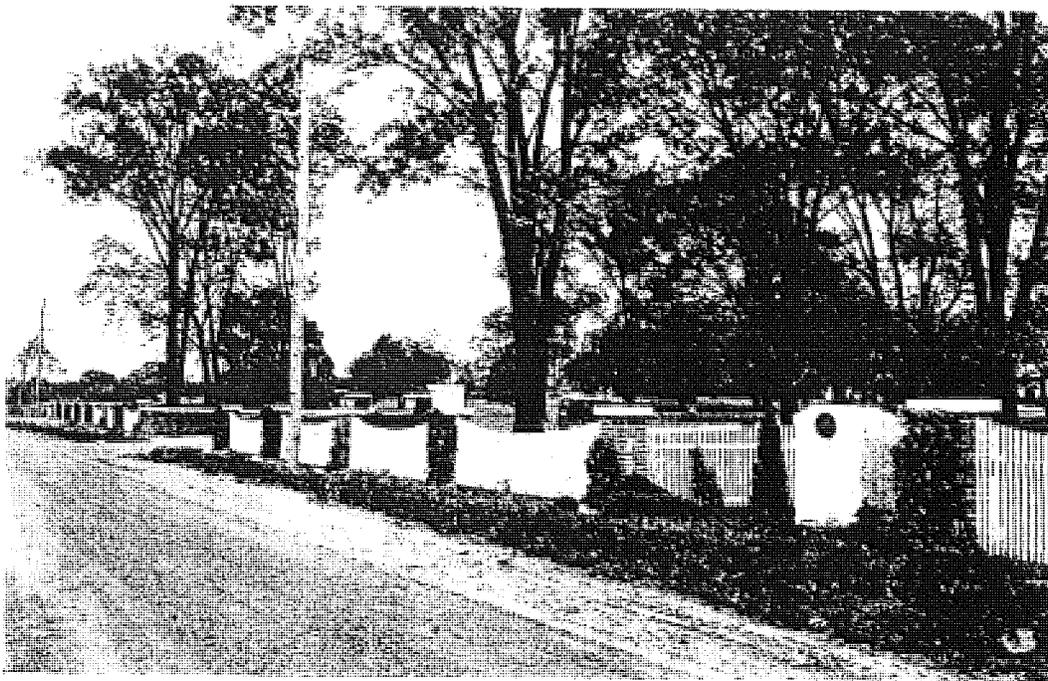
The large swimming pool with its crystal clear water is popular during the summer months

Although no description has come down to us of this particular fort it was most probably similar in plan to the other frontier forts of the time. Mr. Roosevelt, who carefully investigated all that was written by the earliest writers about old frontier forts, gives a description of them in his "Winning of the West." He says, "They were a square palisade of upright logs, loopholed, with strong blockhouses as bastions at the corners. One side, at least, was generally formed by the backs of the cabins themselves, all standing in a row, and there was a great door or gate that could be strongly barred in case of need. Often no iron whatever was employed in any of the buildings. The square inside contained the provision sheds and frequently a strong central blockhouse as well. These forts, of course, could not stand against cannon and they were always in danger when attacked with fire; but save for this risk of burning they were a very effective defense against men without artillery and were rarely taken, whether by whites or Indians, except by surprise."

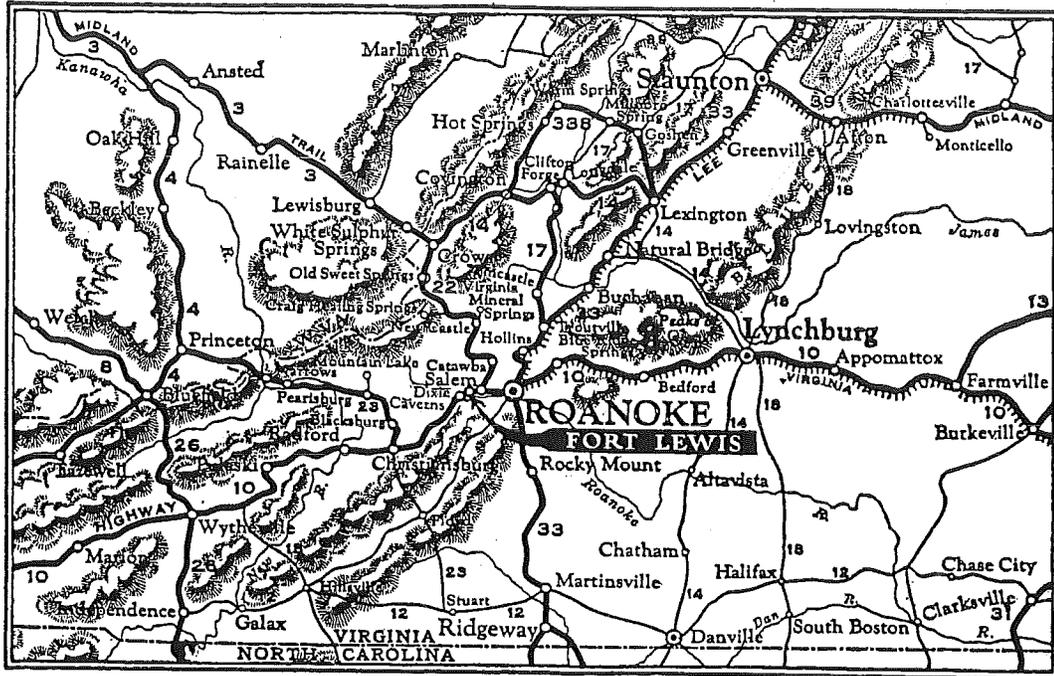
After the defeat of Braddock, in 1755, the whole western frontier was left exposed to the incursions of the Indians. The history of the Valley abounds in stories of Indian incursions and massacres. Located at the very entrance to the Valley, no doubt this community was often harrassed.

While history records a number of instances of Indians fighting around the Fort Lewis stockade, space does not permit including these in this brief sketch. Our imagination, however, can picture many instances in which the settlers found shelter in Fort Lewis or in which the militia would set out from the Fort to go to the rescue of some harrassed settlement.

The citizens of Roanoke Valley will ever gratefully remember Fort Lewis as the place of shelter and protection for their forefathers.



Fort Lewis is on the Lee Highway, U. S. Route 11, three miles west of Salem, Va. Note the D. A. R. marker



From Roanoke Chamber of Commerce Map. Copyrighted by The Stone Printing and Manufacturing Company

AS may be seen from the above map, Fort Lewis is located on the Lee Highway, U. S. Route No. 11. It is within one-half day's automobile drive from some of Virginia's most historical points.

One could get in his car in the morning and driving north over the Lee Highway, passing through Roanoke, visit Natural Bridge, a distance of fifty miles from Fort Lewis, then fifteen miles farther, stop at Lexington, the home of Washington & Lee University and Virginia Military Institute, visiting the tombs of Lee and Jackson. Still traveling north on the same highway, a thirty-five-mile drive brings you to Staunton, the birthplace of Woodrow Wilson and one of the most well-known educational centers of the state. Turning east at Staunton you cross the Afton Mountain, witnessing some of the most beautiful mountain scenery in this country and, after a forty-mile drive, arrive in Charlottesville, the seat of the University of Virginia. A few miles from Charlottesville is Monticello, the home of Thomas Jefferson. Richmond, the capital of the state, can be reached from Fort Lewis within four and one-half hours of comfortable driving. Driving west from Fort Lewis we pass through beautiful Southwest Virginia, "The Mountain Empire." Thirty-three miles distant is Blacksburg, the seat of the Virginia Polytechnic Institute.

Other points of interest easily accessible are the famous Virginia Hot Springs, eighty-seven miles from Fort Lewis, and White Sulphur Springs, West Virginia, only sixty-eight miles distant.

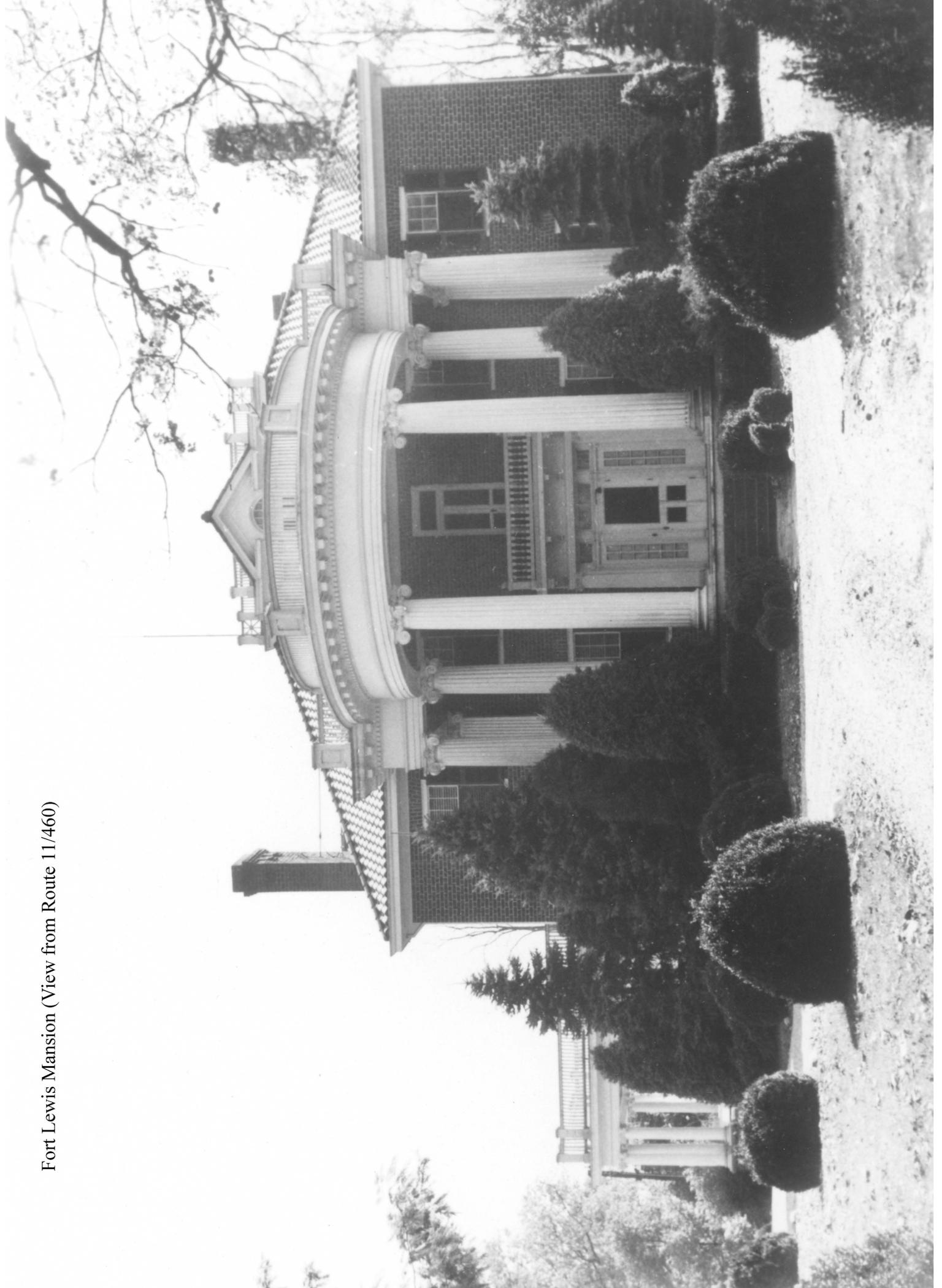
Inquiries regarding Fort Lewis should be addressed to

MR. C. SHELBURNE SPINDLE, of C. S. Spindle & Company
511-512 Liberty Trust Building, Roanoke, Virginia

List of Landowners- Fort Lewis Property

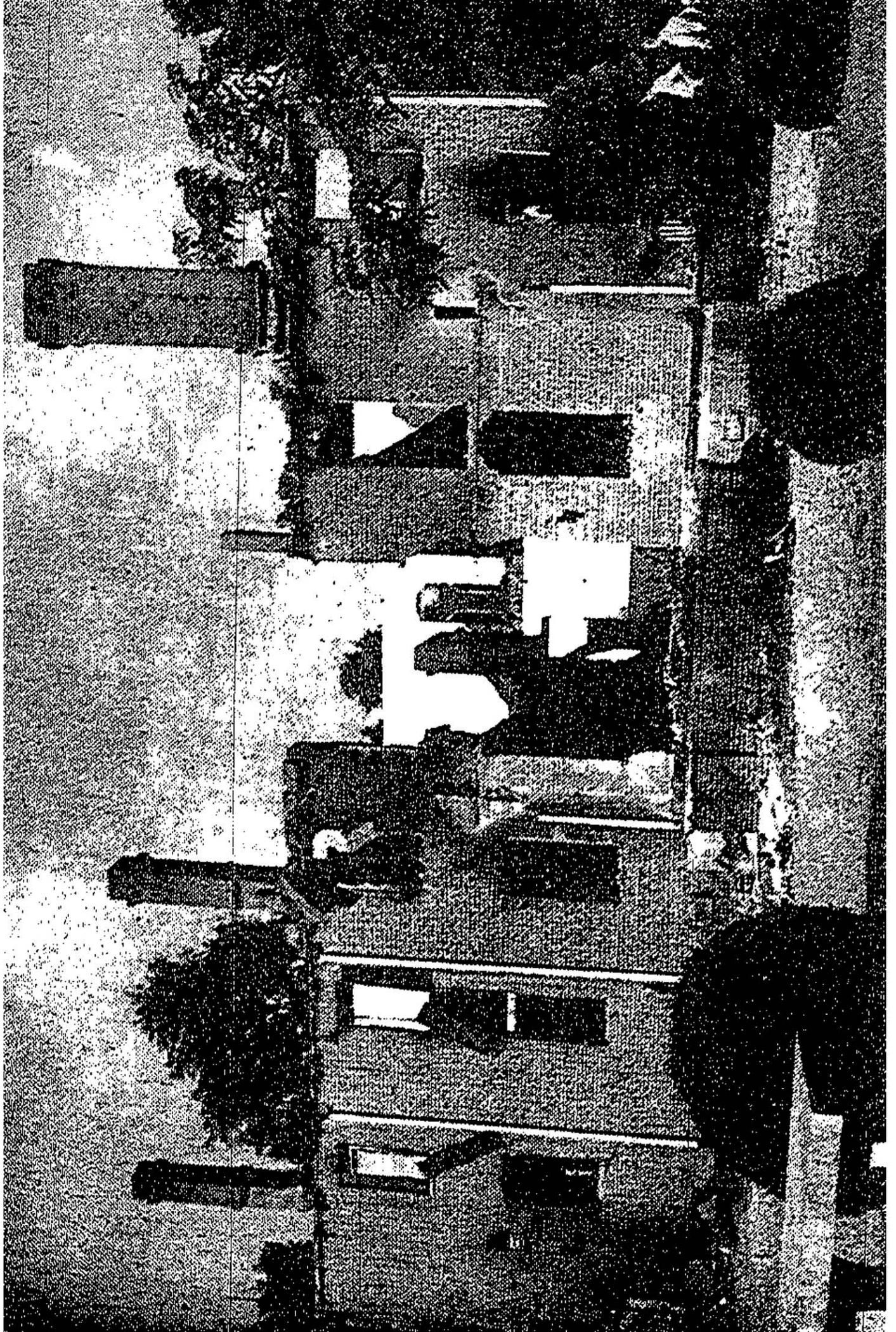
- April 5, 1748- King George II of England granted to James Campbell, through the Kings representative Sir William Gooch, Lieutenant Governor of Virginia, two hundred and sixty seven acres of land, lying and being in the county of Augusta on the west side of Roanoke River for the sum of thirty shillings. Fort Lewis built 1755.
- February 14, 1761- King George III of England, through Francis Fauquier, Lieutenant Governor of Virginia, granted to Alexander Boyd, ninety-eight acres of land on the waters of the Roanoke River for ten shillings.
- August 14, 1771- Andrew Boyd, Administrator for Alexander Boyd, conveyed to Alexander Bain, one thousand two hundred acres
- September 13, 1785- Governor Patrick Henry, Governor of Virginia, conveyed the land along with additional land to David Ross. Alexander Bain paid 6 pounds, 10 shillings to have his 2,200 acres recorded in the name of David Ross as payment of a mortgage on the property.
- December 1, 1806- Joseph Scott, Marshall of Virginia District Court, sold two thousand six hundred and eight acres to Thomas Norwell as administrator of the estate of David Ross. The sum paid was \$12,900.00.
- Unknown- Thomas Norwell passed the land to Samuel White, the grandson of David Ross. Mr. Norwell owned the land a very short time. Samuel White moved to the log officers quarters of Old Fort Lewis and lived there while his children were born. He then began construction of the "Fort Lewis" Mansion in 1818, completed the structure in 1822. He acquired a total of 7500 acres before his death.
- November 22, 1831- Samuel White, in his will bequeathed to Alexander White, the mansion house and part of the land, the remainder of the land going to his other children. President Andrew Jackson used to spend the night at "Fort Lewis" on his way to the "Heritage" in Tennessee.
- June 1906 Roanoke County Court Awarded to Fannie Penn White, the mansion house and one hundred fifty three and $\frac{3}{4}$ acres. She immediately sold to W.L. Nolan, one hundred forty nine acres along with the house for \$20,000.00.
- May 26, 1909- W.L. Nolan conveyed to same property to S.E. Nolan
- August 1910- S.E. Nolan conveyed the property to Frank Burwell Gordon, who completely remodeled the mansion with modern plumbing and electricity. Total Acreage of 100 acres
- August 9, 1919- F.B. Gordon conveyed the house and unknown acreage to W.A. Poff for \$50,000.00.
- December 1, 1922- W.A. Poff sold the same to George W. Payne, father of motion picture star, John Payne, for \$44,900.00 58 Acres.
- April 1936- The Estate of George W. Payne sold the house to Allan L. Luke, a retired mill executive, son of John G. Luke, President of West Va. Pulp and Paper Co.

Fort Lewis Mansion (View from Route 11/460)



Fort Lewis Mansion (Looking West)





Fort Lewis Mansion (Destroyed by Fire, 1949)

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Map ID Number	Address	Name	Type	Surveyed or Noted by VDHR	VDHR Number
0	7424 Cove Hollow Road	Little Hope Church	Church	Surveyed by the VDHR	80-580
1	6418 Dry Hollow Road	N/A	House	Surveyed by the VDHR	80-582
2	7388 Cove Hollow Road	N/A	House	Surveyed by the VDHR	80-516
3	6210 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-222
4	6204 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-561
5	7250 Cove Hollow Road	N/A	House	Noted by the VDHR	N/A
6	6138 Poor Mountain Road	N/A	Log	Noted by the VDHR	N/A
7	6118 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-507
8	6111 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-224
9	6107 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-223
10	6043 Poor Mountain Road	N/A	Log	Noted by the VDHR	N/A
11	6027 Poor Mountain Road	N/A	House	Noted by the VDHR	N/A
12	6099 Botts Hollow Road	N/A	House	Noted by the VDHR	N/A
13	6029 Botts Hollow Road	N/A	House	Noted by the VDHR	N/A
14	7068 Cove Hollow Road	N/A	House	Noted by the VDHR	N/A
15	5904 Poor Mountain Road	5866 Poor Mountain Road	House	Surveyed by the VDHR	80-473
16	6960 Cove Hollow Road	N/A	House	Surveyed by the VDHR	80-581
17	5886 Poor Mountain Road	5862 Poor Mountain Road	House	Surveyed by the VDHR	80-508
18	5812 Foster Lane	N/A	House	Surveyed by the VDHR	80-220
19	5784 Foster Lane	N/A	House	Surveyed by the VDHR	80-221
20	6197 Peaceful Drive	N/A	House	Surveyed by the VDHR	80-579
21	6202 Joyce Lane	N/A	House	Noted by the VDHR	N/A
22	6163 Peaceful Drive	N/A	House	Noted by the VDHR	N/A
23	5890 Dry Hollow Road	5860 Dry Hollow Road	House	Surveyed by the VDHR	80-209
24	5672 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-510
25	5768 Dry Hollow Road	N/A	House	Surveyed by the VDHR	80-210
26	5766 Dry Hollow Road	N/A	House	Noted by the VDHR	N/A
27	5643 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-562
28	5628 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-217
29	5625 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-219
30	5600 Poor Mountain Road	Emmaus Road Community Church	Church	Surveyed by the VDHR	80-218
31	5607 Poor Mountain Road	N/A	House	Noted by the VDHR	N/A
32	5784 Dry Hollow Road	N/A	Store	Noted by the VDHR	N/A
33	5680 Dry Hollow Road	N/A	House	Noted by the VDHR	N/A
34	4784 West River Road	4784 Yateman Lane	House	Surveyed by the VDHR	80-577
35	5676 Dry Hollow Road	N/A	House	Noted by the VDHR	N/A
36	5652 Dry Hollow Road	N/A	House	Surveyed by the VDHR	80-515
37	5346 West River Road	N/A	House	Noted by the VDHR	N/A
38	Dry Hollow Road	N&W Railroad Bridge	Bridge	Surveyed by the VDHR	80-564
39	5791 West River Road	Goodwins Church	Church	Surveyed by the VDHR	80-578
40	5408 Poor Mountain Road	Cedar Bluff	House	Surveyed by the VDHR	80-8
41	4743 West River Road	N/A	House	Surveyed by the VDHR	80-213
42	5269 River Bend Lane	N/A	Log	Noted by the VDHR	N/A
43	5558 West River Road	N/A	House	Surveyed by the VDHR	80-483
44	5588 West River Road	N/A	House	Noted by the VDHR	N/A
45	5263 Getty Lane	N/A	House	Surveyed by the VDHR	80-211
46	5279 River Bend Lane	N/A	Log	Noted by the VDHR	N/A
47	5250 Getty Lane	N/A	House	Surveyed by the VDHR	80-208
48	5487 West River Road	N/A	House	Noted by the VDHR	N/A
49	5256 Getty Lane	N/A	House	Surveyed by the VDHR	80-206
50	5290 River Bend Lane	5260 Getty Lane	House	Surveyed by the VDHR	80-205
51	5293 Getty Lane	N/A	House	Surveyed by the VDHR	80-207
52	4679 West River Road	N/A	House	Surveyed by the VDHR	80-214
53	4665 West River Road	N/A	House	Surveyed by the VDHR	80-565
54	5323 Poor Mountain Road	N/A	House	Noted by the VDHR	N/A
55	5255 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-512
56	5248 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-559
57	3499 Harborwood Road	3554 Harborwood Road	House	Surveyed by the VDHR	80-472
58	5757 West Main Street	Dixie Caverns	Store	Surveyed by the VDHR	80-552
59	5235 Sallie Lane	N/A	House	Surveyed by the VDHR	80-481
60	5724 West Main Street	N/A	House	Surveyed by the VDHR	80-553
61	5167 Poor Mountain Road	N/A	General Store	Surveyed by the VDHR	80-216
62	5168 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-215
63	6419 Meacham Road	N/A	House	Surveyed by the VDHR	80-480

Historic Structures List

64	3387 Harborwood Road	N/A	House	Surveyed by the VDHR	80-474
65	5521 West Main Street	N/A	Cottage	Noted by the VDHR	N/A
66	5517 West Main Street	N/A	Cottage	Noted by the VDHR	N/A
67	5149 Beason Lane	N/A	House	Surveyed by the VDHR	80-484
68	5556 Pleasant Run Drive	N/A	Cottage	Noted by the VDHR	N/A
69	5538 Pleasant Run Drive	N/A	House	Surveyed by the VDHR	80-476
70	5380 West Main Street	Big Hill Baptist Church	Church	Surveyed by the VDHR	80-478
71	5817 Viewpoint Avenue	5817 Pleasant Run Road	House	Surveyed by the VDHR	80-554
72	5812 Viewpoint Avenue	N/A	House	Surveyed by the VDHR	80-555
73	5345 Pleasant Run Drive	N/A	Bungalow	Noted by the VDHR	N/A
74	4911 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-482
75	4857 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-575
76	4814 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-558
77	3104 Harborwood Road	N/A	House	Surveyed by the VDHR	80-471
78	3065 Powell Drive	N/A	House	Surveyed by the VDHR	80-468
79	2952 Allie Lane	N/A	House	Surveyed by the VDHR	80-470
80	4800 West Main Street	Mt. View Farm	Farm	Surveyed by the VDHR	80-556
81	4754 Poor Mountain Road	N/A	House	Surveyed by the VDHR	80-557
82	4958 Glenvar Heights Boulevard	N/A	House	Surveyed by the VDHR	80-551
83	4719 Poor Mountain Road	N/A	Bungalow	Noted by the VDHR	N/A
84	4713 Poor Mountain Road	N/A	Bungalow	Noted by the VDHR	N/A
85	4709 Poor Mountain Road	N/A	Bungalow	Noted by the VDHR	N/A
86	4612 West Main Street	N/A	Bungalow	Noted by the VDHR	N/A
87	4625 West Main Street	N/A	Foursquare	Noted by the VDHR	N/A
88	4696 Cuningham Drive	N/A	House	Surveyed by the VDHR	80-563
89	4968 Dan Robin Road	N/A	House	Surveyed by the VDHR	80-475
90	4506 West Main Street	N/A	House	Surveyed by the VDHR	80-574-479
91	2895 Creekside Drive	N/A	House	Surveyed by the VDHR	80-469
92	4328 West Main Street	N/A	House	Surveyed by the VDHR	80-514
93	2798 Harborwood Road	N/A	Foursquare	Noted by the VDHR	N/A
94	2774 Creekside Drive	N/A	Foursquare	Noted by the VDHR	N/A
95	4215 West Main Street	Fort Lewis Baptist Church	Church	Surveyed by the VDHR	80-548
96	4143 West Main Street	N/A	House	Surveyed by the VDHR	80-212
97	2920 Green Hill Drive	N/A	House	Surveyed by the VDHR	80-446
98	4543 Ft. Lewis Church Road	N/A	Cottage	Noted by the VDHR	N/A
99	2551 Creekside Drive	N/A	Foursquare	Noted by the VDHR	N/A
100	4556 Thurman Drive	N/A	Bungalow	Noted by the VDHR	N/A
101	3510 West Main Street	N/A	House	Surveyed by the VDHR	80-509
102	4968 Ft. Lewis Church Road	N/A	House	Surveyed by the VDHR	80-550
103	4488 Tobey Road	N/A	Bungalow	Noted by the VDHR	N/A
104	4948 Ft. Lewis Church Road	N/A	Frame Cottage	Noted by the VDHR	N/A
105	4606 Ft. Lewis Church Road	N/A	House	Noted by the VDHR	N/A
106	4620 Ft. Lewis Church Road	N/A	Bungalow	Noted by the VDHR	N/A
107	4925 Ft. Lewis Church Road	N/A	Frame Cottage	Noted by the VDHR	N/A
108	4611 Ft. Lewis Church Road	N/A	House	Noted by the VDHR	N/A
109	3204 West Main Street	N/A	Foursquare	Noted by the VDHR	N/A
110	3170 West Main Street	N/A	House	Surveyed by the VDHR	80-573
111	3114 West Main Street	N/A	Foursquare	Noted by the VDHR	N/A
112	4929 Stanley Farm Road	N/A	House	Surveyed by the VDHR	80-549
113	3115 West Main Street	Ft. Lewis Elementary School	School	Surveyed by the VDHR	80-560
114	4132 Daugherty Road	N/A	Cottage	Noted by the VDHR	N/A
115	3422 Locust Grove Lane	N/A	Bungalow	Noted by the VDHR	N/A
116	3933 Alleghany Drive	N/A	Bungalow	Noted by the VDHR	N/A
117	441 Mountainview Drive	N/A	Cottage	Noted by the VDHR	N/A
118	4120 Givens Road	4002 Alleghany Drive	House	Surveyed by the VDHR	80-546
119	4286 Daugherty Road	N/A	House	Noted by the VDHR	N/A
120	4260 Pharr Road	N/A	House	Noted by the VDHR	N/A
121	4120 Alleghany Drive	N/A	House	Noted by the VDHR	N/A
122	4359 Daugherty Road	N/A	Cottage	Noted by the VDHR	N/A
123	4503 Alleghany Drive	N/A	Bungalow	Noted by the VDHR	N/A
124	4415 Daugherty Road	N/A	House	Noted by the VDHR	N/A
125	1113 Texas Hollow Road	N/A	Frame House	Noted by the VDHR	N/A
126	4431 Alleghany Drive	N/A		Surveyed by the VDHR	80-445
127	4416 Alleghany Drive	N/A	Bungalow	Noted by the VDHR	N/A
128	772 Givens-Tyler Road	N/A	Frame Cottage	Noted by the VDHR	N/A

Historic Structures List

129	741 Lee Road	N/A	House	Surveyed by the VDHR	80-204
130	762 Lee Road	N/A	Bungalow	Noted by the VDHR	N/A
131	929 Texas Hollow Road	N/A	Bungalow	Noted by the VDHR	N/A
132	1026 Joe Carrol Road	N/A	House	Noted by the VDHR	N/A
133	1083 Joe Carrol Road	N/A	House	Surveyed by the VDHR	80-547
134	2733 Gum Springs Road	N/A	House	Surveyed by the VDHR	80-203
135	2715 Gum Springs Road	N/A	Bungalow	Noted by the VDHR	N/A
136	2641 Wildwood Road	N/A	Cottage	Noted by the VDHR	N/A
<i>137</i>	<i>1297 Skyview Road</i>	<i>N/A</i>	<i>House</i>	<i>Surveyed by the VDHR</i>	<i>80-200</i>
138	1114 Skyview Road	N/A	House	Surveyed by the VDHR	80-202
139	2609 Wildwood Road	N/A	Cottage	Noted by the VDHR	N/A
140	1115 Skyview Road	N/A	House	Surveyed by the VDHR	80-201
141	2591 Wildwood Road	N/A	Cottage	Noted by the VDHR	N/A
142	1255 Goodwin Avenue	N/A	House	Surveyed by the VDHR	80-587
143	1253 Goodwin Avenue	N/A	House	Surveyed by the VDHR	80-586
144	1279 Goodwin Avenue	N/A	House	Noted by the VDHR	N/A
145	2528 Wildwood Road	N/A	Log House	Noted by the VDHR	N/A
146	1301 Goodwin Avenue	N/A	Bungalow	Noted by the VDHR	N/A
147	1306 Goodwin Avenue	N/A	Barn	Noted by the VDHR	N/A
148	2446 Wildwood Road	N/A	Foursquare	Noted by the VDHR	N/A
149	1404 Wildwood Road	N/A	Foursquare	Noted by the VDHR	N/A
150	2164 Wildwood Road	N/A	House	Surveyed by the VDHR	80-583
151	1657 Branchside Drive	N/A	Cottage	Noted by the VDHR	N/A
152	1649 Branchside Drive	N/A	Cottage	Noted by the VDHR	N/A
153	1641 Branchside Drive	N/A	Cottage	Noted by the VDHR	N/A
154	1633 Branchside Drive	N/A	Cottage	Noted by the VDHR	N/A
155	1518 Wildwood Road	N/A	Cottage	Noted by the VDHR	N/A
156	1530 Wildwood Road	N/A	Cottage	Noted by the VDHR	N/A
157	1628 Wildwood Road	N/A	Cottage	Noted by the VDHR	N/A
158	1922 Wildwood Road	N/A	Foursquare	Noted by the VDHR	N/A
159	1567 Richland Hills Drive	N/A	House	Surveyed by the VDHR	80-584
160	1851 Wildwood Road	N/A	House	Noted by the VDHR	N/A
161	1719 Wildwood Road	N/A	House	Noted by the VDHR	N/A
162	1624 Richland Hills Drive	N/A	Pyramidal	Noted by the VDHR	N/A
163	1748 Richland Hills Drive	N/A	House	Surveyed by the VDHR	80-585
164	1814 Richland Hills Drive	N/A	Cottage	Noted by the VDHR	N/A
165	4377 W. Main Street	Pleasant Grove	House	National Register of Historic Places and Virginia Landmarks Register	National
	<i>Italicized Entries Indicated that the Structure has been Demolished</i>				

Cemetery List

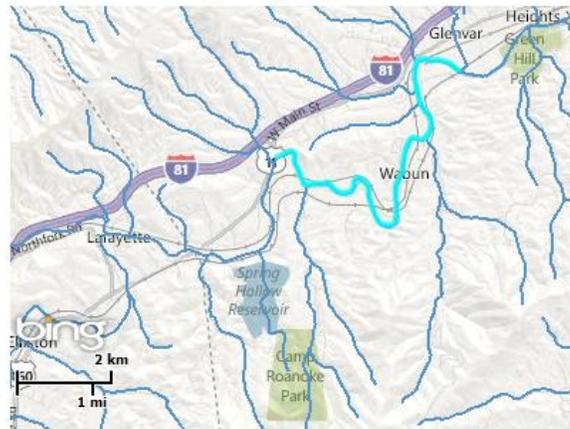
Map Label Letter	Affiliation	Landform	Name	Elevation	Verified	Interments	Period	Site Dimensions
A	Euro-American	Ridge bench	Blankenship-Jones-King Cemetery	1680'	Yes	45	20th century	130' x 75'
B	Indeterminate	Ridge bench	Little Hope Primitive Baptist Church Cemetery	1430'	Yes	0	Indeterminate	Indeterminate
C	Euro-American	Ridge top	Galilee Church Cemetery	1300'	Yes	118	4th quarter 19th-20th century	90' x 150'
D	Euro-American	Ridge bench	Bott Family Cemetery	1560'	Yes	36	4th quarter 19th-20th century	230' x 125'
E	Euro-American	Ridge bench	Bott Hollow Cemetery	1460'	No	9	Indeterminate	30' x 30'
F	Euro-American	Ridge bench	Owens Cemetery	1500'	No	19	4th quarter 19th-20th century	45' x 50'
G	Euro-American	Terrace	C.M. Deyerle Cemetery	1180'	Yes	20	2nd half 19th-20th century	40' x 90'
H	Euro-American	Ridge bench	Wood-Goodwin Cemetery	1440'	Yes	13	2nd quarter 19th-20th century	237' x 115'
I	Euro-American	Ridge bench	Thomas Jefferson Deyerle Cemetery	1240'	No	51	19th-1st quarter 20th century	150.51' x 144.71'
J	Euro-American	Ridge slope	Cooper-Kent-Heslep Cemetery	1260'	Yes	34	19th-20th century	65' x 65'
K	Euro-American	Ridge top	Foster Cemetery	1420'	Yes	7	20th century	40' x 21'
L	Euro-American	Ridge top	Hatcher-Goodwin-Chapman Cemetery	1340'	Yes	85	2nd half 19th-20th century	155' x 155'
M	Euro-American	Ridge top	Bandy-Goodwin Cemetery	1220'	Yes	30	2nd half 19th, 1st half 20th	40' x 66'
N	Euro-American		King Cemetery			0		30' x 30'
O	Euro-American	Ridge top	Beamer Cemetery	1440'	Yes	90	4th quarter 19th c. - 20th c.	80' 125'
P	Euro-American	Ridge top	Duckwiler-Hurt-Board Cemetery	1180'	No	43	19th century	155' x 235'
Q	Euro-American	Ridge slope	Mangus-Mt. Cassell Cemetery	1300'	Yes	18	20th century	50' x 100'
R	Indeterminate	Knoll	Deyerle Hollow Cemetery	1460'	Yes	0	Indeterminate	50' x 55'
S	Euro-American	Terrace	Duckwiler-Goodwin-Gillespie Cemetery	1160'	Yes	66	2nd-3rd quarters 19th century	40' x 100'
T	Euro-American	Ridge top	Bohon Family Cemetery	1260'	Yes	34	20th century	70.5 x 100.5'
U	Euro-American	Ridge bench	Reynolds-Beamer Cemetery	1240'	Yes	0	20th century	50' x 50'
V	Euro-American	Ridge bench	Bane-Givens Cemetery	1100'	Yes	26	2nd half 19th c. - 10th c.	85' x 105'
W	Indeterminate	Ridge bench	Twine Hollow Road Cemetery	1400'	Yes	0	Indeterminate	Indeterminate
X	African-American	Ridge top & slope	Big Hill Baptist Church Cemetery	1420'	Yes	342	19th c., - 20th c.	175' x 200'
Y	Euro-American	Knoll	Smith-Turner Cemetery	1360'	No	3	4th quarter 19th-20th century	40' x 40'
Z	Euro-American	Ridge top	Rettinger-Callahan Cemetery	1260'	Yes	49	4th quarter 19th-20th century	80' x 110'
AA	Euro-American	Ridge Top	Radford Family Cemetery	2900		0	Present Day	105 x 68.1
BB	African-American	Ridge top	Reynolds-Carpenter Cemetery	1360'	Yes	9	20th century	25' x 40'
CC	Euro-American	Ridge bench	Walton Cemetery	1200'	No	22	1st-3rd quarters 19th century	50' x 50'
DD	Indeterminate	Ridge bench	Mercy House Cemetery	1120'	Yes	71	20th century	200' x 100'
EE	Euro-American	Ridge top	Butts Cemetery	1260'	Yes	0	2nd half 19th-20th century	110' x 378'
FF	African-American	Ridge top	Scott Cemetery	1120'	Yes	2	20th century	10' x 10'
GG	African-American	Ridge saddle	Jackson Cemetery	1200'	Yes	3	20th century	10' x 10'
HH	African-American	Ridge bench	Gum Springs Cemetery	1280'	Yes	43	2nd half 19th-1st half 20th century	90' x 100'
II	African-American	Ridge bench	Bratton Cemetery	1260'	No	27	20th century	40' x 50'
JJ	African-American	Terrace	Brooks-O'Neal Cemetery	1200'	Yes	17	20th century	35' x 55'
KK	African-American	Ridge top	Cain Cemetery	1400'	Yes	86	20th century	100' x 217'

2010 Water Quality Report

This report shows, for the reported geographic area and the reported EPA Impairment group, the state causes of impairments and summaries of the assessed water (assessment unit) size by EPA Waterbody Type for which the state cause of impairment was reported. Only waters that had at least one Water Quality Standard use assessed were included in the calculations. Only state causes that are contained within the National/EPA cause group are listed.

Source: <http://www.deq.state.va.us/wqa/ir2010.html>

2010 Waterbody Report for Roanoke River



Click on the waterbody for an interactive map

State: Virginia

Waterbody ID: VAW-L03R_ROA04A00

Location: Roanoke River Mainstem From The Big Bear Rock Branch Mouth Upstream To End Of The Wqs Designated Public Water Supply (Pws) Section Just Downstream Of An Unnamed Tributary At Dixie Caverns.

State Waterbody Type: River

EPA Waterbody Type: Rivers and Streams

Water Size: 5.62

Units: miles

Watershed Name: Upper Roanoke

Waterbody History Report

Data are also available for these years: 2008 2006

Causes of Impairment for Reporting Year 2010

Cause of Impairment	Cause of Impairment Group	State TMDL Development Status
Escherichia Coli (E. Coli)	Pathogens	TMDL completed
PCB(s) in Fish Tissue	Polychlorinated Biphenyls (PCBs)	TMDL completed
Temperature	Temperature	TMDL needed
Temperature, Water	Temperature	

TMDLs That Apply to this Waterbody

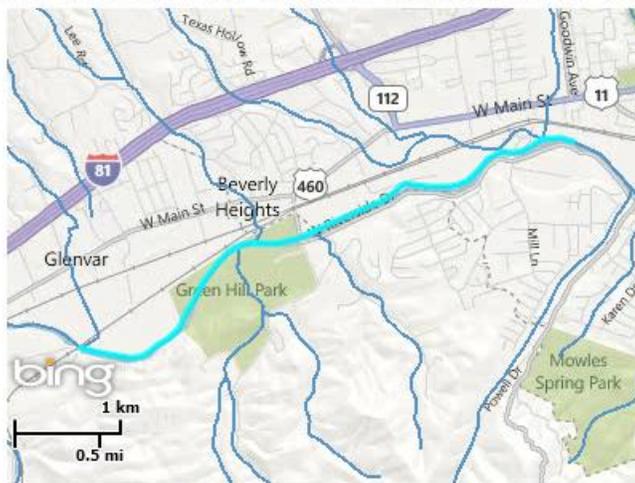
TMDL Document Name	TMDL Date	TMDL Pollutant Description	TMDL Pollutant Source Type	Cause(s) of Impairment Addressed
Roanoke River Middle	Apr-09-2010	Polychlorinated Biphenyls (PCBs)	Point/Nonpoint Source	PCB(s) in Fish Tissue

No causes of impairment are recorded as attaining all uses for this waterbody.

Designated Use Name	Designated Use Description
Aquatic Life	Propagation and growth of a balanced, indigenous population of aquatic life including game fish, which might reasonably be expected to inhabit them; wildlife.
Fish Consumption	The protection of human health from toxic effects through fish consumption.
Recreational Use	Primary and secondary contact (i.e. swimming and boating).

Designated beneficial uses are the desirable uses that water quality should support. Beneficial uses include drinking water supply, primary contact recreation (such as swimming), and aquatic life support. Each designated use has a unique set of water quality requirements or criteria that must be met for the use to be supported. A waterbody may have multiple beneficial uses. A waterbody is considered impaired when it does not attain the water quality standards needed to support its designated uses.

2010 Waterbody Report for Roanoke River



Click on the waterbody for an interactive map

State: Virginia

Waterbody ID: VAW-L03R_ROA03A00

Location: Roanoke River Mainstem From The Salem City Wtp Downtown Intake Upstream To The Big Bear Branch Mouth On The Roanoke River.

State Waterbody Type: River

EPA Waterbody Type: Rivers and Streams

Water Size: 3.4

Units: miles

Watershed Name: Upper Roanoke

Causes of Impairment for Reporting Year 2010

Cause of Impairment	Cause of Impairment Group	State TMDL Development Status
Escherichia Coli (E. Coli)	Pathogens	TMDL completed
PCB(s) in Fish Tissue	Polychlorinated Biphenyls (PCBs)	TMDL completed
Temperature	Temperature	TMDL needed
Temperature, Water	Temperature	

TMDLs That Apply to this Waterbody

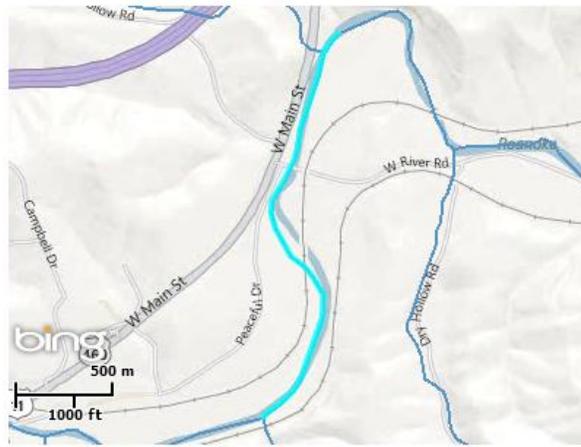
TMDL Document Name	TMDL Date	TMDL Pollutant Description	TMDL Pollutant Source Type	Cause(s) of Impairment Addressed
Roanoke River Lower	Apr-09-2010	Polychlorinated Biphenyls (PCBs)	Point/Nonpoint Source	PCB(s) in Fish Tissue

No causes of impairment are recorded as attaining all uses for this waterbody.

Designated Use Name	Designated Use Description
Aquatic Life	Propagation and growth of a balanced, indigenous population of aquatic life including game fish, which might reasonably be expected to inhabit them; wildlife.
Fish Consumption	The protection of human health from toxic effects through fish consumption.
Recreational Use	Primary and secondary contact (i.e. swimming and boating).

Designated beneficial uses are the desirable uses that water quality should support. Beneficial uses include drinking water supply, primary contact recreation (such as swimming), and aquatic life support. Each designated use has a unique set of water quality requirements or criteria that must be met for the use to be supported. A waterbody may have multiple beneficial uses. A waterbody is considered impaired when it does not attain the water quality standards needed to support its designated uses.

2010 Waterbody Report for Roanoke River



Click on the waterbody for an interactive map

State: Virginia

Waterbody ID: VAW-L03R_ROA05A00

Location: Roanoke River Mainstem From The End Of The Wqs Designated Public Water Supply (Pws) Section Just Downstream Of An Unnamed Tributary At Dixie Caverns Upstream To The Roanoke County Spring Hollow Reservoir Intake.

State Waterbody Type: River

EPA Waterbody Type: Rivers and Streams

Water Size: 1.41

Units: miles

Watershed Name: Upper Roanoke

Causes of Impairment for Reporting Year 2010

Cause of Impairment	Cause of Impairment Group	State TMDL Development Status
Escherichia Coli (E. Coli)	Pathogens	TMDL completed
PCB(s) in Fish Tissue	Polychlorinated Biphenyls (PCBs)	TMDL completed
Temperature	Temperature	TMDL needed
Temperature, Water	Temperature	

TMDLs That Apply to this Waterbody

TMDL Document Name	TMDL Date	TMDL Pollutant Description	TMDL Pollutant Source Type	Cause(s) of Impairment Addressed
Roanoke River Upper	Apr-09-2010	Polychlorinated Biphenyls (PCBs)	Point/Nonpoint Source	PCB(s) in Fish Tissue

No causes of impairment are recorded as attaining all uses for this waterbody.

Designated Use Name	Designated Use Description
Aquatic Life	Propagation and growth of a balanced, indigenous population of aquatic life including game fish, which might reasonably be expected to inhabit them; wildlife.
Fish Consumption	The protection of human health from toxic effects through fish consumption.
Recreational Use	Primary and secondary contact (i.e. swimming and boating).

Designated beneficial uses are the desirable uses that water quality should support. Beneficial uses include drinking water supply, primary contact recreation (such as swimming), and aquatic life support. Each designated use has a unique set of water quality requirements or criteria that must be met for the use to be supported. A waterbody may have multiple beneficial uses. A waterbody is considered impaired when it does not attain the water quality standards needed to support its designated uses.

2010 Waterbody Report for Roanoke River



Click on the waterbody for an interactive map

State: Virginia

Waterbody ID: VAW-L03R_ROA06A00

Location: Roanoke River Mainstem From The Roanoke County Spring Hollow Reservoir Intake Upstream To The Confluence Of The North & South Forks Of The Roanoke River.

State Waterbody Type: River

EPA Waterbody Type: Rivers and Streams

Water Size: 2.22

Units: miles

Watershed Name: Upper Roanoke

Causes of Impairment for Reporting Year 2010

Cause of Impairment	Cause of Impairment Group	State TMDL Development Status
PCB(s) in Fish Tissue	Polychlorinated Biphenyls (PCBs)	TMDL completed
Temperature	Temperature	TMDL needed
Temperature, Water	Temperature	

TMDLs That Apply to this Waterbody

TMDL Document Name	TMDL Date	TMDL Pollutant Description	TMDL Pollutant Source Type	Cause(s) of Impairment Addressed
Roanoke River Upper Va	Apr-09-2010	Polychlorinated Biphenyls (PCBs)	Point/Nonpoint Source	PCB(s) in Fish Tissue

No causes of impairment are recorded as attaining all uses for this waterbody.

Designated Use Name	Designated Use Description
Aquatic Life	Propagation and growth of a balanced, indigenous population of aquatic life including game fish, which might reasonably be expected to inhabit them; wildlife.
Fish Consumption	The protection of human health from toxic effects through fish consumption.

Public Water Supply	Protection of human health from toxic effects through drinking water. This includes maintaining acceptable taste, odor, and aesthetic quality.
Recreational Use	Primary and secondary contact (i.e. swimming and boating).

Designated beneficial uses are the desirable uses that water quality should support. Beneficial uses include drinking water supply, primary contact recreation (such as swimming), and aquatic life support. Each designated use has a unique set of water quality requirements or criteria that must be met for the use to be supported. A waterbody may have multiple beneficial uses. A waterbody is considered impaired when it does not attain the water quality standards needed to support its designated uses.

Natural Heritage Program Data

The Natural Heritage Program represents a comprehensive effort to save Virginia's native plant and animal life and the ecosystems upon which they depend through inventory, conservation information provision, protection and stewardship.

Source: Virginia Department of Conservation and Recreation
<http://www.dcr.virginia.gov/natural-heritage/index.shtml>

ID Number	Site Name	Site Conservation Rank	Legal Status of Site	Site Size (acres)	Site Description	Site Type
S-1277	Dixie Cliff	B2	NL	86.06	A large dolomite slope here supports globally rare ecological communities as well as rare plants. An unexplored cave with tremendous potential for additional rare plant and animal species contributes to the biological significance of this site. 08/2006	Conservation Site
S-395	Roanoke River	B2	FL	147.59	This SCU delineates riparian reaches that provide habitat for one or more rare aquatic plants or animals.	SCU
S-1384	Poor Mountain	B2	NL	2065.07	Convex spur ridges, narrow ravines, and rugged, steep topography support the largest known population of a globally rare plant species, as well as at least two rare ecological communities. Biologically significant site. 08/2006	Conservation Site
S-962	Dixie	B4	NL	135.95	Site encompasses land containing one or more biologically significant karst resources.	Conservation Site
S-2254	Fort Lewis Mountain Slopes	B5	NL	92.83	Site delineates an area that provides habitat and buffer for one or more rare terrestrial plants or animals, or significant natural communities	Conservation Site
S-2620	Goodwins	B2	NL	344.11	Site encompasses land containing one or more biologically significant karst resources.	Conservation Site

ID Number	Site Name	Global/State Status of Site	Legal Status of Site	Site Size (acres)	Site Description	Site Type
E-380	E-380	G2/S2	NL	83.28	Vascular Plant (clematis addisonii)	General Location
E-5194	E-5194	G3/S2	NL/SL	2860.93	Invertebrate Animal (callophrys irus)	General Location
E-204	E-204	G2/S1	NL	760.17	Invertebrate Animal (erymnis persius)	General Location
E-1795	E-1795	Not available	FL	3023.18	Vascular Plant	General Location

Site Conservation Rank

- B1 - Outstanding significance
- B2 - Very High significance
- B3 - High significance
- B4 - Moderate significance
- B5 - Of general Biodiversity significance

Global Status of Site

- G2- Imperiled
- G3 – Vulnerable

State Status of Site

- S1 - Critically imperiled in the state because of extreme rarity or because of some factor(s) making it especially vulnerable to extirpation from the state. Typically 5 or fewer populations or occurrences; or very few remaining individuals (<1000).
- S2 - Imperiled in the state because of rarity or because of some factor(s) making it very vulnerable to extirpation from the state. Typically 6 to 20 populations or occurrences or few remaining individuals (1,000 to 3,000).

Legal Status of Site

- FL - Federally listed species present
- SL - State listed species present
- NL - No listed species present

Glenvar Community Plan Existing Land Use Breakdown

General Use Category	Land Use Description	Count	Total Area (Acres)
Agricultural and Forestry	Agriculture	1	16.91
	<i>Total</i>	<i>1</i>	<i>16.91</i>

Civic	Cemetery	2	1.17
	Clubs/lodge/fraternal organization	1	1.42
	Correctional facilities	1	42.66
	Day care center	1	1.63
	Elementary school	1	4.96
	Library	1	3.56
	Nursing Home	1	6.07
	Public game preserves & open spaces	5	2,774.00
	Public parks & recreational areas	3	218.56
	Religious assembly	18	55.97
	Retirement community	6	41.39
	Safety services	3	80.16
	School	4	94.65
	Utility services	8	830.11
<i>Total</i>	<i>55</i>	<i>4,156.32</i>	

Commercial	Automobile dealership	1	0.80
	Automobile rental/leasing	1	5.26
	Automobile repair services	4	14.70
	Campground	1	45.48
	Consumer repair services	2	2.02
	Convenience store w/ gas	3	3.36
	Equipment sales & rental	6	20.63
	Freestanding specialty retail	2	2.29
	Garden center	1	2.25
	Golf course	1	116.56
	Hotel/motel/motor lodge	3	19.24
	Studio, Fine arts	1	0.66
	Veterinary hospital/clinic	1	0.55
	<i>Total</i>	<i>27</i>	<i>233.78</i>

Industrial	Asphalt plant	1	16.51
	Construction yard	2	7.70
	General heavy industry/manufacturing	9	139.10
	General light industry/manufacturing	14	231.61
	Mini-warehouse	1	3.12
	Scrap & salvage services	13	105.10
	Warehousing & distribution	11	123.83
	<i>Total</i>	<i>51</i>	<i>626.97</i>

Miscellaneous	Broadcasting tower	6	377.74
		<i>Total</i>	<i>6</i>
			<i>377.74</i>

Office	General office	4	3.51
	Medical office	1	2.68
		<i>Total</i>	<i>5</i>
			<i>6.19</i>

Residential	Mobile home	21	54.35
	Mobile home park	1	0.76
	Single-family detached	3,511	10,016.67
		<i>Total</i>	<i>3,533</i>
			<i>10,071.78</i>

Vacant	Vacant	1,450	15,406.12
		<i>Total</i>	<i>1,450</i>
			<i>15,406.12</i>

Route 11/460 West Corridor Master Plan – Design Guidelines

GOAL: Develop a set of Design Guidelines as a component of the Corridor Master Plan that will serve as a planning tool to help achieve aesthetic and functional compatibility between new and existing development along the Route 11/460 West Corridor as improvements are made to this corridor per roadway plans prepared and implemented by the Virginia Department of Transportation.

OBJECTIVES:

- Proactively plan for quality development along the corridor to include a mixture of residential, office, retail, institutional and industrial uses.
- Encourage aesthetic and design excellence in all public and private improvements and developments through adherence to the design guidelines included in this Master Plan. Encourage revitalization and redevelopment of properties along the corridor to create an attractive, commercially viable and functionally efficient atmosphere for the development of business centers and community focal points.
- Encourage designs that produce a desirable relationship between individual parcels, the vehicular and pedestrian circulation systems, and adjacent areas. The provision of pedestrian open spaces, such as covered walkways, plazas, courtyards and open passageways between buildings and adjoining developments, are highly desirable.
- Encourage consolidation of contiguous parcels to provide for development projects that collectively function in a well-designed and efficient manner while discouraging traditional commercial/industrial strip development patterns that require multiple access points and large expanses of parking areas and often result in clusters of architecturally-unrelated buildings. Strive to incorporate visually interesting building facades into designs that effectively engage pedestrian and business interest.
- Discourage development that creates high traffic volumes directly to and from Route 11/460 West and that contributes to the creation of a strip-commercial character along the corridor. For development that requires drive through facilities and promotes short visits, encourage the utilization of shared access points from Route 11/460 West and interior access drives that direct the main flow of traffic to controlled intersections.
- Promote the use of stormwater best management practices (BMPs) and techniques that help to preserve and/or improve the water quality of water bodies and drainage corridors, including the use of sub-regional stormwater drainage facilities. The integration of *Low Impact Development* principals is strongly encouraged. Site planning and design should consider the use of landscape areas as a method of promoting storm runoff flow paths and the construction or bio-retention systems (rain gardens) as an alternative to conventional stormwater management facilities. Create incentives to land developers or owners such as potential reduced costs of site grading, infrastructure construction and long term facility maintenance.
- Encourage the utilization and implementation of these guidelines by offering financial, zoning, stormwater, and design incentives and programs that are mutually beneficial to the business and the development of the corridor.

- Compliance is voluntary, but mandatory to receive financial incentives from the County.

I. Analysis of Existing Conditions

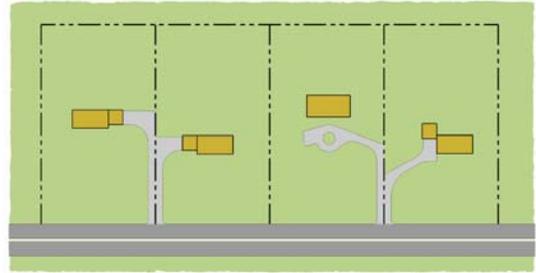
- A. The initial step in site plan formulation should be an inventory and analysis of significant natural and historically significant features that exist on the parcel. Inventory and analysis elements should include, but are not limited to, drainage corridors, areas of steep slopes and/or unstable soils, and significant vegetation. Data generated as part of the analysis should be submitted as part of a preliminary plan submission to Roanoke County for review.
- B. New development should minimize impacts to significant natural features and should strive to preserve existing individual trees over six inch (6") diameter at breast height (DBH) and tree masses that function as natural visual buffers and provide a natural setting for the construction of new buildings. All trees 24" DBH and greater should be protected, preserved and incorporated in the final site design, except where such practice severely limits the site's development options as determined by the Director of Community Development.
- C. Incorporate into design development the preservation of natural drainage corridors, views, natural ground forms and unique site features.
- D. All proposed development or alteration should reflect sensitivity to the historical character of the corridor in terms of land use and architectural integrity. New commercial development and existing structure redevelopment should integrate architectural elements that emphasize aesthetically pleasing facade and side wall components visible from the Route 11 \ 460 West corridor.

II. Building Orientation and Location

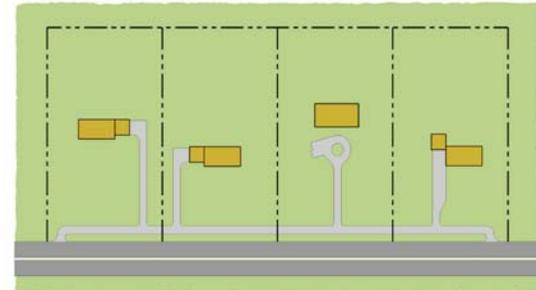
- A. New buildings and associated structures should be located in a manner that encourages aesthetically pleasing views from the Route 11 \ 460 West corridor.
- B. Buildings should be sited with respect to the natural topography and any unique cultural, historic features of the site.
- C. The arrangement of multiple buildings on a single development parcel should be undertaken so as to define workable spaces that promote the safe and efficient interaction of site users.
- D. Multiple buildings should be arranged to reflect a unified theme for the proposed development and clustered to reinforce a neighborhood style or feeling as appropriate for the corridor.

III. Site Access

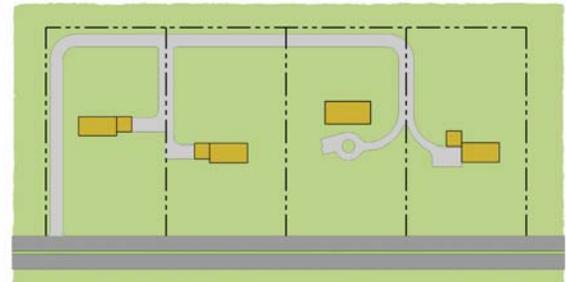
A. Access points along the corridor should be minimized and consolidated to the greatest extent possible in order to reduce traffic congestion and facilitate ingress and egress from sites along the corridor.



B. Access to each development parcel should be designed so as not to impede traffic along the corridor. Where feasible, development parcels should share access points along the corridor via shared entrance and access drives, interparcel travelways and/or on-site service drives that connect adjacent parcels.



C. Individual parcels of land that exist at the time the [Route 11/460 West Corridor Overlay District] is created should not be denied access to a public highway in the event no reasonable joint or cooperative access is possible at the time of development.



D. Areas along the rear property lines of parcels should be enhanced to encourage access points, joint access drives and service alleys through the planning of buffer strips and easements with all new and redeveloping businesses.

E. As a condition of project approval for new and redeveloping businesses, property owners should provide a joint easement agreement that allows cross access to and from other properties within the corridor and a unified parking and circulation plan should be formulated wherever feasible.

IV. Site Layout, Parking and Pedestrian Circulation

A. Site layout should stress the development of an organized pattern of roads, accessways, parking areas, service lanes and pedestrian walkways that work together to provide a safe and efficient internal vehicular and pedestrian circulation pattern. Internal roads, accessways, parking areas, service lanes and pedestrian walkways must be located outside of public right-of-ways and maintained by property owners.

B. Provisions for connections to pedestrian and vehicular circulation systems throughout the corridor should be incorporated into site plans.

- C. Parking lot design should incorporate opportunities for interconnection to adjacent parcels within the corridor wherever feasible.
- D. Views to parking areas from the roadway corridor should be minimized by locating parking areas to the side and rear of proposed buildings. Landscaped areas should be incorporated adjacent to parking areas as stipulated by Section VI Landscaping.
- E. Smaller parking areas located throughout an individual development parcel should be deemed preferable to large expanses of parking as these smaller parking areas function to reduce visual and environmental impacts. While the location of all parking areas should be in compliance with the existing zoning ordinance requirements, parking areas are generally discouraged in the front yards of parcels. Multiple smaller parking areas with associated landscaping, sidewalks and signage comprising 30% to 50% each of total required parking is encouraged over single parking areas adequate for the entire parking demand.
- F. The provision of on-site pedestrian circulation systems should be coordinated with those systems of adjacent properties and with pedestrian circulation patterns throughout the corridor. Develop clearly defined and direct walkways to buildings that will discourage unintentional pedestrian routes that may jeopardize possible landscape opportunities.

V. Building Style and Architectural Treatment

- A. Architectural treatment of buildings, including style, materials and color, should be compatible with the developing character of the neighborhood. Building compatibility should be achieved through the use of similar building massing, materials, scale, colors and/or other architectural features as appropriate. Creation of a strong sense of architectural continuity along the corridor is highly encouraged.
- B. Where large buildings are proposed, architectural facades and landscaping should be used to reduce their visual and aesthetic impact. The use of vast blank building walls in areas visible from the street or adjacent properties should be avoided or mitigated through the use of fenestration, building articulation, architectural detailing and/or landscape plantings. Building frontages should utilize offsets, projections and/or other distinctive architectural components to add interest to building facades and reduce the impact of expansive structures.
- C. Building materials should be selected on the basis of their harmony with the developing character of the neighborhood. Exterior materials such as exposed standard concrete block, or metal will not be allowed within 300 feet of the public right-of-way. Preferred materials should include stone, brick, architectural precast concrete, aluminum and glass. Concrete masonry should be limited to ground face, split face or burnished units.
- D. Building entrances should be designed to be clearly visible and easily recognizable from parking areas and walkways. Special attention should be given to street level design that attracts pedestrians and reinforces street activity.
- E. Building services associated with solid waste storage or mechanical units should be screened from view to minimize visual impacts from the corridor, parking areas and neighboring properties.

- F. Accessory buildings associated with individual lots uses such as utility buildings, solid waste storage enclosures and storage buildings should be constructed of materials that are architecturally compatible with the main facility.

VI. Landscaping

A. General standards and specifications

- 1. Landscaping design standards and species requirements should conform to the Roanoke County Zoning Ordinance Sec. 30-92 Screening, Landscaping, and Buffer Yards with the exception of the following:

B. Street frontages

- 1. Street frontages along the corridor should be devoted to building architecture, landscaping or public green spaces unless site constraints dictate otherwise and with approval of the [Director of Community Development]. Landscaping along the frontage of properties adjoining any road right-of-way should be outside of the road right-of-way and in compliance with all VDOT regulations for roadside landscaping, and should include the following:
 - a) A planting area with a minimum width of 15 feet should be established outside any road right-of-way and utility easement and maintained as open green space.
 - b) Within this planting area, a combination of trees and shrubs should be planted as follows:
 - 1) A minimum of one deciduous shade/street tree should be planted for each forty (40) feet of contiguous property line.
 - 2) A minimum of one flowering ornamental tree should be planted for each forty (40) feet of contiguous property line.
 - 3) A minimum of two deciduous shrubs should be planted for each five (5) feet of contiguous property line. At maturity, these shrubs should attain a minimum height of three (3) feet. One-third of all required shrub plantings should be of evergreen materials.
 - c) In addition, evergreen trees and shrubs, groundcover plants and/or earth berms may be combined with the required street frontage landscaping.
 - d) No uses should be permitted within the street frontage planting area except as follows: permitted entrances, necessary stormwater management facilities, utility crossings and easements, pedestrian and bike trails, and signage as allowed within the Corridor Overlay District.

- C. Parking areas should conform to the Roanoke County Zoning Ordinance Sec. 30-92 Screening, Landscaping, and Buffer Yards.

D. Building exteriors

- 1. Areas along the exterior walls of buildings should be landscaped to soften the appearance of the buildings and enhance site aesthetics. Flexibility in the placement of landscape materials around building exteriors should be granted in order to promote a naturalized appearance and in recognition of the occurrence of service

areas and utility systems adjacent to buildings. Landscaping around building exteriors should be as follows:

- a) A minimum of one deciduous shade/street tree should be planted for each thirty (30) feet of side and rear exterior building walls.
- b) Foundation plantings should be provided along the front façade of buildings as follows:
 - 1) A minimum of one deciduous shade/street tree should be planted for each thirty (30) feet of front building facade.
 - 2) A minimum of one flowering ornamental tree should be planted for each thirty (30) feet of front building façade.
 - 3) A minimum of one deciduous shrub should be planted for each four (4) feet of front building façade. At maturity, these shrubs should attain a minimum height of three (3) feet. One-third of all required shrub plantings should be of evergreen materials.
- c) In addition, evergreen trees and shrubs, groundcover plants and/or earth berms may be combined with the required building exterior landscaping.
- d) Landscaped plazas may be used to meet building exterior landscaping requirements but landscaping in these areas should not exceed 50% of the minimum landscaping required for the side and rear exterior building walls and for front building facades.

E. Stormwater management areas

1. Above-ground stormwater management areas and facilities should be landscaped with plants adaptable to being temporarily inundated with water consistent with recommended engineering practices for the design of such areas and facilities. Landscaping of such areas and facilities should follow design principles compatible with other required site landscaping and should result in a landscape design that is an aesthetic asset to the overall development.
2. Development of stormwater retention facilities shall follow current county standards and be compliant with guidelines as outlined in the current County of Roanoke Stormwater Ordinance 8-11A and drainage standards.
3. Development plans that include innovative technologies for stormwater management (open space in parking areas, underground/under parking collection and infiltration, designed bio filter areas, roof collection, and stormwater recycling systems, alternative porous parking areas, velocity dissipation, and stream bank protection, green roofing systems, stormceptors, and other low impact development guidelines) in design should be encouraged when stormwater designs are required.

F. Buffer areas

- a) Buffer areas should be required between properties of different zoning intensities and should be located on the development parcel under consideration. The minimum buffers required between properties of different zoning intensities should conform to the Roanoke County Zoning Ordinance Sec. 30-92 Screening, Landscaping.
1. As required, buffer areas should be provided along the outer boundaries of development parcels except in locations where access driveways, utility easements and/or site openings are required to be located in those areas.

2. Buffer areas should be planted with a combination of landscape materials that conform to the standards stipulated in this ordinance. A mixture of large and small, deciduous and evergreen trees, shrubs and groundcover plants and earth berms should be utilized to create a buffer area that effectively screens properties of different zoning intensities. Landscape plans for buffer areas are encouraged to incorporate earth berms with an average height of 3-4 feet, where physiographically feasible, and other creative landscape features into buffer area design in order to simulate a naturalized landscaped edge between adjoining properties. Where earth berms are used, berm side slopes should be no greater than 2:1; berms side slopes 3:1 or less are preferred.

VII. Site Lighting

- A. Exterior site lighting should not extend beyond 75% of the height of the principal structure with the exception of buildings with a height of twenty (20') feet or less. Buildings with a height of 20' or less should have a maximum height of fifteen (15') feet for exterior lights. Path and landscape lights are encouraged where appropriate.

VIII. Signage

- A. The shared use of signs is encouraged for adjacent businesses.
- B. Signage spatial allocation should meet the requirements of the Roanoke County zoning ordinance. Signage spatial allocation for shared signs should be the sum of each allowable signage area per business.
 1. Signs should be channel lit, ground lit or top lit with shielded lamps placed so as to not cast light onto the path of traffic or onto any adjacent road or property.
- C. Signs should be complemented, accented and enhanced by with a combination of landscape materials that conform to the standards stipulated in this ordinance. The sign landscaped area should be at a minimum one and one-half times the total area of the sign.
- D. The following types of signs should be prohibited within the overlay district:
 1. Off premises signs
 2. Portable signs
 3. Temporary signs
 4. Roof signs

IX. Utilities

- A. All new site utilities should be located underground unless otherwise approved.
- B. Where feasible, existing overhead utility lines along Route 11/460 West should be relocated underground or to the rear yards of buildings along the corridor.





County of Roanoke

DEPARTMENT OF COMMUNITY DEVELOPMENT

DIRECTOR, ARNOLD COVEY
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES, TAREK MONEIR
DEPUTY DIRECTOR OF PLANNING, PHILIP THOMPSON
COUNTY ENGINEER, GEORGE W. SIMPSON, III, P.E.
BUILDING COMMISSIONER, JOEL S. BAKER, CBO

BUILDING PERMITS
DEVELOPMENT REVIEW
ENGINEERING
INSPECTIONS
MAPPING/GIS
STORMWATER MANAGEMENT
TRANSPORTATION

Commercial Corridor Matching Grant Program

Program Summary

Purpose

Encourage, through a matching grant program, improvements above and beyond current building and zoning requirements to business properties for beautification and economic redevelopment of highway entrance corridors in Roanoke County. Potential improvements can include (but are not limited to):

Façade Renovation	Covered Entrances, Multiple Plane Roofs, New Veneers, Columns and Awnings
Landscaping	In Parking Lots, Around Driveways, Perimeter Plantings, at the Base of Signs, at Building Entrances and to Screen Storage
Lighting	Light Poles shorter than 25 feet Lighting for Signs, Landscaping, Buildings, Pathways, Parking
Parking	Shared Parking Lots, Rear Parking and Shared Driveways
Signage	Monument, Freestanding, Shared Signs Sign Board Portions and Sign Bases of Stone or Brick
Site Accessories	Wooden Fences, Banisters, Rails, Benches, Brick Walls and Retaining Walls

Funding Levels

Matching Program	50% of total project cost up to \$15,000* per property
Maximum Grant for Roanoke County	\$15,000*
Maximum Grant for the Town of Vinton	\$5,000
Minimum Grant Amount	\$500

* Additional funds up to a total of \$20,000 may be requested from the Board of Supervisors

Eligible Applicants

Property and business owners of all properties (excluding residential) in the following areas (see attached Commercial Corridor Grant brochure):

- Hollins/Williamson Road Corridor
- 11/460 West Corridor
- Vinton Corridor (see Town of Vinton Downtown Façade Grant Program information)

The property owner must pay Roanoke County real estate taxes on the subject property. Business owners, if tenants, must submit the Owner's Consent Form (attached) completed by the property owner stating that the tenant has permission to initiate the proposed project.

Potential applicants should contact Megan Cronise, Roanoke County Project Planner, at (540)772-2068 ext. 282 or at mcronise@roanokecountyva.gov for determination of eligibility.

Preparing the Application

The applicant is encouraged to work closely with the Project Planner in the early stages of design to ensure that the proposed project is in substantial conformance with the applicable Design Guidelines for the appropriate Corridor. The project must improve the visual appearance of the property and/or the Corridor. If the applicant chooses to use the design services of a licensed Architect, Landscape Architect or Professional Engineer, up to 10 percent of the Matching Grant eligibility can be reimbursed for design services although the total Matching Grant funds requested cannot exceed 50% of the total project cost. For example:

Total Project Cost	\$10,000
50% of Total Project Cost = Total Matching Grant Eligibility (Not to exceed \$20,000 maximum)	\$5,000
10% of Total Matching Grant Eligibility = Design Services Eligibility	\$500
Total Matching Grant Eligibility minus Design Services Eligibility = Remaining Matching Grant Funds for Project Cost	\$4,500

Three written cost estimates must also be obtained from licensed contractors for each type of work to be performed (such as landscaping, electrical work, carpentry, paving, etc.) It is recommended to add a 10 percent contingency for unexpected costs and overruns. The project cost plus the contingency cannot exceed the maximum Matching Grant amount permitted. Note that if the final project cost is less than originally estimated, the Matching Grant and Design Services eligibilities will be recalculated based upon the final project cost to ensure that no more than 50% of the final project cost is reimbursed.

Once approved, changes to the application package must be re-reviewed by the Project Planner, (the Board of Supervisors when applicable,) and the EDA.

Failure to have alterations, revisions or changes approved in advance will result in termination of the Contract and forfeiture of Matching Grant funds.

Application Package

Include all of the following items in your application package:

- 1) Completed County of Roanoke Commercial Corridor Matching Grant Program Application (attached) and Owner's Consent Letter if applicable (attached);
- 2) Pictures of the property and the building showing the areas to be improved;
- 3) Elevations, designs, plat and/or site plan showing the scope of the proposed project including information for or samples of the colors and materials to be used;
- 4) Three written cost estimates from licensed contractors for each type of work to be performed; and
- 5) At least one cost estimate for design services (if applicable.)

Mail the application package to: Megan Cronise, Project Planner
Roanoke County Department of Community Development
P.O. Box 29800
Roanoke, Virginia 24018

You may also deliver the application package to the Department of Community Development on the second floor of the County Administration Building located at 5204 Bernard Drive.

The application deadline is the first Friday of every month. If the application is deemed complete, it will move forward to the Economic Development Authority meeting scheduled for the third Wednesday of the following month.

Selection Process

The Project Planner will forward the completed application package with a recommendation for approval or denial. The selection process depends upon the grant amount requested:

- | | |
|----------------------|---|
| \$500 to \$15,000 | The EDA will approve or deny the request. |
| \$15,001 to \$20,000 | The Board of Supervisors will first approve or deny the increase in funds; the EDA will then approve or deny the request. |

All applicants will be notified in writing of the EDA decision.

Matching Grant Approval

If the Matching Grant request is approved, the applicant and property owner must complete the following steps:

- 1) Review and sign the Commercial Corridor Matching Grant Program Contract;
- 2) Complete the County of Roanoke Finance Department Tax Information form; and
- 3) Submit final, detailed plans and specifications to the Community Development Department for issuance of required building permits.

Once the building permits are obtained, construction may begin. Roanoke County staff will monitor the project through periodic inspections. Note that once approved, changes to the application package must be re-reviewed by the Project Planner, (the Board of Supervisors when applicable,) and the EDA. Failure to have alterations, revisions or changes approved in advance will result in termination of the Contract and forfeiture of Matching Grant funds. If the application is denied and the applicant wishes to reapply, the applicant must first contact the Project Planner to discuss the application in the context of the Program goals.

The application shall be denied if any work commences prior to application submission, Matching Grant approval or execution of the Commercial Corridor Matching Grant Program Contract.

All work shall be completed within six (6) months from the date of the executed Commercial Corridor Matching Grant Program Contract.

Responsibility of Recipient for Contractor's Obligations

The Contractor will obtain and pay for all required permits and contractor's licenses and pay all required fees and taxes. The Contractor will carry comprehensive general liability insurance, automobile liability insurance, and Worker's Compensation Coverage at statutory limits, with minimum limits of \$1,000,000. The EDA will be named as an additional insured.

Procedure for Payment

- 1) All work must be completed and all building permits for the property finalized;
- 2) The Project Planner will conduct a final on-site inspection to check:
 - Compliance with the approved application; and
 - Conformance with County regulations

Commercial Corridor Matching Grant Program Summary

- 3) The applicant shall submit *original*, detailed cost documentation to the Project Planner, which may include:
 - Paid invoices;
 - Canceled checks; and/or
 - Payroll reports.
- 4) Once the Project Planner has confirmed and certified the completion of the above tasks, the Project Planner will process a request to the EDA for payment to disburse matching grant reimbursement funds in accordance with the approved application. Expect two to four weeks for check processing.

Project Maintenance

Roanoke County has an obligation to be a careful steward of public funds; therefore, the County reserves the right to recover Matching Grant funds if the improvements are altered, removed, destroyed or not maintained within five years from the date of project completion. The County may also recover Matching Grant funds if the property is sold or transferred within one year from the date of project completion.

Questions?

Contact Megan Cronise, Project Planner, in the Roanoke County Department of Community Development at (540)772-2068 ext. 282 or at mcronise@roanokecountyva.gov.

Attachments

- 1) Commercial Corridor Matching Grant Program Application
- 2) Owner's Consent Form
- 3) Commercial Corridor Grant brochure

Glenvar Community Plan Road Classifications

<u>Road Classification</u>	Segment Miles		Segment Miles
Bonded Local	4.65	Named Driveway (con't)	
Coronado Dr	0.24	Spicewood Ln	0.16
Corporate Cir	0.44	Thurman Dr	0.25
Arrowhead Trl	0.24	Fulcher Rd	0.12
Bear Creek Dr	0.24	Garman Cir	0.34
Fieldgate Rd	0.12	Allie Ln	0.68
Avalon Cir	0.03	Windsong Ln	0.16
Kings Crest Dr	0.10	Indian Head Rd	0.72
Aaron's Run Cir	0.17	Yateman Ln	0.25
Foxfield Cir	0.05	Miner Ln	0.06
High Gate Ln	0.26	Carter Ln	0.24
Millwheel Dr	0.38	Grover Rd	0.22
Hidden Falls Dr	0.57	Roger Rd	0.13
Millwood Dr	0.21	Gumwood Dr	0.18
Isabel Ln	0.25	Popcorn Ln	0.54
Clayview Cir	0.08	Lapping Ln	0.58
Mendham Way	0.25	Spillway Ln	0.51
Woods Meadow Ln	0.23	Hook Dr	0.23
Russlen Dr	0.06	Hickory Dr	0.28
River Ridge Ct	0.14	Walking Ln	0.17
Foxfield Ln	0.19	Wabun Ln	0.51
River Oaks Dr	0.32	Foster Ln	0.55
Springmill Rd	0.10	Misty Ln	0.12
		Garth Dr	1.36
Named Driveway	16.70	Booher Dr	0.08
		Emmett Ln	0.09
Stanley Ln	0.06	Foxstone Ln	0.12
Morgan Conner Ln	0.13	Bowling Dr	0.13
Heather Ridge Rd	0.08	Bredlow Cir	0.04
Knollridge Rd	0.50	Media Way	0.44
Maggie Ln	0.10	Cannery Rd	0.11
Forest Acre Ct	1.23	Quince Mountain Rd	0.71
Botts Hollow Rd	0.64	Woodhill Ln	0.03
Lonewood Dr	0.02	Vintage Ln	0.27
Starter Ln	0.23	Shelor Farm Ln	0.18
Malus Dr	0.18	Reese Mountain Rd	1.08
Wanaga Way Dr	0.12	Fort Lewis Church Rd	0.45
Brogan Ln	0.28	Twine Hollow	0.10
Clayton Ln	0.22	Frosty Ln	0.60
Furnace Ln	0.10		

Road Classification

Private Road	Segment Miles	Rural Local (con't)	Segment Miles
Southview Dr	0.20	Sundance Rd	0.47
Shirley Rd	0.18	Cherokee Hills Dr	0.98
Westward Lake Dr	0.07	Whispering Wind Dr	0.15
Lake Front Dr	0.90	Millwheel Dr	0.24
Indian Hill Rd	0.15	Millbridge Rd	0.43
Shelor Ave	0.03	Green Hill Dr	0.44
Dow Hollow Rd	0.94	Thomas Dr	0.53
Dellwood Rd	0.15	Malinda Rd	0.18
High Meadow Ln	0.13	Sutherland Cir	0.06
Lawyer Dr	0.32	Louise Cir	0.06
Sawmill Branch Rd	0.32	White Eagle Ln	0.07
Brandy Run Dr	0.21	Buffalo Cir	0.13
Sallie Ln	0.33	Blackhawk Cir	0.04
Brogan Cir	0.18	Tee Pee Ln	0.08
Rob Knob Rd	0.21	Warrior Dr	0.18
Mount Gordon Rd	0.12	Buckskin Ln	0.08
Dix Mill Rd	0.14	Canoe Cir	0.07
Uphill Dr	0.21	Warbonnet Rd	0.03
Grey Fox Ln	0.62	Tomahawk Cir	0.09
Pine St	0.05	Scout Cir	0.09
Getty Ln	0.14	Cove Hollow Rd	1.51
Hillcrest Rd	0.46	Poor Mountain Rd	6.10
Bydawyle Rd	0.31	Lilly Dr	0.22
Luther Dr	0.28	West River Rd	3.10
Whippoorwill Ln	0.41	Harborwood Rd	4.41
Williams Dr	0.07	Barley Dr	0.85
Fort Lewis Blvd	0.13	Dow Hollow Rd	0.18
River Bend Ln	0.10	Dry Hollow Rd	2.04
Sleepy Hollow Rd	0.14	Prunty Dr	0.39
Joyce Ln	0.28	Campbell Dr	0.97
Tyler Rd	0.12	Little Bear Rd	0.29
Honeysuckle Rd	0.71	Gladden Rd	0.89
Dan Robin Rd	0.05	Harwick Dr	0.49
Marshall Dr	0.21	Creekside Dr	1.08
Artrip Ln	0.05	Fort Lewis Church Rd	1.11
Honeysuckle Rd	0.70	Twine Hollow Rd	0.95
		Archer Cir	0.06
Rural Local	41.05	Glenmary Dr	0.88
Ellison Ave	0.16	Artrip Ln	0.06
Lancer Dr	0.10	Stanley Farm Rd	0.46
Arrow Dr	0.10	Stoneskeep Ln	0.15
Blackwood Dr	0.10	Powell Dr	0.92
Stypes Branch Rd	0.24	Peaceful Dr	1.45
		Tobey Rd	0.43

Road Classification

	Segment Miles		Segment Miles
Rural Local (con't)		Urban Local (con't)	
Beason Ln	0.61	Skyview Rd	1.47
Terrace Dr	0.23	Creekwood Dr	0.66
Meacham Rd	0.65	Puckett Cir	0.13
Honeysuckle Rd	2.69	Beaver Brook Rd	0.20
Waldon Ln	0.11	Fernlawn Rd	0.21
Mayfair Dr	0.35	Crown Cir	0.09
Terrace Dr	0.23	Bent Tree Cir	0.07
Kelley St	0.13	Silver Leaf Dr	0.23
Glenvar Heights Blvd	1.20	Ivie Cir	0.26
Fallbrooke	0.16	Gene St	0.12
Dan Robin Rd	0.46	Givens St	0.25
		Skycoe Dr	0.30
Rural Major Collector	3.09	Brushy Ridge Rd	0.25
		Shirley Rd	0.27
West Main St	1.26	Eddies Rd	0.31
Twelve O'Clock Knob Rd	1.83	Lelia Cir	0.03
		Adel Cir	0.03
Urban Collector	10.50	June Cir	0.03
		Zana Rd	0.30
West Main Street	4.56	Nellie Cir	0.03
West Riverside Dr	0.98	Westward Lake Dr	0.36
Poor Mountain Rd	0.80	Dot Cir	0.03
Goodwin Ave	0.58	Neta Cir	0.03
Wildwood Road	2.95	Stanford Dr	0.22
Dow Hollow Rd	0.30	Elmwood Ln	0.07
Texas Hollow Rd	0.16	Cunningham Dr	0.05
Barley Dr	0.17	Indian Hill Rd	0.20
		Millwood Dr	0.18
Urban Local	28.09	Stone Mill Dr	0.42
		Queensmill Dr	0.06
Stonewood Dr	0.23	Kingsmill Dr	0.33
McDaniel Dr	0.45	Millbridge Rd	0.26
Andrew Ave	0.19	Mill Pond	0.25
Ellen Dr	0.36	Shawnee Dr	0.14
Evelyn Dr	0.32	Duxbury Ln	0.15
Hawley Dr	0.46	Brewster Cir	0.04
Fort Ave	0.20	Fresh Meadow Ln	0.17
Mountview Dr	0.20	Cloverleaf Cir	0.04
Calloway Ave	0.26	Green Hill Park Rd	0.19
Givens Ave	0.21	Riverpark Rd	0.69
Locust Grove Ln	0.38	Fort Lewis Cir	0.10
Weaver Rd	0.45	Great Glen Dr	0.19
Ingal Blvd	0.64	Celtic Cir	0.21
Polly Cir	0.03	Gavin Cir	0.07

Road Classification

Urban Local (con't)	Segment Miles	Urban Interstate	Segment Miles
Nevis Dr	0.07	Interstate 81	2.06
Lomond Cir	0.12		
Givens Tyler Rd	1.16	Rural Interstate	
Alleghany Dr	1.67		
Daugherty Rd	1.34	Interstate 81	4.37
Crossmill Ln	0.26		
Montvue Rd	0.12		
Walter Dr	0.10		
Yale Dr	0.37		
Gum Springs Rd	0.36		
Richland Hills Dr	1.00		
Bohon Hollow Rd	0.57		
Joe Carrol Rd	0.30		
Lee Rd	0.35		
Pleasant Run Dr	0.69		
Morris Rd	0.03		
Parr Rd	0.19		
Koppers Rd	0.09		
Viewpoint Ave	0.30		
Tyler Rd	0.17		
Tobey Rd	0.28		
Technology Dr	0.38		
Country Farm Rd	0.11		
Martin McNeil Rd	0.36		
Tree Top Camp Rd	0.38		
Northwest River Rd	0.22		
Southwest River Rd	0.51		
Edgewood St	0.19		
Maywood Ave	0.24		
Dogwood Ave	0.27		
Paint Bank Rd	0.61		
Garman Rd	0.57		
Scenery Dr	0.09		
Wildwood Rd	0.33		
Branchside Dr	0.06		
Ellison Ave	0.03		

Note: All segment and total mileage lengths are rounded to the nearest one-hundredth of a mile.

Source: Virginia Department of Transportation and Roanoke County Department of Community Development.

Roanoke Region Intermodal Facility Report

Executive Summary

Introduction

This report summarizes the review and recommendations of the Virginia Department of Rail and Public Transportation (DRPT) in the evaluation and site selection for the construction of an intermodal rail facility in the Roanoke Region of Virginia by Norfolk Southern (NS).

This report was prepared by DRPT in coordination with industry experts and resources sourced through a variety of relevant state agencies, project partners and engineering firms including Norfolk Southern (NS), HDR Engineering, the Virginia Port Authority (VPA), the Virginia Economic Development Partnership (VEDP), and the Virginia Department of Transportation (VDOT).

Intermodal Transportation and the Heartland Corridor Initiative

The movement of consumer products using a combination of truck and rail is the fastest growing segment of the freight rail industry. In addition to the efficiency of intermodal transportation, a single intermodal train can take as many as 200 long haul trucks off the road to provide additional highway congestion relief. In fact, a recent study by the American Association of State Highway Transportation Officials (AASHTO) indicates that intermodal facility development is the major missing infrastructure link to reduce overall freight congestion on the nation's highway system.

Intermodal facilities are often developed to spur local economic development. A notable Virginia success story is the Virginia Inland Port (VIP) in Front Royal, which is credited with creating approximately 7,000 jobs and generating \$600 million in local investment since it opened in 1989. Shown in Figure ES-1, this facility is regarded as the major economic engine for the Shenandoah Valley Region in Northern Virginia. Part of VIP's success is attributed to its location near a major rail corridor and interstate highways I-81 and I-66. Other intermodal facilities that have increased local jobs include the International Intermodal Facility in Huntsville, Alabama; Logistics Park in Alliance, Texas; and the Rickenbacker Intermodal Facility in Columbus, Ohio. In each case, these facilities have successfully attracted companies to locate nearby and created jobs and major economic benefits for their respective regions.



Figure ES-1. The Virginia Inland Port

The construction of an intermodal facility in the Roanoke Region is part of a larger multi-state freight rail improvement project referred to as the Heartland Corridor Initiative. The Heartland Corridor is a designated "project of national significance" and is being constructed by Norfolk Southern with support from the Federal Highway Administration, Eastern Federal

Lands Highway Division (FHWA-EFLHD), the Commonwealth of Virginia, and the states of West Virginia and Ohio. The total cost of the Heartland Corridor Initiative is approximately \$249 million, not including approximately \$68 million for the Commonwealth Railway Mainline Safety Rail Relocation Project in Portsmouth, Chesapeake and Suffolk, Virginia.

The Heartland Corridor will double the intermodal rail capacity along the line that parallels Route 460 through Virginia and significantly improve the freight shipping time between the Ports of Hampton Roads in Virginia and markets in the Midwest. The multi-state project includes raising tunnel clearances (four in Virginia) and the development of intermodal facilities in the Roanoke Region of Virginia; Prichard, West Virginia; and Rickenbacker, Ohio. The tunnel clearance projects will increase the clearance heights in rail tunnels (Figure ES-2), which will allow NS to ship double-stack containers and significantly increase the intermodal shipping capacity of the Heartland Corridor route. The project will also realign NS intermodal routing, cutting up to 233 miles and up to 1.5 days off the current shipping time between Hampton Roads and Chicago. The Virginia project components are being funded through a combination of federal funds, Commonwealth funds through the Rail Enhancement Fund, and private sector funds through NS.



Figure ES-2. Tunnel Clearance Work Eggleston, Virginia

NS currently operates two adjacent main rail lines through the intermodal facility search area in the Roanoke Region. One is the single track V-Line (former Virginian Line) used primarily for coal trains eastbound to Norfolk; the other is the double track N-Line (former Norfolk & Western) Heartland Corridor route used for intermodal shipments, merchandise and westbound empty coal train movements. Tunnel clearance improvements for the Heartland Corridor Project will take place on the N-Line in Virginia, and according to NS, this rail line is significantly more suitable for an intermodal facility from a rail operating perspective.

Background Information

The Rail Enhancement Fund

The Roanoke Region Intermodal Facility and Heartland Corridor tunnel clearance projects are being funded in part by the Commonwealth's Rail Enhancement Fund Program. Under Section 33.1-221.1:1.1 of the Code of Virginia, the Rail Enhancement Fund was developed within DRPT in support of the public interest for the preservation and development of passenger and freight rail infrastructure and service in Virginia.

The Director of DRPT administers the Rail Enhancement Fund Program, receives recommendations on the use of Rail Enhancement funds from the Rail Advisory Board, and receives approval for the funding of Rail Enhancement Fund projects through the Commonwealth Transportation Board.

The Rail Enhancement Fund Program is intended to support the growth of freight and/or passenger rail transportation by assisting other appropriate entities to acquire, lease or improve:

- railways or railroad equipment
- rolling stock
- rights-of-way
- facilities

Rail Enhancement Fund projects are funded through the combination of a minimum 30 percent cash or in-kind match from local, private or regional sources and 70 percent (or the remaining balance) matched from Rail Enhancement funds. The Rail Enhancement Fund program has several program policy goals and compliance requirements that must be met before further consideration will be given to funding a project.

Heartland Corridor Rail Enhancement Fund Agreement

In October 2005, NS submitted a Rail Enhancement Fund project application to DRPT to fund the completion of tunnel clearance projects in Virginia and the construction of a new Roanoke Region Intermodal Facility as part of the larger multi-state Heartland Corridor Initiative. The projects funded by this grant are referred to as the “Heartland Corridor – Central Corridor Components.” The grant application was approved by the Commonwealth Transportation Board and in May 2006 a multi-year funding agreement was signed between DRPT and NS.

Through the agreement, NS committed to construct tunnel improvements to enlarge clearances at the following four tunnel locations at various mile point (MP) locations on the NS N-Line between Walton (MP N-297) and Glen Lyn, Virginia (MP N-340.5):

1. Pulaski County – Cowan Tunnel (MP N-305.43)
2. Giles County – Eggleston No. 1 Tunnel (MP N-316.15)
3. Giles County – Eggleston No. 2 Tunnel (MP N-317.02)
4. Giles County – Pembroke Tunnel (MP N-319.83)

The agreement also commits NS to complete the applicable environmental review process and preliminary engineering, including the development of a detailed schedule and budget for final design of the intermodal facility. In addition, road right-of-way and site acquisition, construction and construction management of the tunnel improvements and the proposed intermodal facility are also the responsibility of NS under the terms of the agreement. The original total multi-year budget for the project was estimated to be \$31.9 million, with an NS share of approximately \$9.6 million and a Commonwealth share of \$22.35 million.

Public Involvement

Beginning in fall 2006, DRPT engaged in a variety of public and agency outreach efforts to ensure local and regional participation in the planning process for the intermodal facility in the Roanoke Region.

DRPT established criteria to guide the evaluation process for proposed intermodal sites and DRPT began the site search by requesting site proposals from area localities and from NS as the operating railroad. No site proposals were submitted by the localities, while NS

identified ten (10) potential sites as part of its review. Subsequently, DRPT solicited input from citizens, local public officials and other organizations in the region through a 45-day public comment period which began on November 30, 2006 and ended on January 16, 2007.

In addition, a public meeting was held on December 13, 2006 at VDOT's Salem District Office to provide an additional opportunity for the public to learn more about the project and proposed sites, and to provide comments. In April 2007, the City of Salem submitted a modified version of the Colorado Street Site identified by NS for inclusion in the site selection process.

All public comments and proposals were taken into consideration as part of the development of this report. A copy of the *Public Comment Report* by DRPT dated January 7, 2007 is contained in Appendix C. The report includes data on the initial ten site location alternatives.

Jurisdictions in the Roanoke Region have expressed support for the tunnel clearance and intermodal facility project. Appendix A contains a joint letter to the Chief Executive Officer of Norfolk Southern and Virginia Governor Timothy Kaine dated June 28, 2006, in which municipalities from across the region expressed their general support of the Heartland Corridor Initiative.

Benefits of an Intermodal Facility

Upon completion of the Heartland Corridor Initiative, the Commonwealth will be able to offer Virginia businesses in the Roanoke Valley and Southwest Virginia Regions a new, highly competitive freight shipping option. The intermodal facility in the Roanoke Region will ensure that Virginia has access to goods moving along the Heartland Corridor from domestic and international markets in addition to providing new business opportunities so that local businesses in the region can expand their market share and new businesses can be attracted to the region - generating more local jobs, revenue and opportunity. The Heartland Corridor Initiative is designed to provide an intermodal facility in each state along the corridor. Along with the Roanoke Region Facility, facilities will also be located in Prichard, West Virginia and Rickenbacker, Ohio. If the Roanoke Region Facility is not built, these economic benefits will be passed along to other states. The Swedwood Ikea Furniture manufacturing development near Danville is an example of a major economic driver that located in the area in part due to the future business and transportation opportunities that would occur with the development of an intermodal facility in the Roanoke Region. Swedwood Ikea will add approximately 271 jobs in the first of a three-phase development. Swedwood Ikea's three-phase build out will create over 700 jobs in an economically stressed region of Virginia.

Economic Impact and Public Benefits

The economic impact of a Roanoke Region Intermodal Facility is estimated based on data and assumptions related to construction spending, facility operations and economic development. A summary of the economic analysis and public benefits are shown in Section 3 of this report. The economic impact study and public benefit results are discussed in detail in the *Economic Assessment of a Roanoke Region Intermodal Facility Report* contained in Appendix B.

Site Criteria and Solicitation

Site criteria for the proposed intermodal facility were generally selected based on observations of factors which contributed to the successful operation of other intermodal facilities in the United States. In October 2006, the site selection key evaluation criteria included the following:

- The proposed intermodal facility must be close to Interstate I-81 and allow for reasonably proximate access and egress to the interstate.
- The proposed intermodal facility must be located on the Heartland Corridor's rail line between Walton on the western border and the Shenandoah Line Connection on the eastern border. This is necessary to ensure a competitive time advantage for freight shipments and to maximize the usefulness of the facility to serve the I-81 freight corridor.
- The proposed intermodal facility should be of sufficient size (65 acres minimum if possible), have an appropriate site configuration for freight transfer operations, and be located on relatively flat topography.
- The proposed intermodal facility should not create the need for additional grade separation bridges, particularly in congested urban areas.
- To the extent possible, the proposed site should seek to minimize associated roadway costs that might be required.
- The proposed site should be well configured from a rail operating perspective to avoid degrading other rail traffic, result in more efficient rail intermodal operations and result in lower relative facility development or delivery costs.

Also in October 2006, DRPT invited NS, as the operating railway, all Roanoke area localities, and the Metropolitan Planning Organizations (MPOs) in the general search area to submit site proposals for an intermodal facility in the region. Specifically invited jurisdictions and organizations included the following:

- Blacksburg/Christiansburg/Montgomery County Area MPO
- City of Salem
- City of Roanoke
- Montgomery County
- New River Valley Economic Development Alliance
- Roanoke County
- Roanoke Valley Area MPO
- Roanoke Valley Economic Development Partnership
- Town of Christiansburg

Although some of the primary site selection criteria were not met, ten (10) intermodal facility sites were submitted by NS in the autumn of 2006. The identified sites were:

- Blue Ridge Site (Botetourt County)
- Colorado Street Site (City of Salem)
- East End Shops Site (City of Roanoke)
- Roadway Material Yard Site (City of Roanoke)

- Elliston Site (Montgomery County)
- Garman Road [Former Virginian] Site (Roanoke County)
- Garman Road [Former N&W] Site (Roanoke County)
- Singer Site (Roanoke County)
- Horn Site (Roanoke County)
- Webster Brick Site (Botetourt County)

None of the other entities in the search area submitted site proposals to DRPT for consideration in autumn 2006. However, in April 2007 the City of Salem submitted a modified version of the Colorado Street Site for consideration by DRPT, expanding the NS submitted version to include property south of the Colorado Street Site at a location on the NS V-Line (rather than the adjacent NS N-Line). The NS V-Line and N-Line designations refer to the former Virginian Line, and the former Norfolk & Western Line, respectively. DRPT accepted the modified Colorado Street Site and evaluated the site based on the City of Salem's proposal. Figure ES-3 on page ES-7 depicts the general location of the proposed sites in the Roanoke Region that were evaluated in the site evaluation process.

Site Selection Criteria

DRPT, working with NS as the operating railroad, the Virginia Economic Development Partnership, VDOT and the Virginia Port Authority reviewed the 10 sites and developed general parameters to evaluate the sites based on the site solicitation criteria as described above and reflected in Table ES-1 on page ES-8 of this report.

Environmental factors were also evaluated for the three most feasible sites for the location of the intermodal facility. These three sites were: the Colorado Street Site (Figure ES-4 on page ES-9); the Elliston Site (Figure ES-5 on page ES-10); and the Garman Road Site [former Virginian] (Figure ES-6 on page ES-11). The evaluation results are summarized according to their relative adverse environmental impacts (low, medium, or high) in Table ES-2 on page ES-12 of this report.

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Figure ES-3: Proposed Intermodal Facility Site Locations

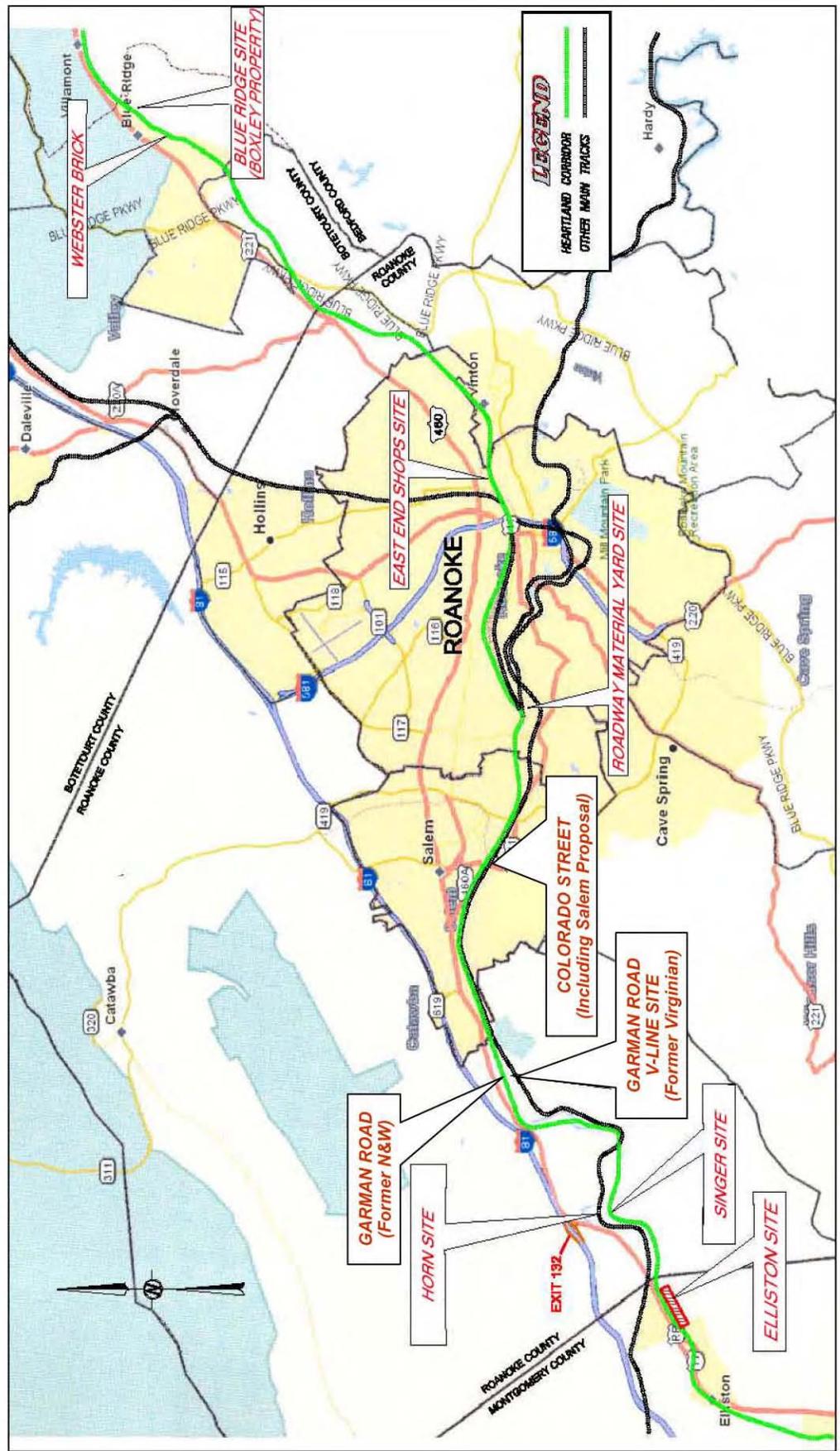
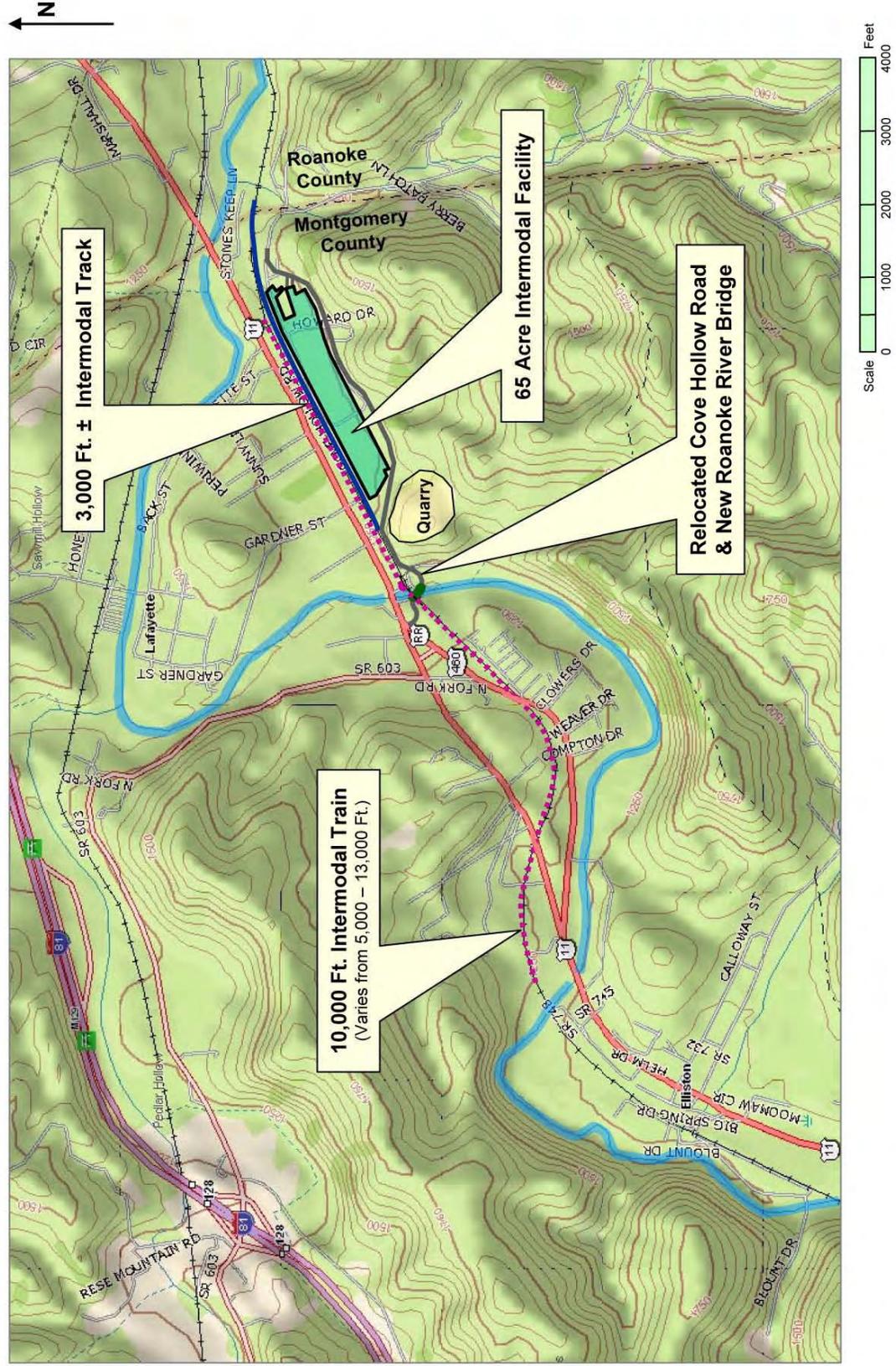


Table ES-1. Comparison of Key Evaluation Criteria for Proposed Intermodal Facility Sites

Site Location	Proximity and Good Truck Access to I-81	Located on the Heartland Corridor Rail Line (N-Line) West of Shenandoah Connection	Avoid New Grade Separation Bridges (Especially in Congested Urban Areas)	Site Acreage, Topography and Layout Suitable for Intermodal Operations	Minimize Roadway Costs and Traffic Congestion	Efficient NS Rail and Intermodal Facility Operations
Singer Site	√	√	√	X	√	X
Roadway Material Yard Site	X	√	√	X	X	X
East End Shops Site	√	√	X	X	X	X
Webster Brick Site	X	√	X	X	X	X
Blue Ridge Site	X	√	X	X	X	X
Horn Site	√	X	X	√	X	X
Garman Road Site (Former N&W)	√	√	X	X	X	X
Garman Road Site (Former Virginian)	√	X	X	√	X	X
Colorado Street Site	√	X	X	√	X	X
Elliston Site	√	√	√	√	√	√

Notes: X = Fatal Flaw Criteria to Advance Site for Consideration; √ = Acceptable

Figure ES-5: Elliston Site



**Table ES-2: Summary of Environmental Evaluation Results
for Proposed Intermodal Facility Sites**

Category	Elliston Site	Garman Road Site (Former Virginian)	Colorado St. Site
Natural Environment			
<i>Wetlands</i>	Low Impact	Low Impact	Low Impact
<i>Water Bodies/Rivers</i>	Low Impact	High Impact	Medium-High Impact
<i>Floodplains</i>	Low Impact	High Impact	High Impact
<i>Geotechnical and Slope Stability</i>	Low Impact	Medium Impact	Medium Impact
<i>Threatened and Endangered Species</i>	Low Impact	Low Impact	Low Impact
Land Use/Social/Human Environment			
<i>Existing Land Use</i>	Medium Impact	Low Impact	Low Impact
<i>Adjacent Land Use</i>	Low-Medium Impact	High Impact	Low Impact
<i>Prime Soils and Farm Lands</i>	Low Impact	Low Impact	Low Impact
<i>Residential Areas</i>	Low-Medium Impact	High Impact	Low Impact
<i>Existing Utility and Drainage Conflicts</i>	Low Impact	Medium Impact	High Impact
<i>Potential for Contaminated Soils</i>	Low Impact	High Impact	Moderate Impact
<i>Noise</i>	Low Impact	Low Impact	Low Impact
<i>Air Quality</i>	Low Impact	Low Impact	Low Impact
<i>Displacements</i>	Approximately 4 residences and 1 farm affected	Approximately 20 residences and several businesses affected	Approximately 3 industrial facilities affected and residences near the required Union Street Overpass & Roanoke River Bridge
<i>Current Zoning</i>	R2-Residential and Agriculture	I-2 Industrial and R-1C Low Density Residential with Conditions	HM- Heavy Manufacturing

Key Findings

DRPT has confirmed that NS has complied with the terms of the Rail Enhancement Fund agreement, in which the Commonwealth will provide partial funding for specific elements of the Heartland Corridor Initiative, including the requirements associated with the development of an intermodal facility in the Roanoke Region. The intermodal facility will be a private development owned and operated by NS.

In addition, the development of the Roanoke Region Intermodal Facility is consistent with local priorities, as indicated in a letter of project support received by the Commonwealth on June 28, 2006 from public and local elected officials in the Roanoke and New River Valley Area, as well as the findings and recommendations of the *Roanoke Valley – Alleghany Regional Freight Study, dated January 2003*, prepared by the Roanoke Valley – Alleghany Commission and the Roanoke Valley Metropolitan Planning Organization.

Based on the results of this evaluation, DRPT concurs with the selection of the Elliston Site by NS as the location for the Roanoke Region Intermodal Facility as noted in correspondence dated November 21, 2007 (Appendix D). All other site proposals evaluated had fatal flaws relating to rail operations, highway access and required grade separation bridges, significant site constraints, and/or total costs.

Table ES-3 provides a summary cost comparison of the three top candidate sites. These estimates include costs to complete the development and construction of the intermodal facility, necessary identified highway improvements and adjustments to the mainline railroad system.

Table ES-3: Estimated Construction Costs for an Intermodal facility (Full Build-Out)

Elliston Site	Garman Road Site (Former Virginian)	Colorado St. Site
\$35,500,000	\$52,850,000	\$71,600,000

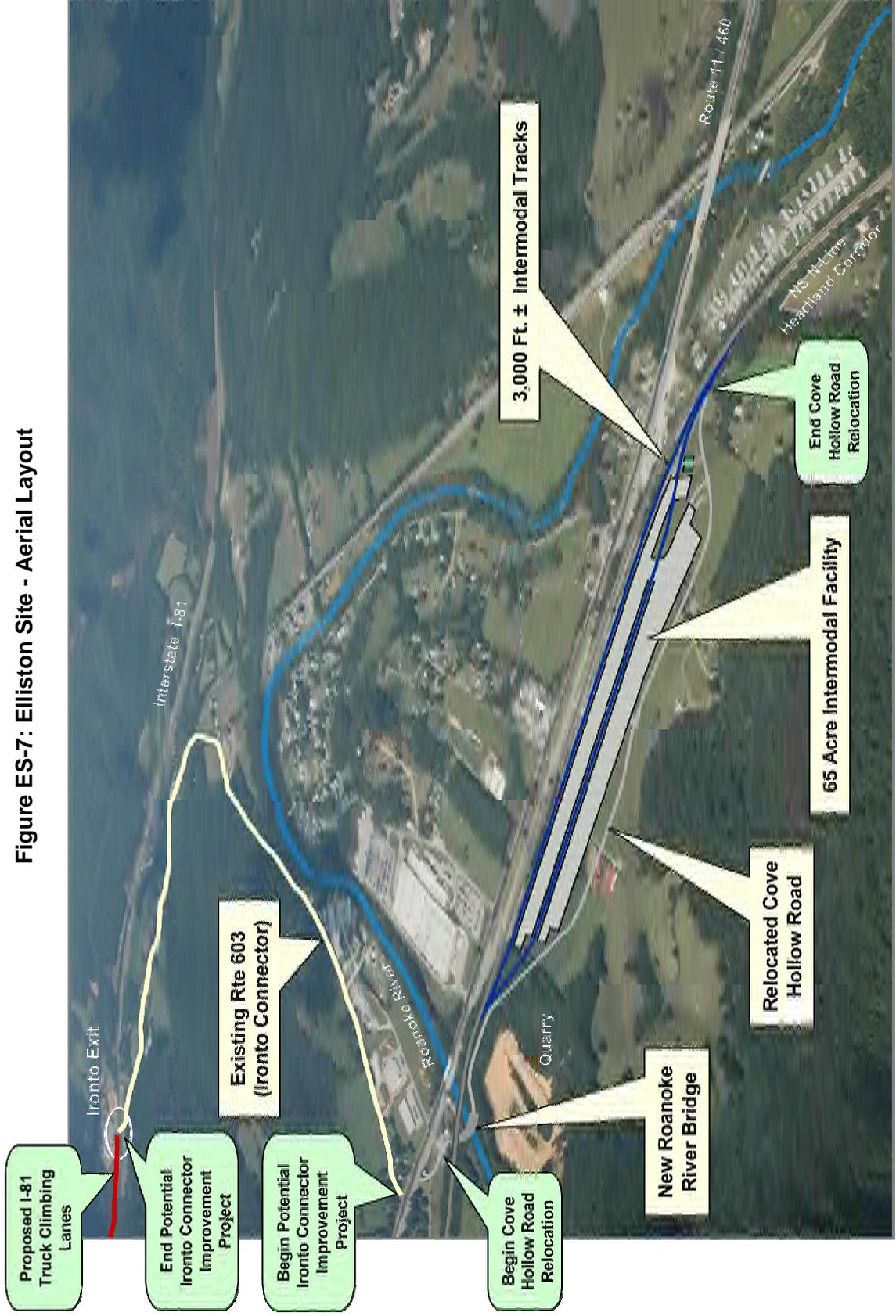
Through evaluation of the ten potential sites, DRPT has determined that the Elliston Site is the only feasible site for the development of a rail-served intermodal facility in the Roanoke region. In addition to cost considerations, the Garman Road Site (Former Virginian) presents environmental and operational challenges that would prohibit the facility from being operated and developed effectively. The Colorado Street Site presents operational challenges that cannot be mitigated.

The Elliston Site is the only alternative that meets all of the site selection key evaluation criteria and supports NS requirements for operational efficiency, safety, service, and economy. The construction cost of an intermodal facility at the Elliston Site is approximately \$35.5 million (full build-out plus a new highway bridge and relocation of Cove Hollow Road) – which represents the least cost of all site proposals evaluated. An aerial graphic of the Elliston Site with a concept intermodal yard layout is shown in Figure ES-7 on page ES-20.

It is recommended that NS proceed with the development of the Elliston Site as the Roanoke Region Intermodal Facility, in accordance with the Rail Enhancement Fund agreement executed in May 2006.

The Intermodal Facility should be completed and in service along with the other elements of the Heartland Corridor rail improvement initiative by 2010 in order to maximize the potential economic, social and congestion relief benefits for the region and for the Commonwealth as a whole. Delay in construction will result in a higher project cost and will lower the economic and public benefits that are critical elements of the decision to provide public funding for this project.

Figure ES-7: Elliston Site - Aerial Layout



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Glenvar Community Plan Survey

Introduction

Thank you for taking the time to participate in the development of the Glenvar Community Plan. Once adopted, this plan will become a part of the Roanoke County Comprehensive Plan. The Comprehensive Plan is a general, long-range policy and implementation guide for decisions regarding growth and development. The Glenvar Community Plan will ultimately help guide the future of your community.

The Glenvar Planning Area stretches west to east from the Montgomery County border to the City of Salem and north to south from Fort Lewis Mountain to Poor Mountain.

County staff will be compiling the results of this survey for incorporation into the Glenvar Community Plan. The results will be made available on the Glenvar Community Plan website (<http://tinyurl.com/GlenvarPlan>). If you have any questions, please contact the Roanoke County Department of Community Development by phone (540)772-2068 or by email at planning@roanokecountyva.gov

Stay updated on the status of the Glenvar Community Plan, follow us on Facebook or Twitter!

Glenvar Community Plan Survey

Community Likes and Issues

1. What do you like most about your community?

2. Please identify the three (3) most important issues facing your community today.

- 1)
- 2)
- 3)

3. Please identify the three (3) most important issues facing your community in the next 5 to 10 years.

- 1)
- 2)
- 3)

Glenvar Community Plan Survey

Land Use

1. How would you rate the supply of housing by category in the Glenvar Area?

	Need a Lot More	Need a Little More	Do Not Need Any More	No Opinion
Rental Housing/Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elderly/Assisted Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouses/Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. In planning for the future, what types of development would you like to see encouraged in the Glenvar Area?

	Strongly Encourage	Encourage	Take No Action	Discourage	Strongly Discourage
Commercial Development	<input type="radio"/>				
Industrial Development	<input type="radio"/>				
Residential Development	<input type="radio"/>				
Park and Recreational Facilities	<input type="radio"/>				

3. What types of business and/or services would you like to see in your community? Please check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Big Box Stores (i.e. Lowes, Walmart, Target etc.) | <input type="checkbox"/> Personal Services (barber shops, salons, spas, etc.) |
| <input type="checkbox"/> Car Dealerships | <input type="checkbox"/> Pharmacies |
| <input type="checkbox"/> Car Washes | <input type="checkbox"/> Post Offices |
| <input type="checkbox"/> Convenience Store/Gas Stations | <input type="checkbox"/> Professional Offices |
| <input type="checkbox"/> Financial/Lending Institutions | <input type="checkbox"/> Restaurants (fast food) |
| <input type="checkbox"/> Garden Centers/Hardware Stores | <input type="checkbox"/> Restaurants (sit-down, family) |
| <input type="checkbox"/> Grocery Stores | <input type="checkbox"/> Retail Establishments |
| <input type="checkbox"/> Medical Offices | <input type="checkbox"/> Light Industry |
| <input type="checkbox"/> Mini-Warehouses/Storage | <input type="checkbox"/> Heavy Industry |

Other (please specify)

Glenvar Community Plan Survey

4. Based on your answers above, what locations would you like to see development? To submit a photo of the location(s) with comments, please email amicklow@roanokecountyva.gov.

Business Type and Location

Business Type and Location

Service Type and Location

Service Type and Location

Housing Type and Location

Housing Type and Location

Glenvar Community Plan Survey

Community Facilities and Services

1. Please rate your satisfaction with the utilities, community facilities and services listed below (check one per category).

	Above Average	Satisfactory	Some Need for Improvement	Great Need for Improvement	No Opinion
Adult Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Animal Control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle and Pedestrian Trails/Greenways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire and Rescue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garbage Collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Libraries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Storm Water Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

Glenvar Community Plan Survey

2. Please list the location of any transportation improvements that feel are needed in your community. To submit a photo of the location(s) with comments, please email amicklow@roanokecountyva.gov.

Bike Lanes	<input type="text"/>
Bus Routes/Bus Stops	<input type="text"/>
Community Identification Signs (Welcome to Glenvar)	<input type="text"/>
Greenways	<input type="text"/>
Guard Rails	<input type="text"/>
Improving/Widening Existing Roads	<input type="text"/>
Intersection Improvements	<input type="text"/>
Landscaped Medians	<input type="text"/>
Reduced Traffic Congestion	<input type="text"/>
Sidewalks	<input type="text"/>
Traffic Signs	<input type="text"/>
Turning Lanes	<input type="text"/>
Other	<input type="text"/>

Glenvar Community Plan Survey

Resource Preservation

1. Please rate your satisfaction with each of the following items in your community (check one per category). To submit a photo of the location(s) with comments, please email amicklow@roanokecountyva.gov.

	Above Average	Satisfactory	Some Need for Improvement	Great Need for Improvement	No Opinion
Forest Conservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintenance/improvement of Air Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Recreation Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of Wildlife Habitat and Hunting/Fishing Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protection of Groundwater Resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protection of Surface Water Resources (watersheds, streams, ponds, floodplains)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roanoke River Canoe/Kayak Access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Viewshed Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

Glenvar Community Plan Survey

Additional Comments, Questions or Concerns

1. Please use this space to provide additional comments, questions or concerns regarding the Glenvar area.

2. Please use this space to provide feedback regarding this survey.

Glenvar Community Plan Survey

Tell Us About Yourself

Providing an answer to the following questions is optional.

Any information you provide is confidential and anonymous and will be used for statistical purposes only.

1. Please provide your sex.

Male

Female

2. Please select the category that indicates your age.

Under 18

18-24

25-34

35-49

50-64

65-80

80 and older

3. Please select the category that indicates the size of your household.

1

2

3

4

5 or more

4. Do you have school-age children in your household (under the age of 18)?

Yes

No

5. Are you an owner or a renter?

Owner

Renter

Glenvar Community Plan Survey

6. How long have you lived in the Glenvar Area?

- Less than 5 years
- 5-10 years
- 11-20 years
- More than 20 years

Glenvar Community Plan Survey

Thank you

Thank you again for taking the time to participate in the development of the Glenvar Community Plan.

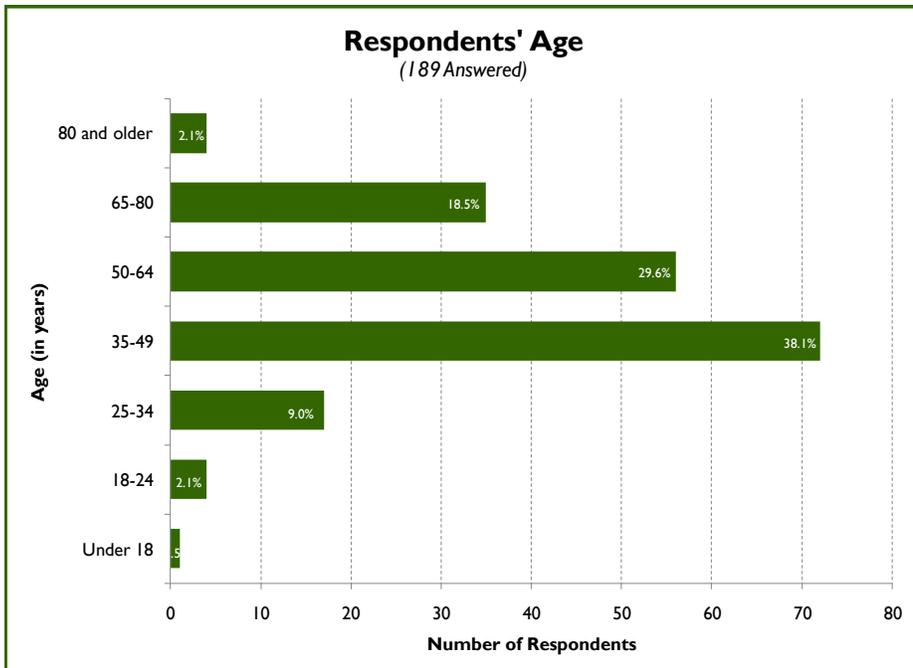
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GLENVAR COMMUNITY SURVEY

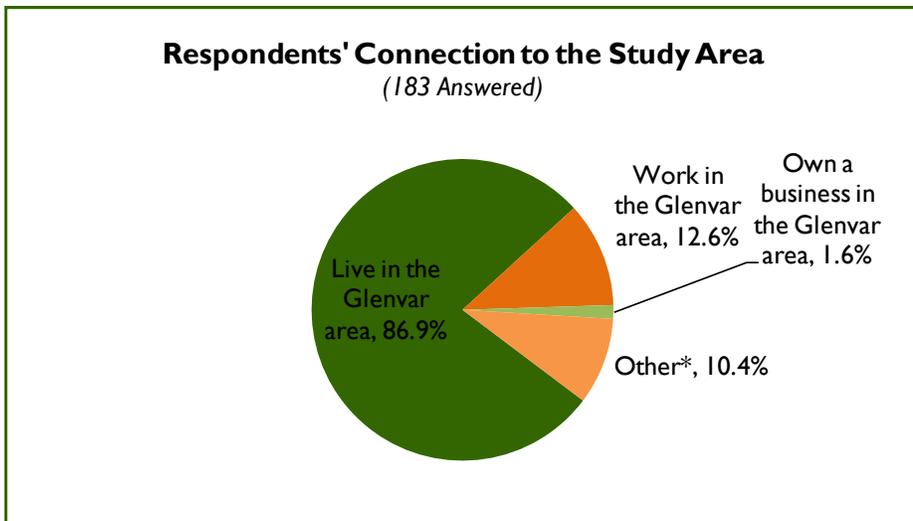
The **Glenvar Community Plan Survey** was available online from November 24, 2009 to April 16, 2010 with limited paper copies available in the Roanoke County Administration Center and the Glenvar Library. Of the 195 surveys completed, 168 (86%) were filled out online and 27 (14%) in hard copy form. The majority of paper surveys received was from residents and staff at the Richfield Retirement Center.

RESPONDENT DEMOGRAPHICS



Respondents' Sex
(188 Answered)

Male	39.9%
Female	60.1%



*Other includes:
 - Both live and work in the study area;
 - Visit the study area; and
 - More detailed description of the connection to the study area

What do you like most about your community?

- The rural character of the area; quiet and peaceful setting, but not too far away from amenities in Salem or Christiansburg
- Views of the mountains, Roanoke River
- Feel of the community; close knit and safe
- Glenvar Schools and Library

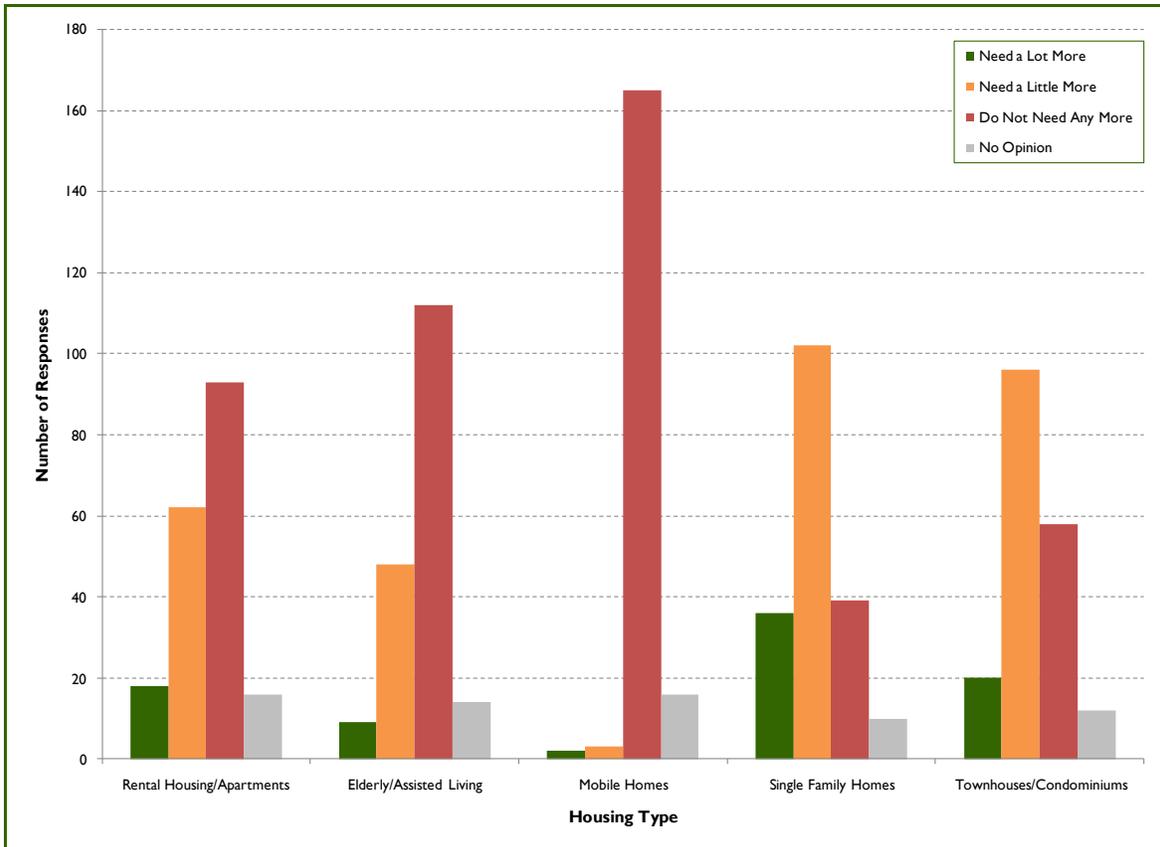
Please identify the three most important issues facing your community today.

1.
 - Maintaining the community feel of the area
 - Traffic/congestion and appearance of Route 11/460
 - Unwanted industrial business; heavy industry
2.
 - Traffic
 - Loss of jobs/unemployment
 - Condition of schools and library; funding
 - Representation in government
 - Lack of youth recreation, family activities, community center
3.
 - Environmental issues (air/water quality, protecting open space)
 - Property values and taxes
 - Lack of commercial development

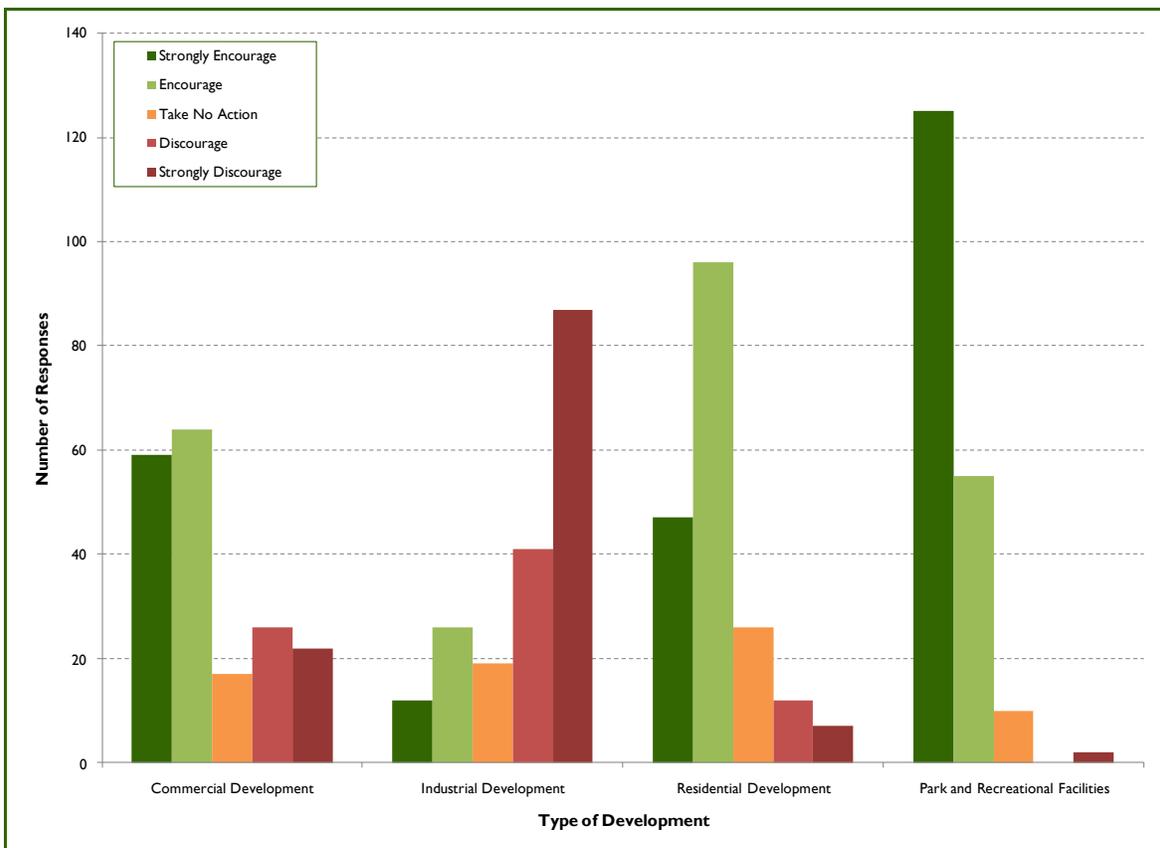
Please identify the three most important issues facing your community in the next 5 to 10 years.

1.
 - Impact of industry on the community
 - Improving the Glenvar library and schools
 - Impact of the proposed intermodal facility
 - Jobs creation and retention
 - Road maintenance and traffic issues
 - Housing issues – quality, affordability
 - Environmental concerns – air, water quality; floodplain
2.
 - Lack of amenities – restaurants, businesses
 - Overcrowding in schools, funding
 - Current zoning
 - Residential growth
 - Increasing traffic and appearance of West Main St.
3.
 - Protection of rural character
 - Governmental transparency
 - Property values and taxes
 - Lack of community recreational activities
 - Increasing crime

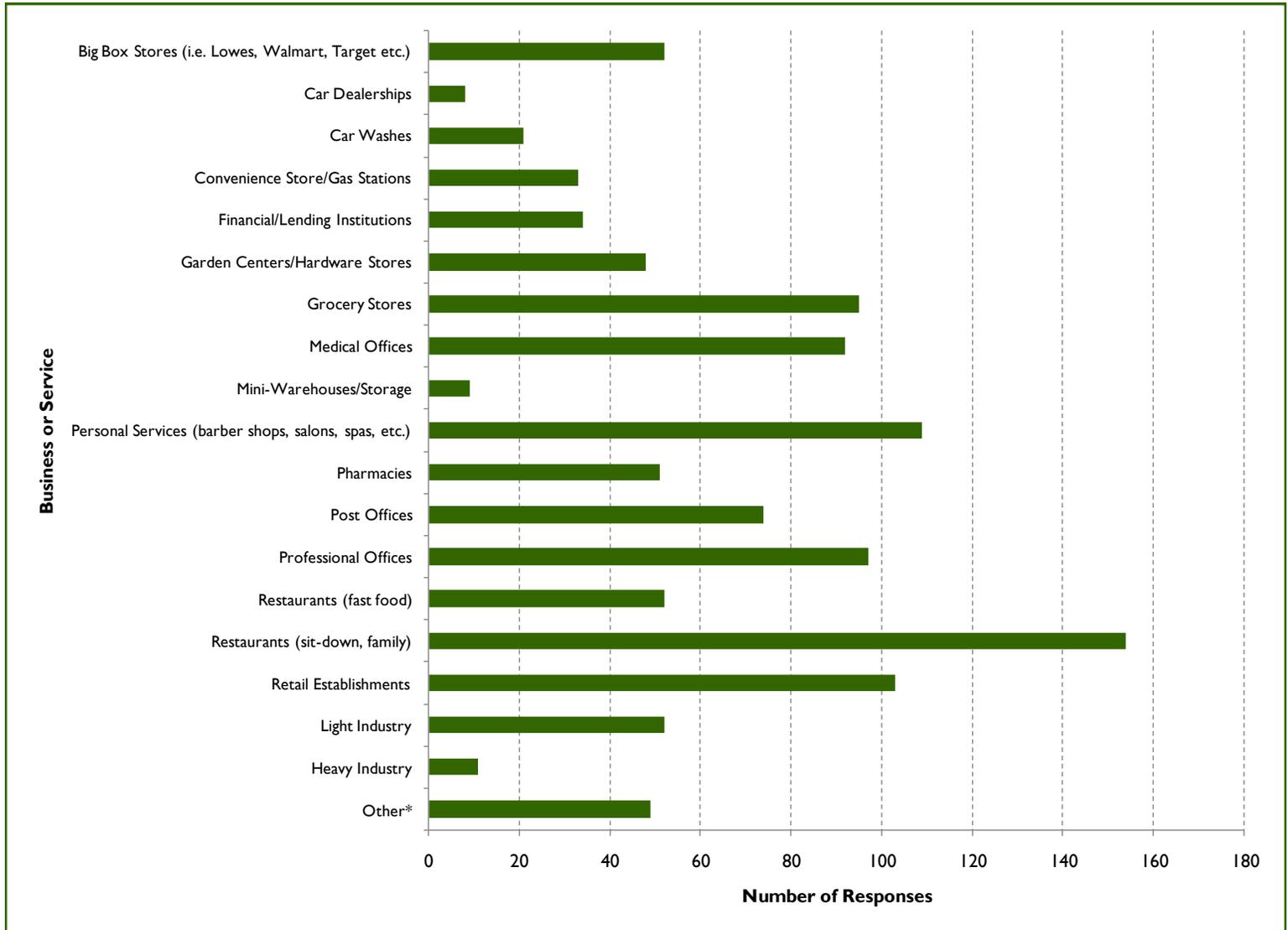
How would you rate the supply of housing by category in the Glenvar area?



What types of development would you like to see encouraged in the Glenvar area?



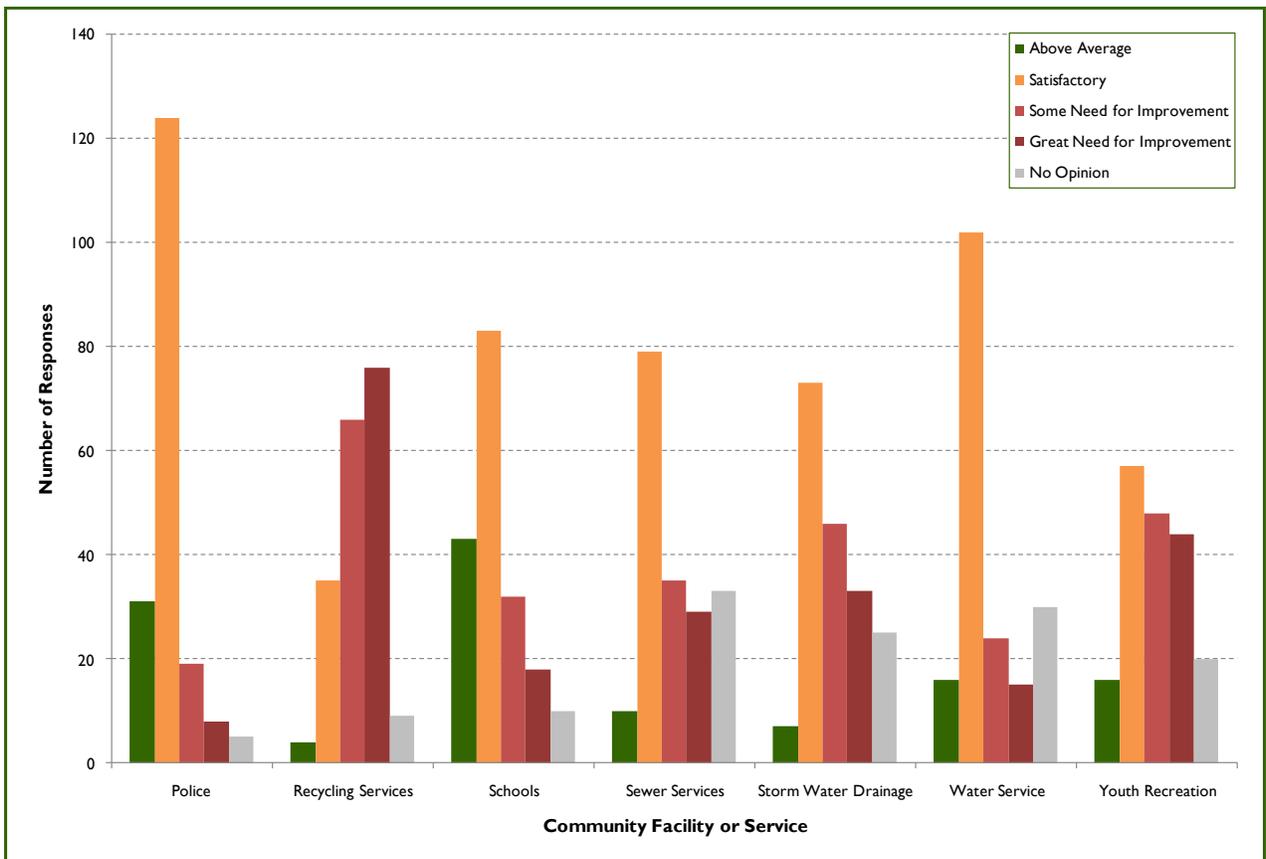
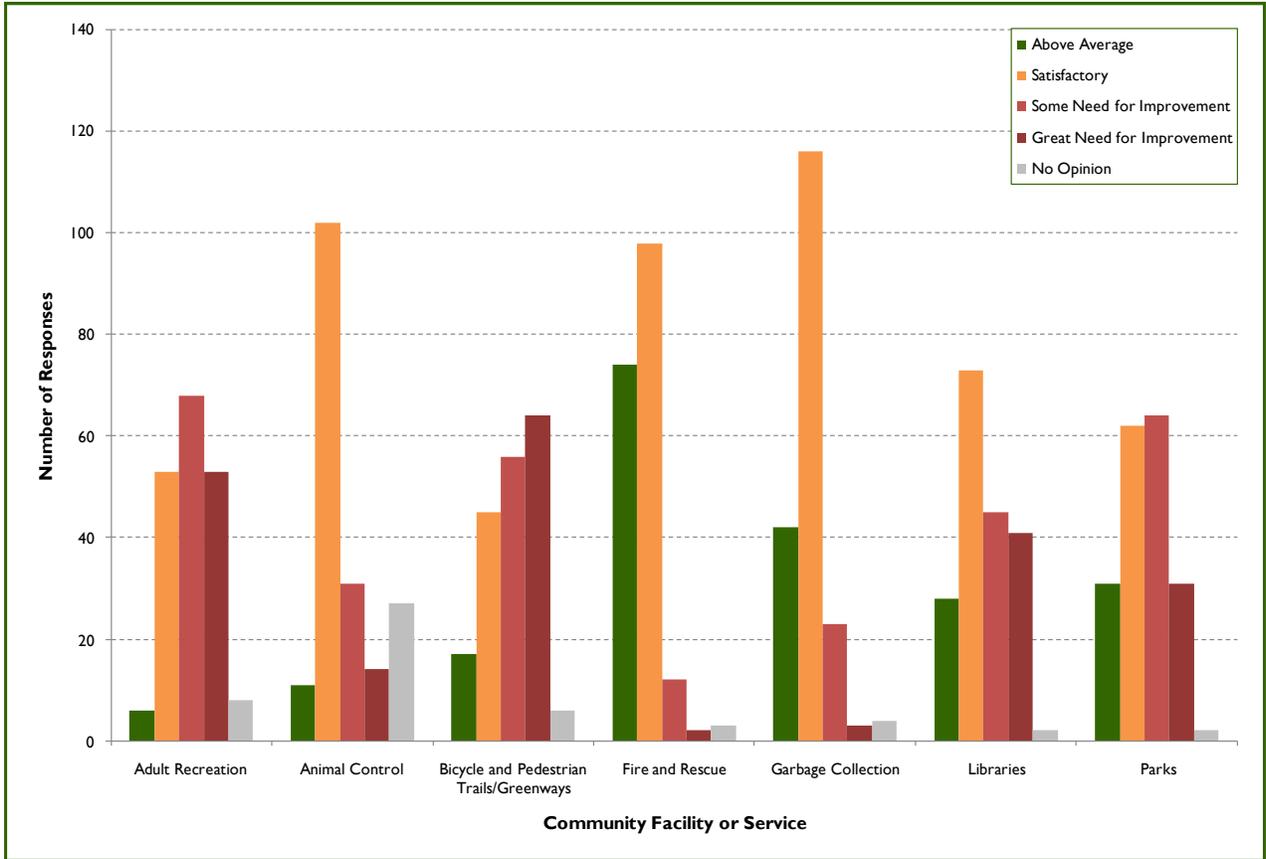
What types of business and/or services would you like to see in your community?



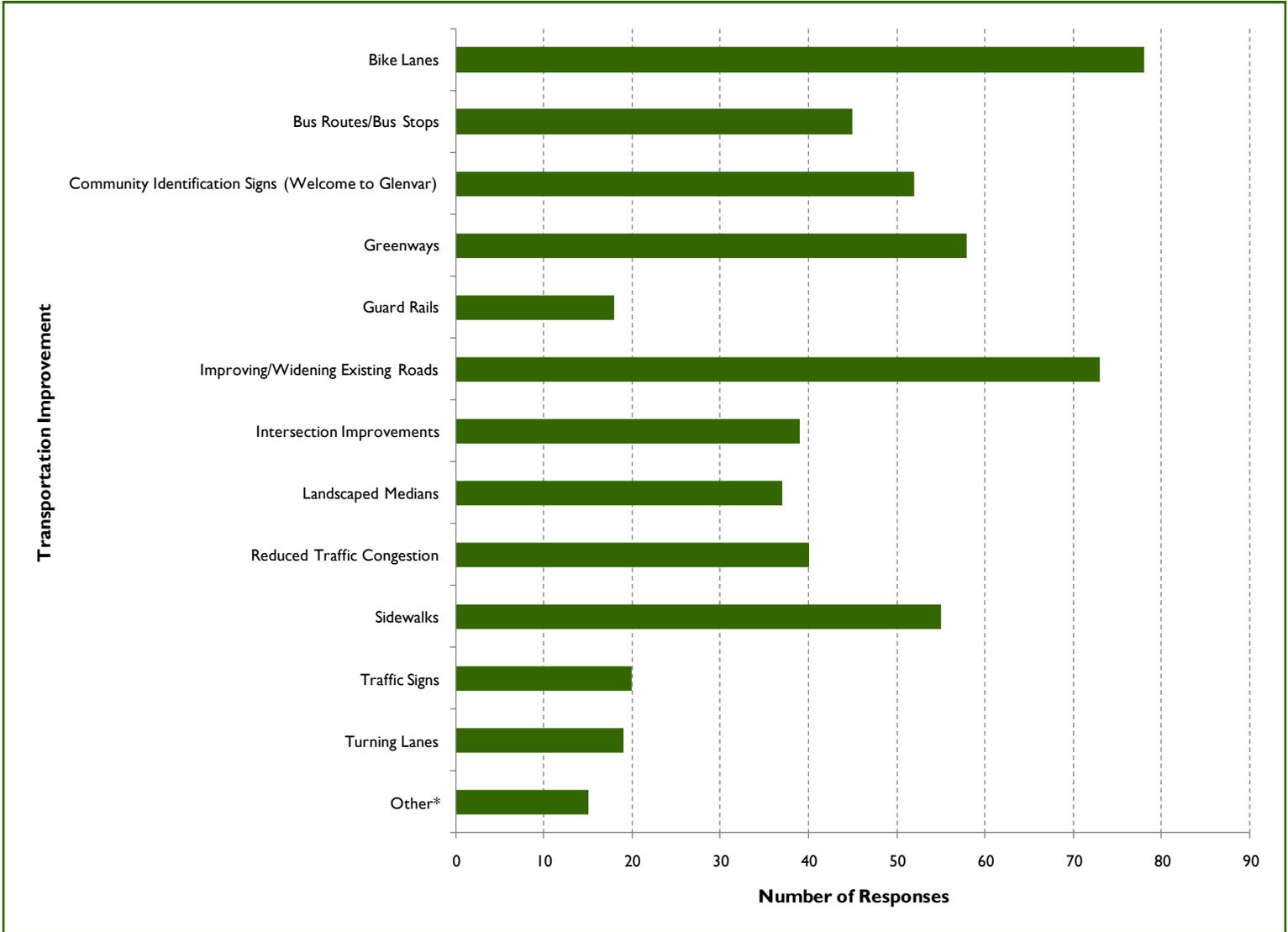
*Other includes:

- Childcare services
- Community recreational center
- Entertainment (movie theater, bowling)
- Locally owned/run business
- Public transportation
- Salem offers these businesses or services

Please rate your satisfaction with the utilities, community facilities and services listed below.



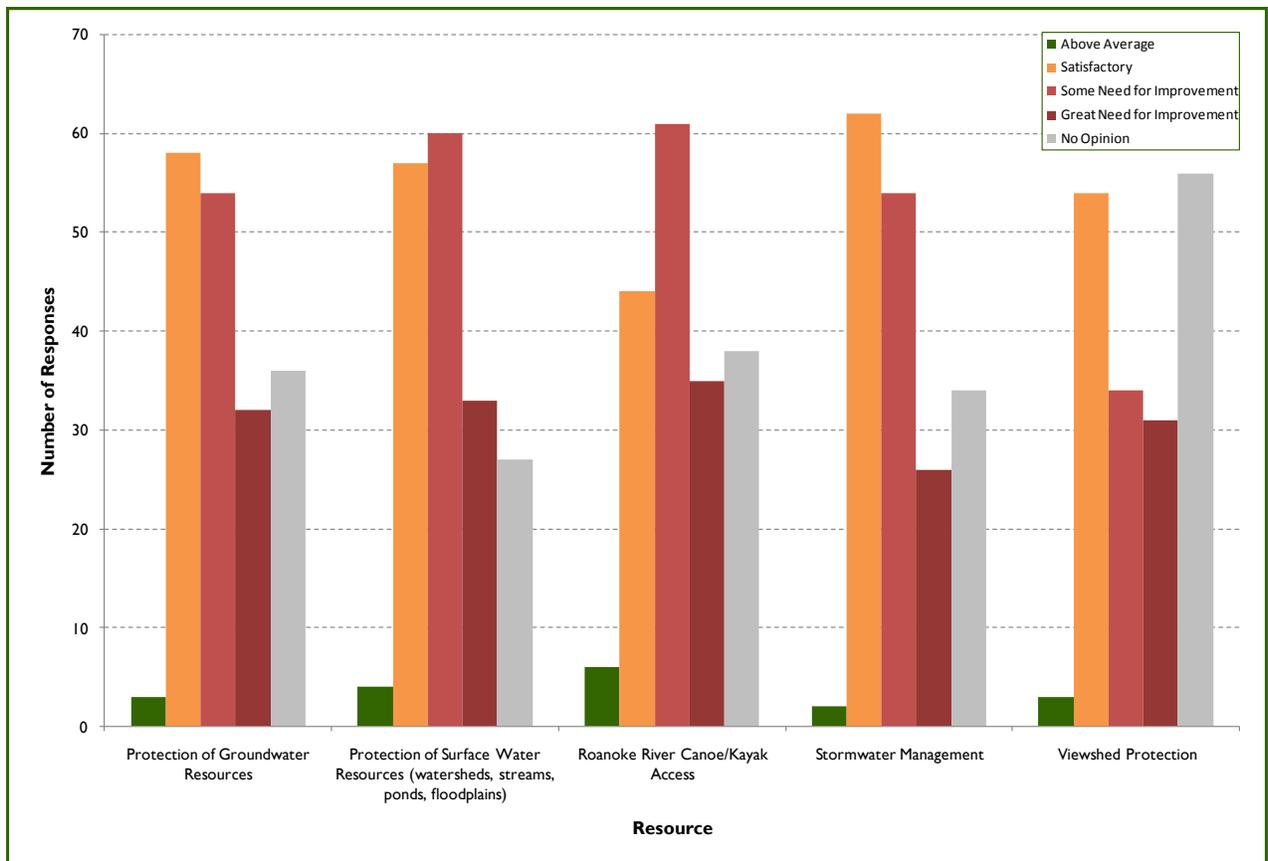
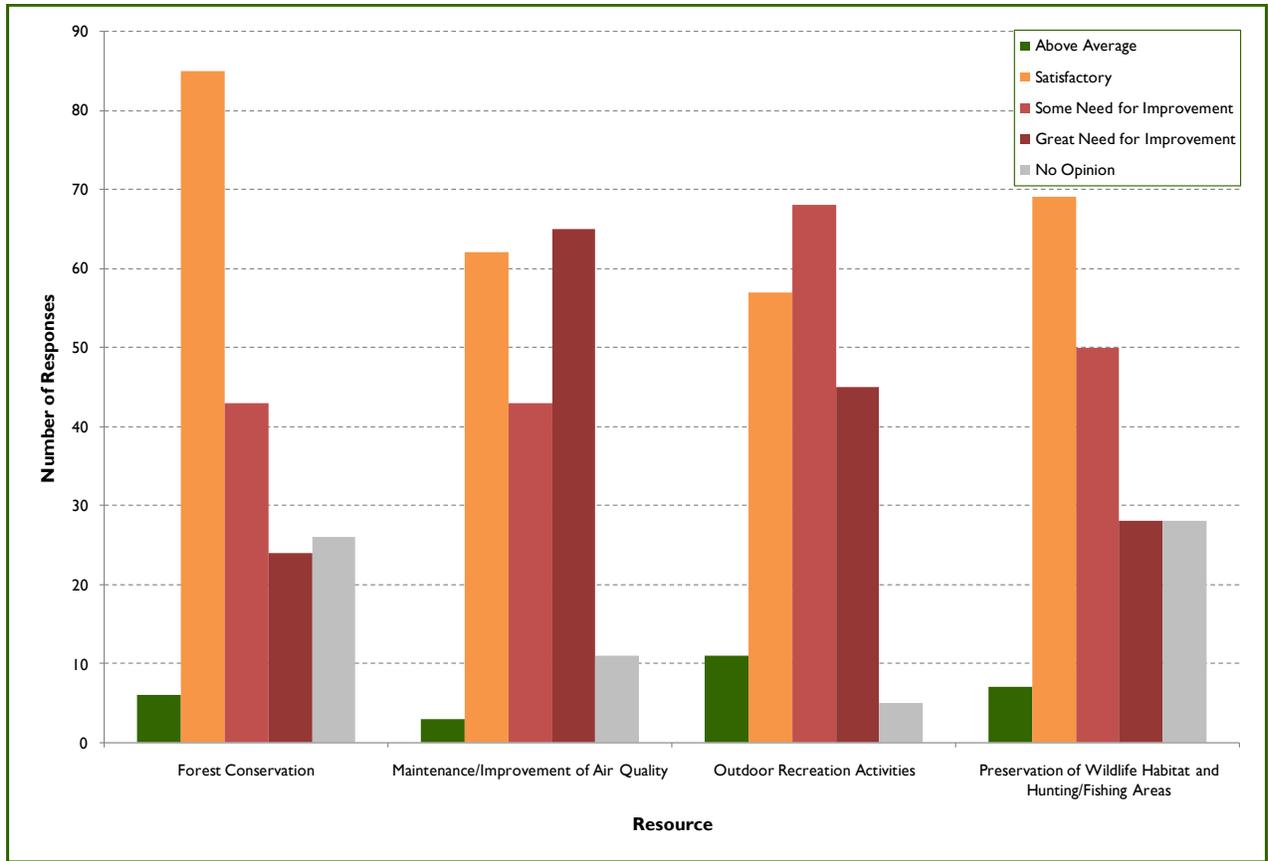
Please select any transportation improvements that you feel are need in your community.



***Other includes:**

- All traffic lights blink yellow after 10PM
- Need signalization at the intersection of Campbell Dr. and Route 11/460, Fort Lewis Church Rd.
- Maintenance of medians and roadsides
- Bridge over the Roanoke River going into the County area of the Woodbridge subdivision
- More transportation alternatives of seniors
- Repair of Poor Mountain Road
- Better study the impact of development on traffic

Please rate your satisfaction with each of the items in your community.



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I WANT TO

DEPARTMENTS

RESIDENTS

GOVERNMENT

VISITORS

BUSINESS

[Glenvar Community
Plan Document](#)

NOTIFY ME

TRASH COLLECTION

MEDIA CENTER

COUNTY MAPS

REPORT A CONCERN

You are here: [Home](#) > [Departments](#) > [Departments H-Z](#) > [Planning & Zoning](#) > [Community Planning Areas](#) > [Glenvar Community Plan](#)

Glenvar Community Plan

About the Plan

The Glenvar Community Plan was initiated to study development and redevelopment issues along West Main Street and in the Dixie Caverns area, in anticipation of the widening of West Main Street and the proposed intermodal facility in Montgomery County. The Glenvar Community Plan will study community facility needs, environmental resources/constraints, as well as outdoor recreation resources with adoption anticipated in the fourth quarter of 2011.

Study Area

The Glenvar Planning Area stretches west to east from the Montgomery County border to the City of Salem, and north to south from Fort Lewis Mountain to Poor Mountain. The planning area measures 31,744 acres in size and encompasses all or portions of 5,081 parcels. View a [map of the study area](#).

Community Participation

The Glenvar Community Plan will engage citizens through several mediums, including community meetings, surveys, stakeholder interviews, and through traditional and social media outlets.

Third Community Meeting - May 2, 2011

The third community meeting was held on May 2, 2011 in the Glenvar Forum. Approximately 45 citizens attended the event. The meeting began with a presentation on the results of the visioning exercise and visual preference survey conducted at the second set of community meetings, the Glenvar Focus Group and the alternative future land use scenarios developed by the group. Following the presentation, the future land use scenarios were displayed in an open-house format for public question and comment. Focus Group and staff members were available during this time. Citizens were also able to submit comments after the meeting using an online survey.

Glenvar Focus Group

The purpose of the Glenvar focus group is to reach consensus on the vision and goals statements, develop future land use map scenarios, and finalize the recommendations that will be taken to the community, Planning Commission, and Board of Supervisors. Made up of Glenvar residents, community and business leaders, and local elected or appointed officials, the focus group will meet four to five times in the first half of 2011.

- [Focus Group Resources](#)

Second Set of Community Meetings - Summer 2010

The second set of Glenvar community meetings were held on June 29 and July 15 at 7:00 pm in the Fort Lewis Baptist Church Fellowship Hall. Each meeting began with a short presentation and then broke into groups to participate in a facilitated visioning exercise. The two meetings focused on particular areas of the Glenvar Community:

- [June 29 – West Main Street Corridor](#)
- [July 15 – Dixie Caverns Vicinity](#)

First Community Meeting - January 2010

The first community meeting was held on January 11, 2010, at 7:00 pm in the Glenvar Middle School Auditorium. About 150 people attended the meeting. For more details, please download the [informational flyer](#) and the [PowerPoint presentation](#).

Survey

The Glenvar Community Plan's online survey closed April 16, 2010. View [survey results](#).

Social Media

Stay updated on the status of the Glenvar Community Plan: Follow us on [Facebook](#), [Twitter](#), or [sign up to receive our monthly e-newsletter, Community Developments](#).

For More Information

If you have any questions or would like more details, please contact [Amanda Micklow](#).



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Community Developments

News from the Roanoke County Department of Community Development

September 2009 - Vol 1, Issue 2

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- Statistical Abstract
- Planning Commission Update

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September 18 @ 6:00 PM
October 6 @ 4:00 PM*
- [Board of Zoning Appeals](#)
September 16 @ 7:00 PM
- [Board of Supervisors](#)
September 8 @ 3:00 PM
September 22 @ 3:00 PM*
- [Roanoke Valley Greenways Commission](#)
September 23 @ 4:00 PM

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

[Join Our Mailing List!](#)

Greetings!

It's been a busy summer in the Department of Community Development! County staff have traded their sunscreen and flip-flops for hardhats and maps.

This e-newsletter will give a brief update on the projects going on in the department. To stay informed between newsletters, please visit our [website](#) or [facebook](#) page.



Community Planning Update

Glenvar Community Plan

County staff are in the initial planning phases of the Glenvar Community Plan. The Glenvar Planning Area stretches west to east from the Montgomery County border to the City of Salem and north to south from Fort Lewis Mountain to Poor Mountain.

During the August 18 Planning Commission Work Session, County planning staff presented to the Commission an analysis of existing land use in Glenvar, a draft document layout and an overview of the planned community involvement process. The first community meeting for the Glenvar Community plan is tentatively slated for October 2009. Stay updated on the status of the plan by visiting the [plan's website](#) or following the department on facebook.

GlenvarStadium



County staff are out in Glenvar doing field work - if you see one of us, please stop and let us know your thoughts!

Statistical Abstract



Over the past ten months, Community Development Staff have been working on a Statistical Abstract for Roanoke County. The Statistical Abstract provides public officials, local citizens and others interested in the County with basic information and important facts about past trends as well as current conditions.

The Statistical Abstract, part of the County's Comprehensive Plan, will help inform discussions of current policy issues and trends in Roanoke County in addition to providing guidance in community planning efforts.

The Statistical Abstract's four chapters profile Land Use and Housing,

Community Developments - October 2009

plan for the major corridors throughout the Vinton area. Over the past ten months, staff has gathered stakeholder input via a community survey and face-to-face interviews, held two community meetings and have presented several future land use scenarios. Planning Commissioners from both localities have also held two work sessions as well as a tour of the corridors as part of the planning process. No public hearings have been scheduled at this time, however, please check back on the [plan's website](#) for more information.

Glenvar Community Plan

County planning and GIS staff have been working on the initial phases of the Glenvar Community Plan. Several maps have been posted to the [website](#) including existing land use, cultural resources and subdivisions; a community survey will be posted soon. Stay updated on the status of the plan by visiting the Glenvar Community Plan website or by visiting the department on [facebook](#).



Planning Commission Update

The Roanoke County Planning Commission held a work session and public hearing on [September 1, 2009](#). At the work session, staff provided the commissioners with a brief update of the Vinton Area Corridors Plan. During the public hearing, the planning commission heard a petition for a special use permit for a private stable in the Catawba magisterial district. The petition was forwarded to the Board of Supervisors with a favorable recommendation and on [September 22, 2009](#) the Board granted the special use permit.



The Planning Commission began its [September 15, 2009](#) work session with a tour of the new Green Ridge Recreation Center, which is still under construction. Following the tour of the recreation center, commissioners also toured the [Glenvar Area](#) including the proposed asphalt plant site. Commissioners took notice of existing conditions, land use and community facilities/services as well as potential [re]development opportunities.

The next Planning Commission work session and public hearing are schedule for October 6, 2009 at 4:00PM and 7:00PM, respectively.

What is a Temporary Sign?

A temporary sign is defined as, "any sign, other than a portable sign, which is temporarily affixed to the ground, a building or other structure, including, but not limited to banners and flags, and/or an on-premise sign applying to a seasonal or brief activity such as, but not limited to, summer camps, horse shows, yard sales, Christmas tree sales, business promotions, auctions and carnivals. For the purpose of these regulations, on-premises real estate signs and signs displayed on active construction projects shall be considered temporary when displayed in accordance with Section 30-93-8."



Any temporary signs placed within the public right of way are subject to removal.

Bicycle User Survey

The Roanoke Valley Area Metropolitan Planning Organization is conducting an online [Bicycle User Survey](#) to assist in updating the [2005 Bikeway Plan](#) and provide general information on bicycle use, perceptions, and preference in the region.



The Bikeway Plan covers the cities of Roanoke and Salem, the Town of Vinton, and the

Community Developments - December 2009



Transportation (VDOT) to complete a [multimodal transportation plan of Route 419](#). Route 419 is a 9.5-mile, state highway that extends west from the US 220 Expressway in southern Roanoke County, along the limits of the City of Roanoke, then northwest through the City of Salem and terminates just north of I-81. The Corridor Plan will evaluate various aspects of the corridor over a 25 year planning horizon, including: traffic capacity, bicycle and pedestrian accommodations, transit service, freight, and park-n-ride lots. The planning effort is jointly funded by the Roanoke Area

MPO, VDOT-Salem District and a grant from the Virginia Intermodal Planning Office.

Last April, a citizens' workshop was held to receive input and comments on background work performed on the project at that point in time. On [December 3, 2009](#) from 6:00-8:00PM in the [Brambleton Center Community Room](#), a second and more comprehensive [meeting](#) will be held to present future corridor alternatives leading to the development of the draft multimodal transportation plan.

Representatives from the MPO, VDOT and the study team will be available to answer questions and receive comments regarding this study to determine how to make travel along the Route 419 corridor safer and more efficient.

GLENVAR COMMUNITY PLAN SURVEY

The Glenvar Community Plan Survey is now available [online!](#)

The [Glenvar Community Plan](#) was initiated to study development and redevelopment issues along West Main Street in anticipation of the widening of West Main Street and the proposed intermodal facility in Montgomery County. The Glenvar Community Plan will also study community facility needs, environmental resources/constraints, as well as outdoor recreation resources with adoption anticipated in 2010.

The Glenvar Community Plan will be using an [online survey](#) as one method of gathering citizen input. Please pass this information on to friends, family or co-workers. Limited paper copies are available in the [Glenvar Library](#) and the [County Administration Center](#) located on Bernard Drive.

Please complete the survey and let us know your thoughts!

County staff will be compiling the results of this survey for incorporation into the Glenvar Community Plan. The results will be made available on the Glenvar Community Plan website.

If you have any questions, please contact the Roanoke County Department of Community Development by phone (540)772-2068 or by [email](#).



PLANNING COMMISSION UPDATE

The Planning Commission held a work session and public hearing on [November 2, 2009](#) in the Roanoke County Administration Center. The afternoon work session included the consent agenda for the December 1, 2009 Public Hearing and a staff-led discussion on the County's current sign regulations. During the Public Hearing, Commissioners reviewed 1 land use case:

- A petition by Foxhall Properties, LLC, to obtain a Special Use Permit in an I-2, High Intensity Industrial District for the purpose of operating an asphalt plant on 16.7 acres located on Peaceful Drive. The Commission recommended approval with eleven conditions.

The Planning Commission's [November 16, 2009](#) work session was held on the fourth floor of the Roanoke County Administration Center. The work session included an overview and approval of the Planning Commission Bylaw amendments and staff updates on several of the proposed zoning ordinance amendments including private stables, multiple dog permits, home occupations, exterior lighting and entrance corridor overlay districts.



Community Developments

a monthly e.newsletter

January 2010

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January 5 @ 4PM*
January 19 @ 6PM

[Board of Supervisors](#)

January 12 @ 3PM*

[Greenway Commission](#)

January 27 @ 4PM

[Glenvar Community Meeting](#)

January 11 @ 7PM
Glenvar Middle School Auditorium

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

New Year's Greetings!

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



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

We look forward to working with you in 2010!

GLENVAR COMMUNITY PLAN

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

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



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

VINTON AREA CORRIDORS PLAN

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



HOLLINS AREA PLAN

Community Developments

a monthly e.newsletter

February 2010, Issue 7

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- [Vinton Area Corridors Plan Update](#)
- [Be Counted in 2010](#)
- [Route 221 Widening Project](#)
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- [Congratulations to Tim Beard](#)

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Upcoming Meetings

- [Planning Commission](#)
February 16 @ 6PM
March 2 @ 4PM*
- [Board of Supervisors](#)
February 9 @ 3PM
February 23 @ 3PM*
- [Greenway Commission](#)
February 24 @ 4PM
- [Moose Lodge Special Use Permit](#)

Greetings!

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

Thank you for making our e.newsletter a success!

Glenvar Community Plan Update

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



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



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

Vinton Area Corridors Plan Update

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

COMMUNITY DEVELOPMENTS

March 2010, Issue 8

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Upcoming Meetings

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

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

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

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

Greetings!

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



→ Community Planning Areas Update

Vinton Area Corridors Plan

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

Glenvar Community Plan

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



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

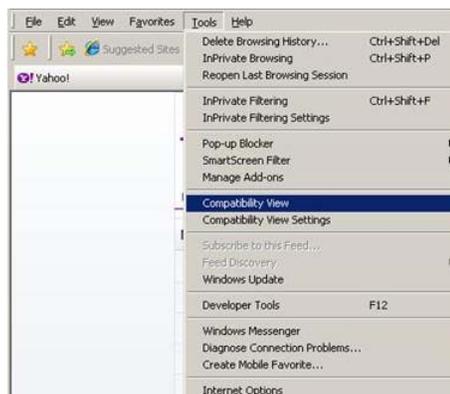
→ Spring Home Show

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

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



Community Developments - April 2010



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

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

Glenvar Community Plan

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



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

Zoning Ordinance Amendments

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



Planning Commission Update

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

Community Developments

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Greetings!

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



Glenvar Community Meeting

**JUNE 29, 2010
7:00 PM**

Fort Lewis Baptist Church Fellowship Hall

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



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

Part of Merriman Road to be Closed to Through Traffic

Traffic will be detoured June 11 - August 23

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



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



Community Developments - July 2010

Greetings!

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

Glenvar Community Meeting

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



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

The More You Know... About Zoning

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



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

Planning Commission Update

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

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

Community Developments

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[Roanoke Valley Local Food Directory](#)



Upcoming Meetings

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August 3 @ 7PM
August 17 @ 6PM

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

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

Greetings!



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

Community Planning Update

Glenvar Community Plan

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



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

Transportation Update

Merriman Roundabout

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



Plantation Road Transportation Enhancement Program Application

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

Community Developments

January 2011

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Greetings!

Happy New Year from the Department of Community Development!

We look forward to continuing to work with you in the new year. Stay updated on meetings and projects in the Department of Community Development using our [webpage](#), [e.newsletter](#) or [follow us on facebook!](#)



Upcoming Meetings

Planning Commission

January 4 @ 4PM*
January 18 @ 6PM

Board of Supervisors

January 11 @ 3PM*

Greenways Commission

January 26 @ 4PM

*Work Session Time, Public Hearing @ 7PM

Planning Study Updates

The **Glenvar Community Plan** is moving ahead in 2011 with the commencement of the Glenvar Focus Group. A third community meeting is tentatively scheduled for March 2011. Stay updated on the plan's progress on the [Glenvar Community Plan webpage](#).



The **Peters Creek/Hollins Community Plan** is also anticipated to be adopted as part of the Roanoke County Comprehensive Plan in 2011. Stay updated on plan's progress on the [Peters Creek/Hollins Community Plan webpage](#).

In February 2010, the County of Roanoke and the Town of Vinton adopted a future development plan for the major corridors throughout the **Vinton area**. Stay updated on the plan's implementation through the [plan's website](#).



Census 2010 and Apportionment

The Census 2010 state data are out and immediately raise one really large question:

How can California add 3.4 million people and not get any new seats in the House of Representatives, but Texas adds 4.3 million people and has four new seats?



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The answer is the "Method of Equal Proportions" adopted by Congress in 1941 to take the politics out of the math of reapportionment. If you are interested, the method is detailed [here](#).



Community Developments

April 2011

Greetings!

Spring is a busy time in the Department of Community Development. Make sure you don't miss a beat by reading *Community Developments!*

Peters Creek/Hollins Community Plan Meetings

Please join us for a series of community meetings regarding the Peters Creek/Hollins area of Roanoke County.

Transportation

Thursday, April 14, 2011 from 6:30-8:30PM
Northside Middle School Auditorium

?Open forum format with materials available for public viewing and comment relevant to transportation related issues. Staff will be available to answer questions and take feedback.

Economic Development

Thursday, May 5, 2011 from 6:30-8:30PM
Green Ridge Recreation Center - Multipurpose Room B

Discussion of development opportunities and limitations followed with a visual preference survey to evaluate aesthetics associated with development.

Neighborhoods

Thursday, May 26, 2011 from 6:30-8:30PM
Burlington Elementary School Cafeteria

Open forum format with a brief presentation to discuss residential neighborhood issues. Staff will be available to answer questions and take feedback.

Please contact [Chris Patriarca](#) at (540) 772-2068 ext. 267 with any questions or comments.

Glenvar Plan Community Meeting

May 2, 2011 at 6:30PM
Glenvar Middle School Auditorium

A Community Meeting for the [Glenvar Community Plan](#) will be held on Monday, May 2, 2011 at 6:30PM at the Glenvar Middle School Auditorium. The meeting will begin with a brief presentation by staff on the results of the visioning exercise, visual preference survey and the Glenvar Focus Group. Following the presentation, the three alternative future land use map scenarios that were developed by the Glenvar Focus Group will be available to review for citizen input.

In This Issue

- Peters Creek/Hollins Community Plan Meetings
- Glenvar Plan Community Meeting
- Design Handbook Amended
- Planning Commission Update
- Design Concept for New Library To Be Revealed

Upcoming Meetings

[Planning Commission](#)
April 5 @ 4PM*
April 19 @ 6PM

[Board of Supervisors](#)
April 12 @ 3PM
April 26 @ 3PM

[Greenways](#)
April 27 @ 4PM

[Peters Creek/Hollins Community Plan Meeting](#)
April 14 from 6:30 - 8:30PM

[Glenvar Plan Community Meeting](#)
May 2 @ 6:30PM

*Work Session Time, Public Hearing @ 7PM

Quick Links

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Community Developments - April 2011

Glenvar Focus Group members as well as Roanoke County staff will be available during this open house portion of the meeting for comments and questions.

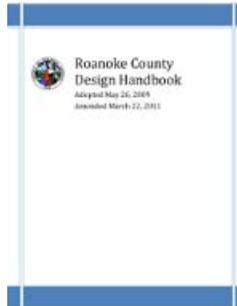
Following the Community Meeting, the presentation and future land use map scenarios will be available online. There will also be an opportunity to submit comments online.



Please contact [Amanda Micklow](#) at (540) 772-2068 ext. 228 with any questions.

Design Handbook Amended

Amendments to [Roanoke County's Design Handbook](#) were adopted by the Board of Supervisors on March 22, 2011. Amendments include private road standards, standards for sidewalks, shared use paths private trails and bicycle accommodations.



Planning Commission Update

The Roanoke County Planning Commission held two public hearings at its [March 1, 2011 meeting](#):

- The petition of Ray Craighead to obtain a Special Use Permit in a C-2, General Commercial, District for the purpose of operating a drive-in or fast food restaurant on 0.62 acre, located at 4309 Starkey Road, Cave Spring Magisterial District. *The Planning Commission recommended approval with one condition (vote 4-0).*
- Proposed amendments to the Roanoke County Zoning Ordinance. The proposed amendments to Articles II (Definitions), III (District Regulations), and IV (Use and Design Standards) would incorporate regulations into the county's zoning ordinance dealing with large wind energy systems and utility wind energy systems. *Fifty-two citizens spoke regarding the petition. The Planning Commission postponed any action until the next Planning Commission meeting (vote 4-0).*

A work session was held on [March 15, 2011](#) at the Roanoke County Administration Center. At the meeting, the commissioners discussed proposed amendments the Roanoke County Zoning Ordinance, were updated on the status of the Peters Creek/Hollins Community Plan and Urban Development Areas.

The Planning Commission will hold three public hearings at its next meeting on [April 5, 2011](#) in the Roanoke County Administration Center:

- The petition of Kenneth J. and Linda J. Lapiejko to obtain a Special Use Permit in a R-1, Low Density Residential, District to operate a private stable on 44.5 acres, located at 3525 Harborwood Road, Catawba Magisterial District.

Community Developments

an e.newsletter

In This Issue

[Glenvar Community Meeting](#)
[Peters Creek/Hollins Community Meeting Planning Commission Update](#)
[Building Safety Month](#)
[Catawba Farmers' Market](#)

May 2011

Greetings!

May is a busy month in the Department of Community Development, stay updated on departmental projects and upcoming meetings with this issue of *Community Developments!*

Upcoming Meetings

[Glenvar Community Meeting](#)
May 2 @ 6:30PM

[Roanoke Regional Housing Symposium](#)
May 4

[Peters Creek/Hollins Community Meeting](#)
May 5 @ 6:30PM

[Lachowicz Rezoning Community Meeting](#)
May 9 @ 7PM

[Board of Supervisors Meeting](#)
May 10 @ 3PM

[Blue Ridge Parkway Broadcast Tower Community Meeting](#)
May 17 @ 6PM

[Planning Commission Work Session](#)
May 17 @ 6:00PM

[Board of Supervisors Meeting](#)
May 24 @ 3PM

[Peters Creek/Hollins Community Meeting](#)
May 26 @ 6:30 PM

GLENVAR COMMUNITY MEETING

The [third community meeting](#) for the [Glenvar Community Plan](#) will be held on **Monday, May 2, 2011** at **6:30PM** at the **Glenvar Middle School Forum** (4555 Malus Drive).

The community meeting will begin with a brief presentation on the results of the visioning exercises and visual preference survey conducted in the summer of 2010, the Glenvar Focus Group and the alternative future land use scenarios developed by the Focus Group.



Following the presentation, the future land use scenarios will be displayed in an open-house format for public question and comment. There will also be an opportunity to view the future land use scenarios and submit comments online following the meeting.

Quick Links

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PETERS CREEK/HOLLINS COMMUNITY MEETING

Please join us for a series of [community meetings](#) regarding the [Peters Creek/Hollins](#) area of Roanoke County.

Economic Development Focus
Thursday, May 5, 2011 from 6:30-8:30PM
Green Ridge Recreation Center - Multipurpose Room B

The meeting will begin with a discussion of development opportunities and limitations followed with a visual preference survey to evaluate aesthetics associated with development.

Neighborhood Focus
Thursday, May 26, 2011 from 6:30-8:30PM
Burlington Elementary School Cafeteria

The meeting will be open-forum format with a brief presentation to discuss residential neighborhood issues. Staff will be available to answer questions and take feedback.

PLANNING COMMISSION UPDATE

Community Developments

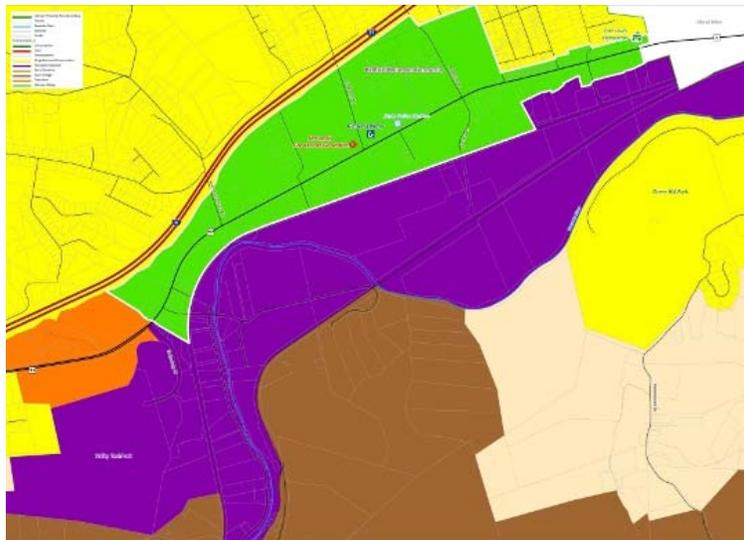
Greetings!

Happy Holidays from the Roanoke County Department of Community Development!

Glenvar Community Plan Public Hearings

At a special meeting on Monday, November 14, 2011, the Roanoke County Planning Commission recommended adoption of the [Glenvar Community Plan](#) into the County's [Comprehensive Plan](#).

A main component of the Glenvar Community Plan is the establishment of the Glenvar Village Future Land Use Designation (indicated by green in the map below). This Future Land Use Designation includes properties along West Main Street from the City of Salem line to Technology Drive and is intended to serve as a focal point for the Glenvar Community. For additional Plan recommendations, please view the [draft document online](#).



West Main Street Future Land Use Map

The Glenvar Community Plan is tentatively scheduled to go to Public Hearing before the Board of Supervisors on January 24, 2012.

Planning Commission Update

The Planning Commission held one public hearing at its [November 1, 2011](#) meeting:

In This Issue

Glenvar Community Plan Public Hearings

Planning Commission Update

Upcoming Meetings

[Planning Commission](#)

Dec. 5 @ 4 PM*

Dec. 19 @ 6 PM

[Board of Supervisors](#)

Dec. 13 @ 3 pM*

*Work Session Time, Public Hearing at 7 PM



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GLENVAR COMMUNITY PLAN

NOTICE OF COMMUNITY MEETING

MONDAY, JANUARY 11, 2010

AT 7:00 PM

GLENVAR MIDDLE SCHOOL AUDITORIUM

The County of Roanoke will hold its first community meeting for the Glenvar Community Plan on Monday, January 11, 2010. Once adopted, this plan will become a part of the Roanoke County Comprehensive Plan - a general, long-range policy and implementation guide for decisions regarding growth and development. The Glenvar Community Plan will ultimately help guide the future of your community.

We look forward to seeing you there!

For More Information:

Please contact the Roanoke County Department of Community Development by phone at (540) 772-2068 or by email at planning@roanokecountyva.gov
Visit the Plan's webpage @ <http://www.roanokecountyva.gov/GCP>





GLENVAR COMMUNITY MEETING

Greetings!

The County of Roanoke will hold its first Community Meeting for the Glenvar Community Plan on Monday, January 11, 2010 in the Glenvar Middle School Auditorium.

Once adopted, this plan will become a part of the Roanoke County Comprehensive Plan - a general, long-range policy and implementation guide for decisions regarding growth and development. The Glenvar Community Plan will ultimately help guide the future of your community. Please pass this information on to family and friends; we look forward to seeing you there!

Glenvar Community Meeting Details:

Monday, January 11, 2010
7:00 PM

Glenvar Middle School Auditorium

[Click here](#) for the informational flyer.



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

Quick Links

[Glenvar Community Plan Webpage](#)
[Department of Community Development Home](#)
[Planning Services Facebook Page](#)
[Sign up for Community Developments](#)

Email Marketing by





ENVISION THE FUTURE OF YOUR COMMUNITY



COMMUNITY MEETINGS

@ FORT LEWIS BAPTIST CHURCH FELLOWSHIP HALL

TUESDAY, JUNE 29, 7:00 PM

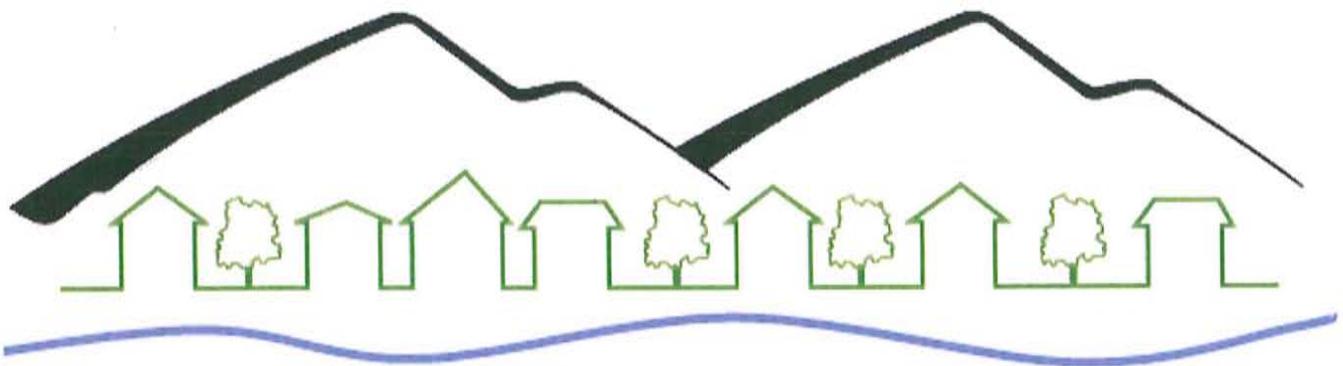
WEST MAIN STREET FOCUS

THURSDAY, JULY 15, 7:00 PM

DIXIE CAVERNS FOCUS



ENVISION THE FUTURE OF YOUR COMMUNITY



COMMUNITY MEETINGS

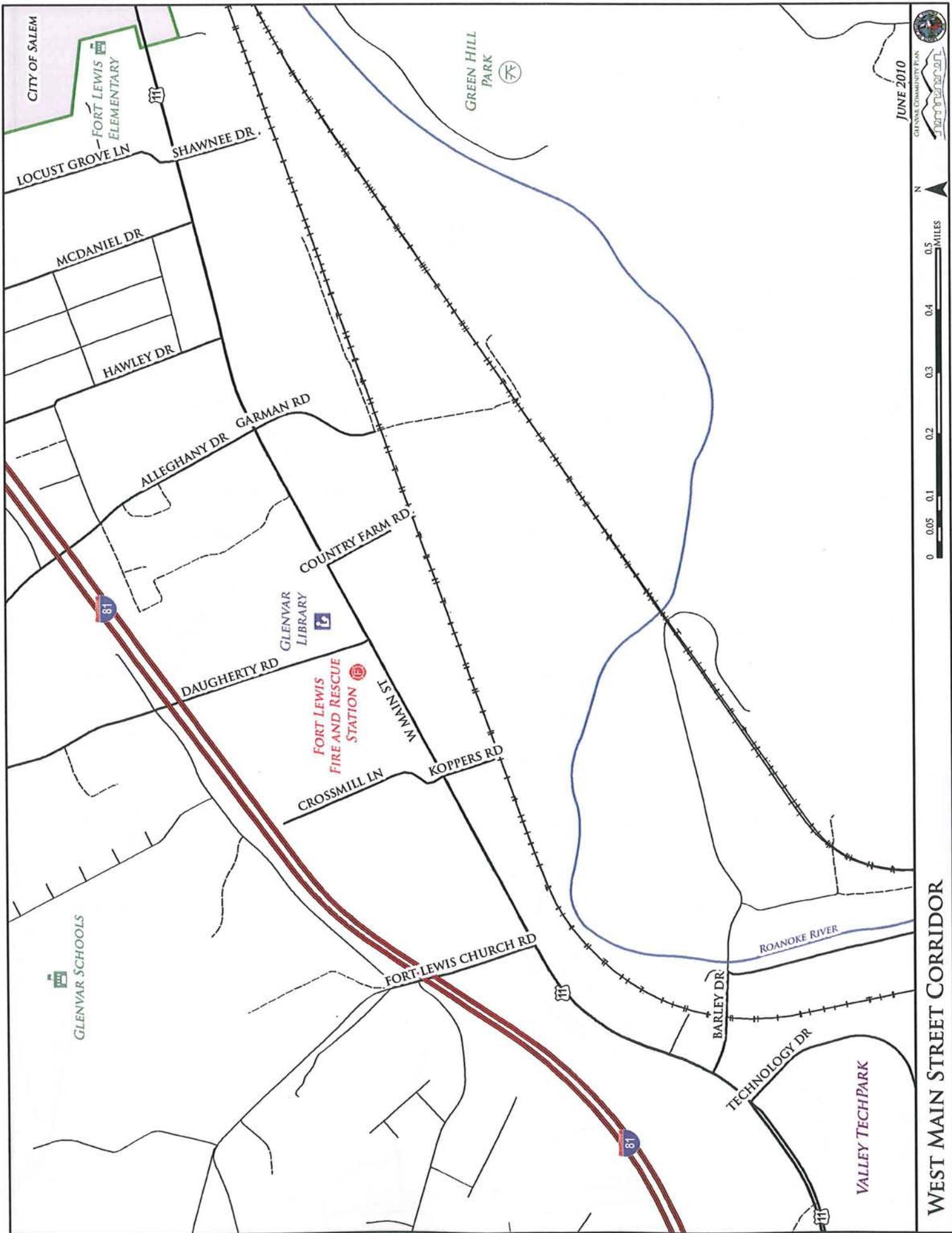
@ FORT LEWIS BAPTIST CHURCH FELLOWSHIP HALL

TUESDAY, JUNE 29, 7:00 PM

WEST MAIN STREET FOCUS

THURSDAY, JULY 15, 7:00 PM

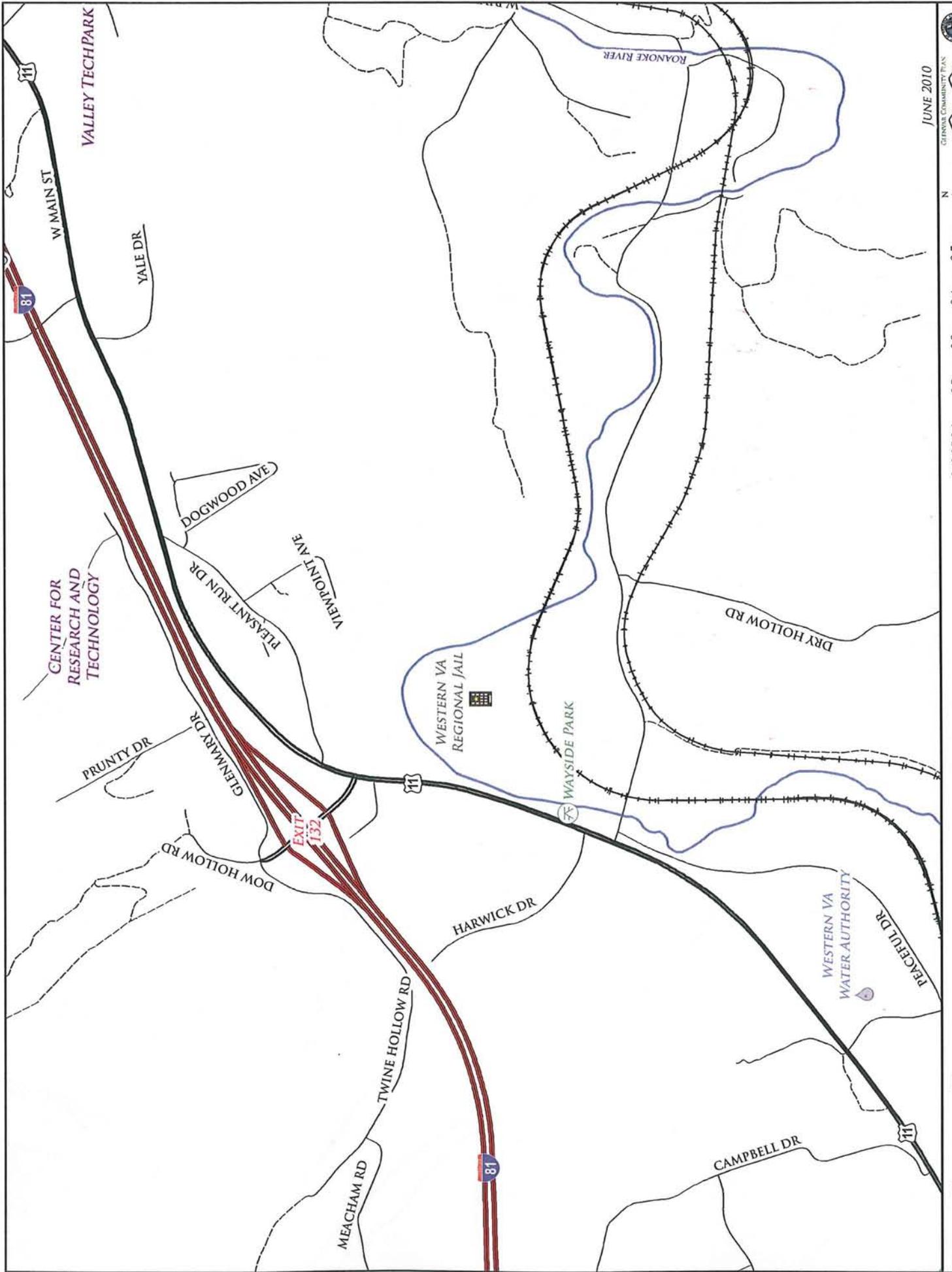
DIXIE CAVERNS FOCUS



JUNE 2010



WEST MAIN STREET CORRIDOR





ROANOKE COUNTY NEWS RELEASE

Roanoke County Public Information Office
5204 Bernard Drive, SW • PO Box 29800
Roanoke, Virginia 24018-0798

For Immediate Release

June 21, 2010

Contact: [Teresa Hamilton Hall](#)
Roanoke County Public Information Director
Office: 540-772-2010

Roanoke County to Host Community Meetings in Glenvar *Citizens Asked to Envision the Future of their Community*

ROANOKE COUNTY, VA (June 21, 2010) – The County of Roanoke will host two community meetings in the coming weeks to gather citizen input for the Glenvar Community Plan. Work on the plan, which will help guide future growth and development in the western part of the County, has been underway for several months.

The first of the two meetings will be held on Tuesday, June 29 at 7:00 p.m. in the Fort Lewis Baptist Church Fellowship Hall located at 4215 West Main Street. This meeting will focus more on growth and development issues related to West Main Street. The County will host a second community meeting on Thursday, July 15 at the same time and location. This meeting will concentrate more on the Dixie Caverns area. Although each meeting will have a particular focal point, citizens are encouraged to attend both meetings. Additional opportunities to comment after the meetings will be available on the County's website and through materials that will be handed out at each meeting and will be available at the Glenvar Library.

Once adopted, the Glenvar Community Plan will become a part of the Roanoke County Comprehensive Plan. The Comprehensive Plan is a general, long-range policy and implementation guide for decisions regarding growth and development. For more information, you may contact David Holladay in the Roanoke County Department of Community Development by phone at (540) 772-2068 ext. 227 or by email at dholladay@RoanokeCountyVA.gov.

Information about the plan is also available on the Roanoke County website at <http://www.RoanokeCountyVA.gov/GCP>.

###



ENVISION THE FUTURE OF YOUR COMMUNITY



COMMUNITY MEETINGS

@ FORT LEWIS BAPTIST CHURCH FELLOWSHIP HALL

TUESDAY, JUNE 29, 7:00 PM

WEST MAIN STREET FOCUS

THURSDAY, JULY 15, 7:00 PM

DIXIE CAVERNS FOCUS

COMMUNITY MEETING TONIGHT

TUESDAY, JUNE 29

7:00 PM

**Fort Lewis Baptist Church
Fellowship Hall**

The first of two Glenvar Community Meetings will be held **tonight, June 29** at **7:00 PM** in the [Fort Lewis Baptist Church Fellowship Hall](#). Tonight's meeting will begin with a short presentation on the results of the community survey and then break into groups to participate in facilitated visioning exercises and a visual preference survey. These exercises will be focused on the question - *'what do you want your community to look like in the future?'*

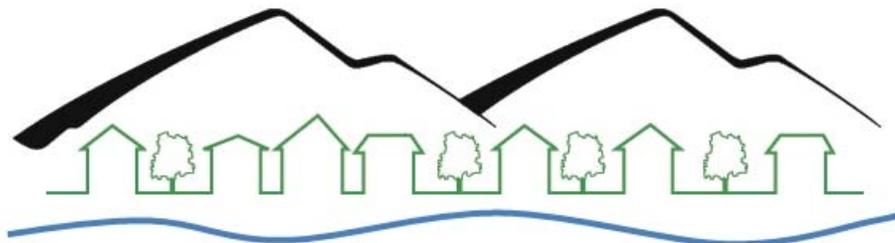
Each meeting will be focused on a specific area of the Glenvar Community.

Tonight's meeting will concentrate on the [West Main Street Corridor](#).

Citizens are encouraged to join us for both sessions, but participation is not limited to the meetings. There will be opportunities to comment on both areas [online](#) and through materials that will be handed out at each meeting and will be available at the Glenvar Library.

We hope to see you there!

ENVISION THE FUTURE OF YOUR COMMUNITY



GLENVAR COMMUNITY PLAN

COMMUNITY MEETING TONIGHT!

THURSDAY, JULY 15

7:00 PM

**Fort Lewis Baptist Church
Fellowship Hall**

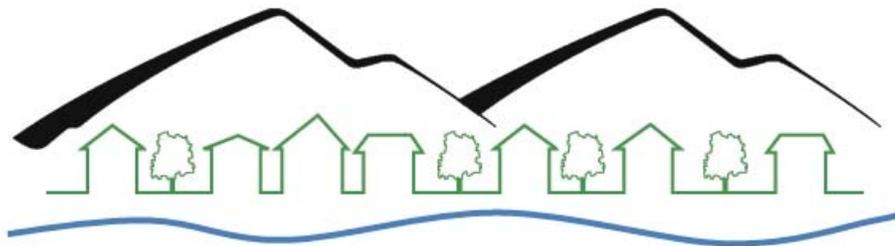
The second of two Glenvar Community Meetings will be held **tonight, July 15** at **7:00 PM** in the [Fort Lewis Baptist Church Fellowship Hall](#). Tonight's meeting will begin with a short presentation on the Dixie Caverns area and then break into groups to participate in facilitated visioning exercises. These exercises will be focused on the question - *'what do you want your community to look like in the future?'*

Each meeting will be focused on a specific area of the Glenvar Community. Tonight's meeting will concentrate on the [Dixie Caverns area](#).

Citizens are encouraged to join us for both sessions, but participation is not limited to the meetings. There will be opportunities to comment on both areas [online](#) and through materials that will be handed out at each meeting and will be available at the Glenvar Library.

We hope to see you tonight!

ENVISION THE FUTURE OF YOUR COMMUNITY



GLENVAR COMMUNITY PLAN

Glenvar Community Plan

Community Meeting



Monday, May 2, 2011
6:30 PM
Glenvar Middle School Forum

The third community meeting for the Glenvar Community Plan will be held on **Monday, May 2, 2011 at 6:30PM** in the **Glenvar Middle School Forum**.

The meeting will begin with a brief presentation on the results of the community meetings held in the summer of 2010, the Glenvar Focus Group and the alternative future land use scenarios developed by the Focus Group. Following the presentation, the future land use scenarios will be displayed in an open-house format for public questions and comments.

There will also be an opportunity to view the future land use scenarios and submit comments online following the meeting.

Please pass this information on to neighbors, family and friends.

We look forward to seeing you there!

Please contact Amanda Micklow at amicklow@roanokecountyva.gov or (540) 772-2068 ext. 228 with any questions or visit the plan webpage at <http://www.roanokecountyva.gov/GlenvarPlan>.





County of Roanoke

DEPARTMENT OF COMMUNITY DEVELOPMENT

DIRECTOR, ARNOLD COVEY
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES, TAREK MONEIR
DEPUTY DIRECTOR OF PLANNING, PHILIP THOMPSON
COUNTY ENGINEER, GEORGE W. SIMPSON, III, P.E.
BUILDING COMMISSIONER, JOEL S. BAKER, CBO

BUILDING PERMITS
DEVELOPMENT REVIEW
ENGINEERING
INSPECTIONS
MAPPING/GIS
STORMWATER MANAGEMENT
TRANSPORTATION

April 20, 2011

Dear Glenvar Citizen,

The County of Roanoke will hold the third community meeting for the Glenvar Community Plan on **Monday, May 2, 2011 at 6:30PM** in the **Glenvar Middle School Forum**.

The community meeting will begin with a brief presentation on the results of the visioning exercises and visual preference survey conducted in the summer of 2010, the Glenvar Focus Group and the alternative future land use scenarios developed by the Focus Group.

Following the presentation, the future land use scenarios will be displayed in an open-house format for public question and comment. There will also be an opportunity to view the future land use scenarios and submit comments online following the meeting at <http://www.roanokecountyva.gov/GlenvarPlan>.



Please pass this information on to neighbors, family and friends. Please contact Amanda Micklow in the Department of Community Development at amicklow@roanokecountyva.gov or (540) 772-2068 ext. 228 with any questions.

Thank you,

Amanda Micklow
Planner II

Glenvar Community Plan Community Meeting



Monday, May 2, 2011
6:30PM
Glenvar Middle School Forum

The [third community meeting](#) for the Glenvar Community Plan will be held on Monday, May 2, 2011 at 6:30PM in the Glenvar Middle School Forum.

The community meeting will begin with a brief presentation on the results of the visioning exercises and visual preference survey conducted in the summer of 2010, the Glenvar Focus Group and the [alternative future land use scenarios](#) developed by the Focus Group.

Following the presentation, the future land use scenarios will be displayed in an open-house format for public question and comment. There will also be an opportunity to view the future land use scenarios and submit comments [online](#) following the meeting.

Please contact [Amanda Micklow](#) at (540) 772-2068 ext. 228 with any questions or visit the [Glenvar Community Plan webpage](#) for more information.

*Please pass this information on to neighbors, family and friends.
We look forward to seeing you there!*



Try it FREE today.

Planning Commission Public Hearing

Glenvar Community Plan



Monday, November 14, 2011
7:00 PM
Glenvar Middle School Forum

Greetings!

The Roanoke County Planning Commission will hold a Public Hearing on **Monday, November 14, 2011** at 7:00 PM in the **Glenvar Middle School Forum** to receive comments on the draft [Glenvar Community Plan document](#). This plan will become part of the County's Comprehensive Plan, a long-range policy and implementation guide for decisions concerning growth and development in the County. Your input will help guide the future of the Glenvar Community.

Roanoke County staff has worked with the Glenvar Focus Group and the Planning Commission to develop the draft Glenvar Community Plan document which includes a survey of existing conditions, recommended future land use scenario, plan recommendations and implementation strategies. A draft of the Glenvar Community Plan is available for review [online](#) or at the Roanoke County Department of Community Development.

Following review by the Planning Commission, the Glenvar Community Plan will be forwarded to the Roanoke County Board of Supervisors for their consideration.

Thank you for participating in the Glenvar Community Planning Process,

Amanda Micklow, AICP

Please contact Amanda Micklow, Planner II, in the Roanoke County Community Development Department by [email](#) or by phone at (540) 772-2068 ext. 228 with any questions or comments.



First Community Meeting Outline

- Introduction
 - About the Community
 - Motivating Factors for the Plan
 - The Comprehensive Plan
- Zoning
 - Planning Area
 - West Main Street Corridor
- Future Land Use
 - Planning Area
 - West Main Street Corridor
- Environmental Constraints
 - Slope
 - Floodplain
- Community Involvement
 - Survey
 - Website
 - Social Media
- Next Steps



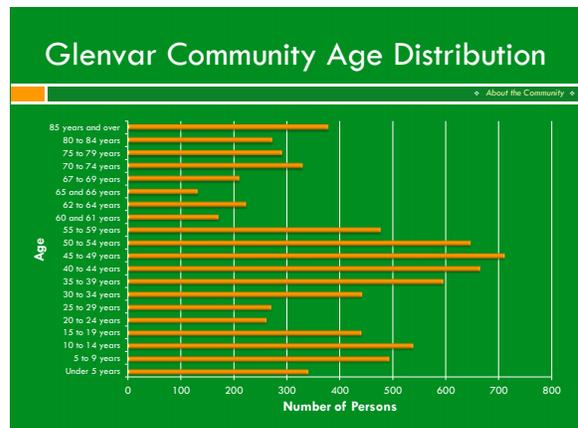
Glenvar Community Plan Study Area

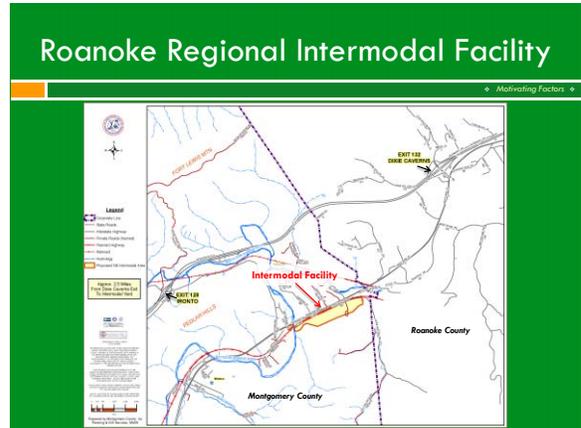
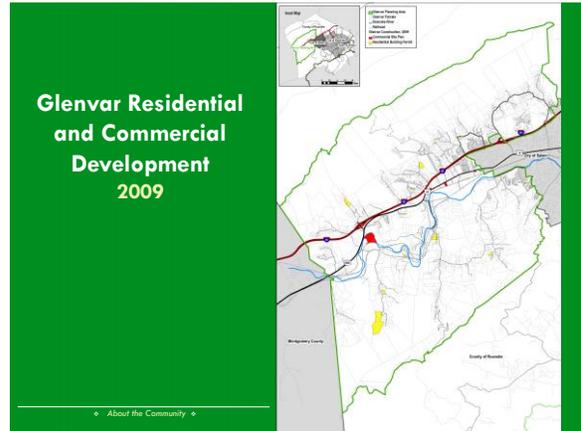
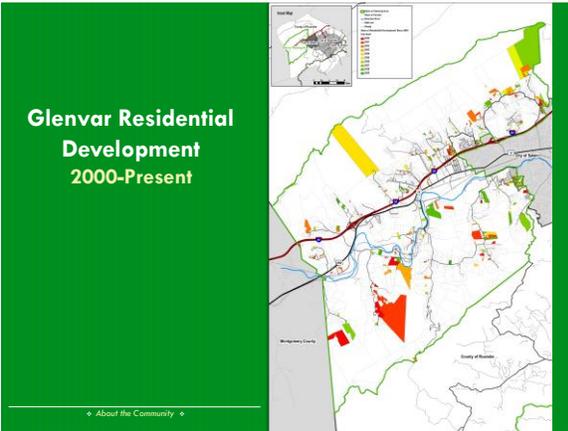
◀ About the Community ▶

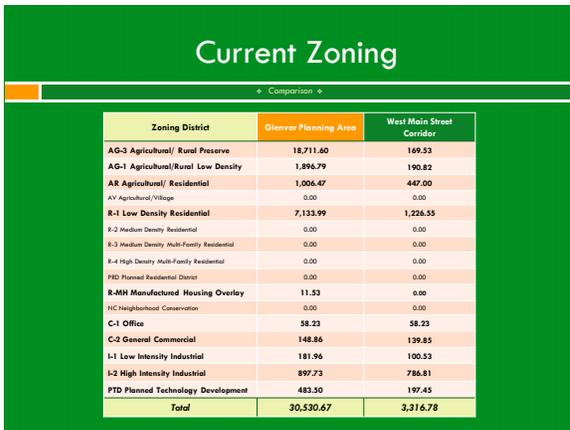
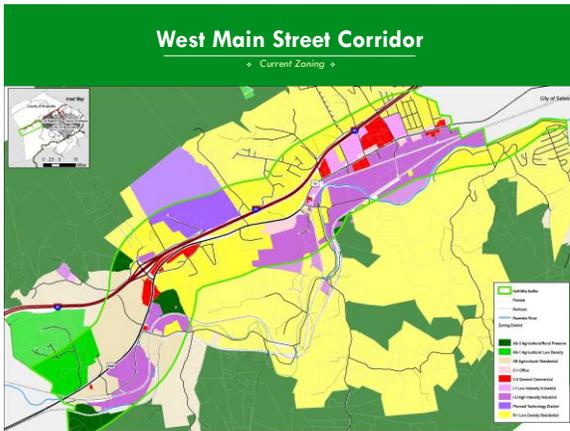
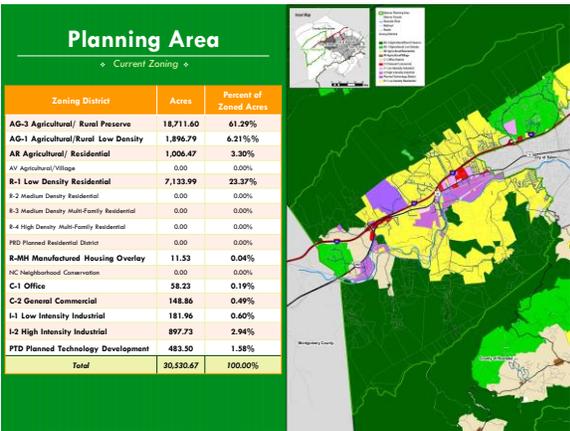
Glenvar Community Demographics

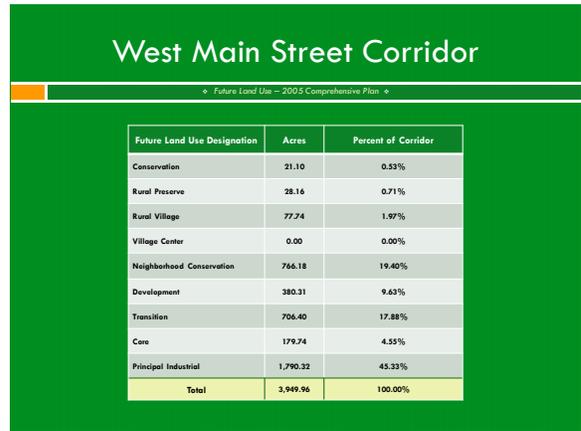
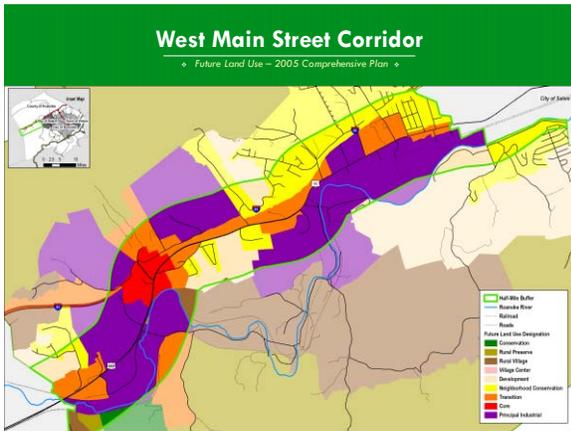
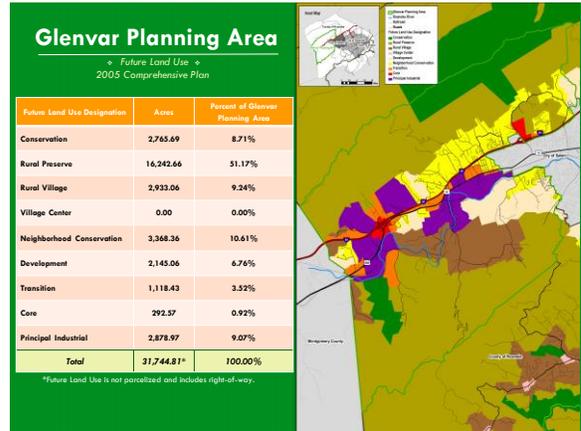
◀ About the Community ▶

Population (2000)	7,873
Total Households	2,966
Average Household Size	2.48
Total Families	2,233
Average Family Size	2.88
Housing Units	3,067









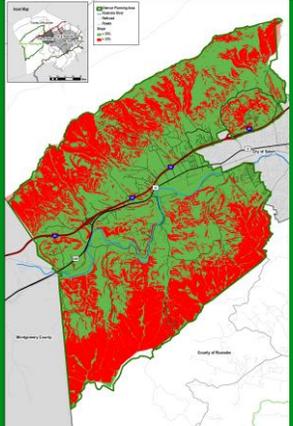
Future Land Use Comparison

2005 Comprehensive Plan

Future Land Use Designation	Glenvar Planning Area	West Main Street Corridor
Conservation	2,765.69	21.10
Rural Preserve	16,242.66	28.16
Rural Village	2,933.06	77.74
Village Center	0.00	0.00
Neighborhood Conservation	3,368.36	766.18
Development	2,145.06	380.31
Transition	1,118.43	706.40
Core	292.57	179.74
Principal Industrial	2,878.97	1,790.32
Total	31,744.81	3,949.96



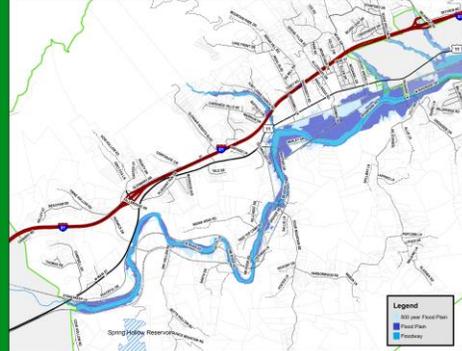
Glenvar Planning Area Slope



Environmental Constraints

Floodplain

Environmental Constraints



Legend
100 year Flood Plain
500 year Flood Plain
Floodplain
Freeway

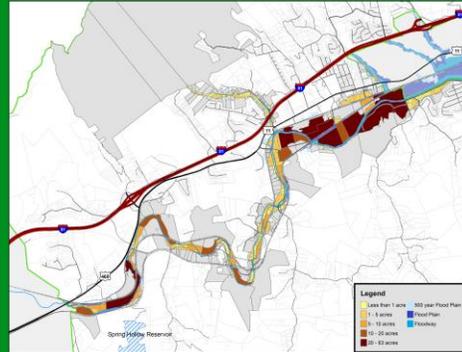
Floodplain

Environmental Constraints

- 837 acres of floodplain (2.74% of study area is in floodplain) (21% of all county floodplain is in the Glenvar Study area)
- Study process
 - How much property affected (amt of floodplain/parcel)?
 - What is floodplain zoned?
 - What is the 2005 FLU designation of floodplain by property?

Acreage affected

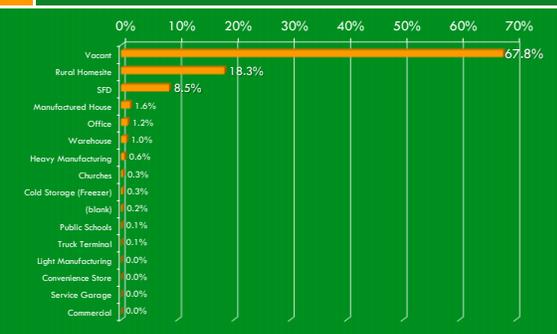
Floodplains



Legend
1-5 acres
5-10 acres
10-20 acres
20-50 acres
100 year Flood Plain
500 year Flood Plain
Floodplain
Freeway

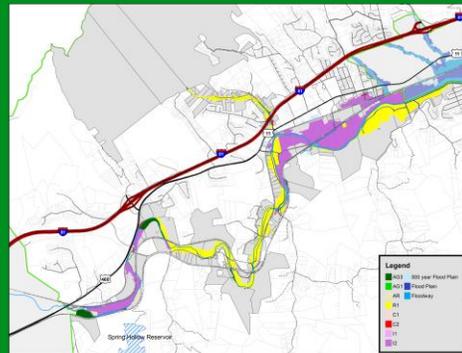
Uses (acreage of all parcels with floodplain)

Floodplains



Zoning in Floodplain

Floodplains



Legend
R1
R2
R3
R4
R5
R6
100 year Flood Plain
500 year Flood Plain
Floodplain
Freeway

Zoning: Property directly within the floodplain

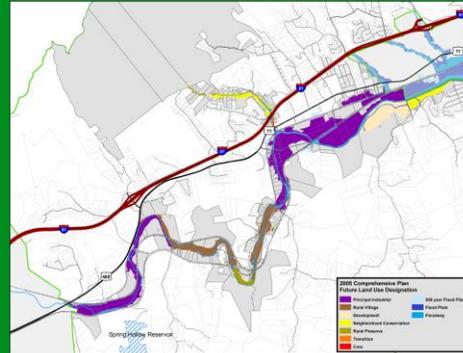
«Floodplains»

Zoning	Acres	Percent
AG1	16	1.9%
AG3	34	4.1%
AR	27	3.2%
R1	381	45.5%
C1	1	0.2%
C2	4	0.5%
I1	0	0.1%
I2	373	44.6%
Total	837	

- I2 Zoning: 45%
- R1 Zoning: 46%
- 90% of land within floodplain zoned either industrial or residential
- 9.2% zoned agricultural
- Remaining land zoned commercial (0.7%)

Future Land Use in Floodplain

«Floodplains»



2005 Comprehensive Plan: Future Land Use

«Floodplains»

FLU Category	Acres	Percent
Principal Industrial	486	58.1%
Rural Village	136	16.3%
Development	95	11.3%
Neighborhood Conservation	84	10.1%
Rural Preserve	28	3.3%
Transition	4	0.4%
Core	3	0.3%
Total	837	

- Principal Industrial FLU: 58%
- Residential type FLU: 38%
- Agricultural type FLU: 0.4%
- Commercial type FLU (Core): 0.3%

Conclusions and Next Steps

«Floodplains»

- 42% of land zoned I-2 is in the floodplain
- 17% of land designated by 2005 comp plan as principal industrial is in floodplain
- Next steps
 - What do properties in floodplain look like, compared to how they are designated by 2005 plan?
 - Are these designations appropriate?



Community Involvement



Online Survey*

«Community Involvement»

5 Sections

- Community Likes/Issues
- Land Use
- Community Facilities and Services
- Resource Preservation
- Additional Comments, Questions or Concerns

www.surveymonkey.com/s/GlenvarSurvey

* Hard Copies available in the Glenvar Library and Roanoke County Administration Center

Glenvar Community Plan Survey [Edit this survey](#)

Land Use

1. How would you rate the quality of housing in the Glenvar Area? (Select all that apply. Need 3-500 Responses. Do Not Need Any Votes)

Rating	Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied
Single Family Homes	✓	✓	✓	✓
Multi-Family Homes	✓	✓	✓	✓
Neighborhood Conservation	✓	✓	✓	✓

2. In planning for the future, what types of development would you like to see encouraged in the Glenvar Area? (Select all that apply)

Development Type	Strongly Encourage	Encourage	Not Encourage	Strongly Discourage
Commercial Development	✓	✓	✓	✓
Industrial Development	✓	✓	✓	✓
Residential Development	✓	✓	✓	✓
Public and Recreation Buildings	✓	✓	✓	✓

3. What types of facilities and/or services would you like to see in your community? Please check all that apply.

<input type="checkbox"/> Big Box Stores (e.g. Wal-Mart, Target)	<input type="checkbox"/> Personal Services (Dry Clean, Salons, etc.)
<input type="checkbox"/> Day Care	<input type="checkbox"/> Pharmacies
<input type="checkbox"/> Day Waivers	<input type="checkbox"/> Post Office
<input type="checkbox"/> Community Service Centers	<input type="checkbox"/> Professional Offices
<input type="checkbox"/> Manufacturing and Industry	<input type="checkbox"/> Restaurants (Fast Food)
<input type="checkbox"/> Retail (Department Stores)	<input type="checkbox"/> Retail (Gift Stores, Books)
<input type="checkbox"/> Grocery Stores	<input type="checkbox"/> Retail (Electronics)

Plan Website

Community Involvement

- Provides updates about the plan
- Clearinghouse for information
 - Maps
 - Results of Survey (Future)
- Submit a photo
- Links to social media

www.roanokecountyva.gov/GCP



GLENVAR COMMUNITY PLAN

The First Glenvar Community Meeting is January 11, 2010 at 7:00PM in the Glenvar Middle School Auditorium.

Take the Glenvar Survey Online

The Glenvar Community Plan was initiated to study development and redevelopment issues along West Main Street, an extension of the roadway of West Main Street and the proposed commercial building at Montgomery County. The Glenvar Community Plan will also study community facility needs, environmental enhancements, as well as historic preservation resources and adoption of historic landmarks.

Study Area

The Glenvar Planning Area stretches west to east from the Montgomery County border to the City of Salem and north to south from Fort Lewis Mountain to Poplar Mountain. The Planning Area measures 21.10 miles in size and encompasses an area of 6,183 acres. Please click here to see a map of the study area.

Glenvar Maps

Glenvar Current Zoning	Glenvar Plans for West Main	Glenvar Environmental Constraints
Glenvar Existing Land Use	Glenvar Community Facilities	Glenvar Utilities
Glenvar Future Land Use	Glenvar Cultural Resources	

Community Participation

The Glenvar Community Plan will engage citizens through several mediums including Community Meetings, Surveys, Stakeholder Interviews and through Traditional and Social media outlets.

Not all citizens living in the Glenvar community. This is a very important step as we review and make changes to land use in our area. I encourage citizens to take an active part in our plan for the next 6, 10, 15 years. Please contact us with comments or concerns. GCP@roanokecountyva.gov

Look forward to seeing you at the upcoming community meetings.

Jim "Stu" Church - Board of Supervisors

Social Media

Community Involvement



facebook

Roanoke County Planning Services

a monthly e-newsletter

- Provides site photos
- Comment on photos
 - Is this site ready for redevelopment?
 - What would you like to see on this site?
- Submit a photo



ROANOKE COUNTY

Panel GIS

Address: 7 West Main Street
 Parcel ID: 054-24-22-00-0000
 Acreage: 4.00
 Zoning District: R1
 Comprehensive Plan Designation: Urban Industrial
 Floodplain: 100 Year Floodplain

Comment on this Parcel

Submit Your Own Photo

Next Steps

- Survey open one more month
- Follow up analysis of information
- Stakeholder Interviews
- Second Community Meeting



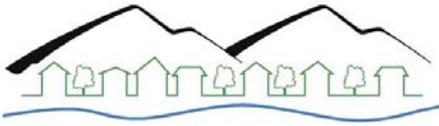
Questions?



First Community Meeting
January 11, 2010

Glenvar Community Plan

Envision the Future of Your Community



Community Meeting
June 29, 2010

Meeting Agenda

1. Welcome and Introductions
2. Presentation
3. Visioning Exercise
4. Visual Preference Survey
5. Comments and Questions

Glenvar Community Survey

195 Surveys Completed

168 (86%) online
27 (14%) hard copy

Available from:
November 24, 2009 – April 16, 2010



Community Likes

- ♦ Rural character of the area; quiet and peaceful setting, but not too far away from amenities in Salem or Christiansburg
- ♦ Feel of the community; close knit and safe
- ♦ Views of the mountains, Roanoke River
- ♦ Glenvar Schools and Library

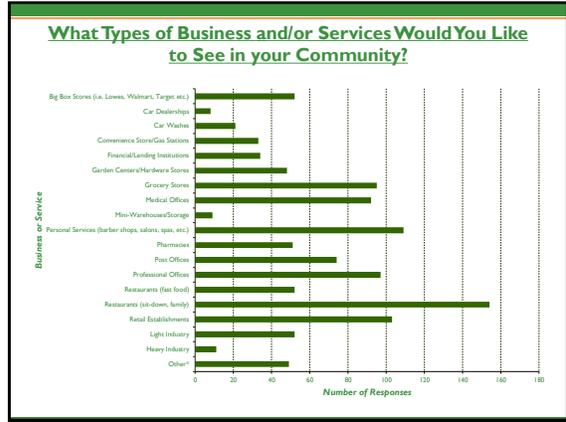
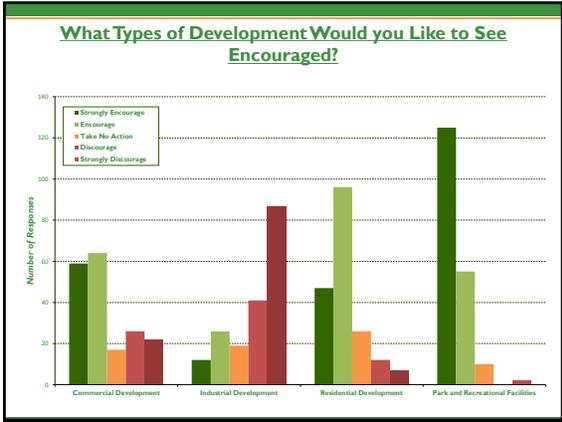


Current Community Issues

- ♦ Maintaining community feel of the area
- ♦ Traffic/congestion and appearance of West Main St.
- ♦ Condition of schools and library; funding
- ♦ Lack of youth recreation, family activities, community center
- ♦ Environmental issues
- ♦ Property values and taxes
- ♦ Lack of commercial development
- ♦ Safe options for alternative modes of transportation

Future Community Issues

- ♦ Impact of industry on the community; protection of rural character
- ♦ Lack of amenities – restaurants, businesses
- ♦ Improving the Glenvar library and schools
- ♦ Road maintenance and traffic issues; West Main St.
- ♦ Environmental concerns
- ♦ Job creation and retention
- ♦ Lack of community recreational activities



Visioning Exercise

WEST MAIN STREET 2030

Visual Preference Survey

- Images are rated from a possible **high of +3** to a possible **low of -3**.
- "0" means that you have no opinion or think the image is **neutral**.

EXAMPLE

Less Preferred Neutral More Preferred

-3 -2 -1 0 +1 +2 +3

Looking Ahead

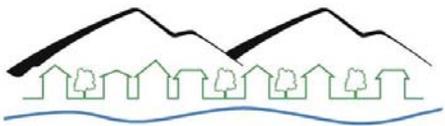
July 15, 2010 **Fall 2010** **Winter 2010**

Dixie Caverns Area Visioning Meeting Third Community Meeting Public Hearings

Visioning Exercise and Visual Preference Survey Available Online

Draft vision statements, goals and alternative scenarios for community plan maps

Envision the Future of Your Community

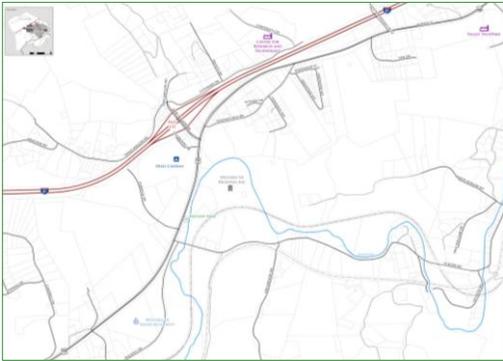


Community Meeting
July 15, 2010

Meeting Agenda

1. Welcome and Introductions
2. PowerPoint Presentation
3. Visioning Exercise
4. Visual Preference Survey
5. Comments and Questions

Dixie Caverns Area



Dixie Caverns Interchange

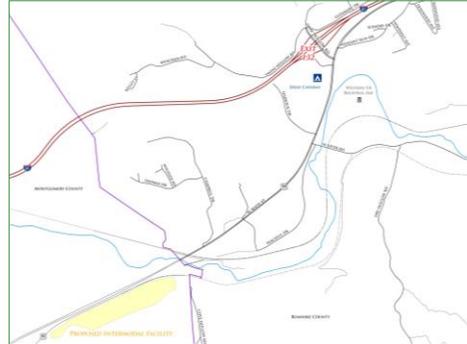


Center for Research & Technology



480 Acre High Tech Industrial Park

Roanoke Regional Intermodal Facility



Visioning Exercise

DIXIE CAVERNS 2030

Visual Preference Survey

- Images are rated from a possible **high of +3** to a possible **low of -3**.
- "0" means that you have no opinion or think the image is **neutral**.



EXAMPLE

Less Preferred		Neutral		More Preferred		
-3	-2	-1	0	+1	+2	+3

Looking Ahead

July 15, 2010

Dixie Caverns Area Visioning Meeting

Fall 2010

Third Community Meeting

Winter 2010

Public Hearings

Visioning Exercise and Visual Preference Survey Available Online

Draft vision statements, goals and alternative scenarios for community plan maps

Glenvar Community Meeting

May 2, 2011
Glenvar Middle School Forum

- ## Meeting Agenda
- Welcome and Introductions
 - Glenvar Community Plan Process and the Glenvar Focus Group
 - Visioning Exercise Results
 - Visual Preference Survey Results
 - Glenvar Community Plan Vision Statement
 - Glenvar Community Plan Alternative Future Land Use Scenarios
 - Community Input and Next Steps

The Glenvar Community Planning Process

And the Glenvar Focus Group



Glenvar Focus Group

17 members from Glenvar community

Represents residents, businesses, community and civic organizations

2 Main Tasks

1. Vision Statement Development
(First Focus Group Meeting)
2. Future Land Use Scenario Development
(Second and Third Focus Group Meetings)

- ## Visioning Exercise
- Conducted for both the **West Main Street Corridor** and the **Dixie Caverns Area**
 - Participants were broken into small groups and asked to **envision what their community would look like in twenty years.**
 - How is the community different?
 - What are some of the changes that have occurred?

Visioning Exercise Results

West Main Street Corridor

- Emphasis on landscaping being integrated into site
- Pedestrian-scale development; sidewalks
- Interconnectivity through greenways, trails and bikeways
- Clustered commercial uses; less industry
- Community center; neighborhood scale parks
- Underground utilities; junkyards eliminated

Visioning Exercise Results

Dixie Caverns Area

- Buildings designed to fit in with surroundings; preserve historic/rural character
- Gateway corridor
- Built out technology parks; hotels and restaurants at interchange
- Improvements to Dow Hollow Road and intersection
- Greenway connectivity
- Emphasis on outdoor recreation; parks; tourism

Visual Preference Survey

Photo ratings are shown using three figures:

The **sum** adds (or subtracts) each participant's selected rating.

The **mode** is the numerical rating selected the most number of times.

The **mean** (or average) divides the sum by the total number of responses.

Photo 1D



Sum: 200 Mode: 3 Mean: 1.98

Visual Preference Survey

Office Buildings

Photo 1A



Sum: 140 Mode: 3 Mean: 1.41

Photo 1C



Sum: -125 Mode: -3 Mean: -1.29

Visual Preference Survey

Signs

Photo 16B



Sum: 143 Mode: 3 Mean: 1.55

Photo 1F



Sum: -180 Mode: -3 Mean: -1.94

VPS Results Summary

Preference for:

- Variation in façade
 - Materials - brick or stone
 - Architecture – eaves, rooflines, windows, entryways
- Visible landscaping around building/integrated into site
- Pedestrian-friendly, lighting, parking further back/rear of site
- Limited signage, monument style signs, landscaping around base
- Grass/landscaped medians, bike lanes and no overhead power lines

Vision Statements



Vision Statement Development

Community Input Key Themes

- **Aesthetically pleasing / clean up** West Main St. corridor
- Preserve **rural character** of community
- **Balance** between business, aesthetics and community
- Provide commercial and to limit industrial uses to **clean, environmentally-sensitive businesses** with attractive building design and surrounding landscaping with unobtrusive signage
- **Appropriate location** for industrial/commercial uses

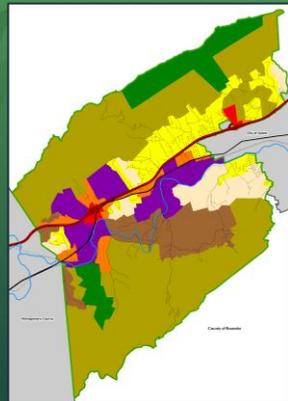
Vision Statement

The Glenvar area strives to be a **visually appealing, healthy and sustainable community** that encourages a **mix of land uses** in a manner that is **consistent with the community's rural character.**

Future Land Use Scenario Development

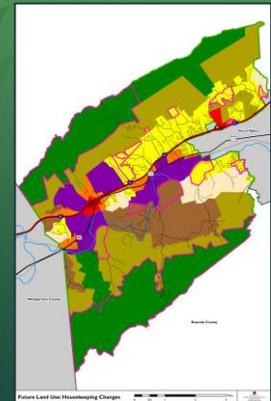
Future Land Use

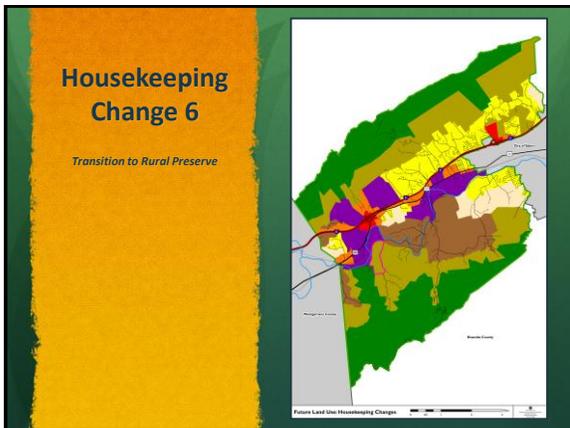
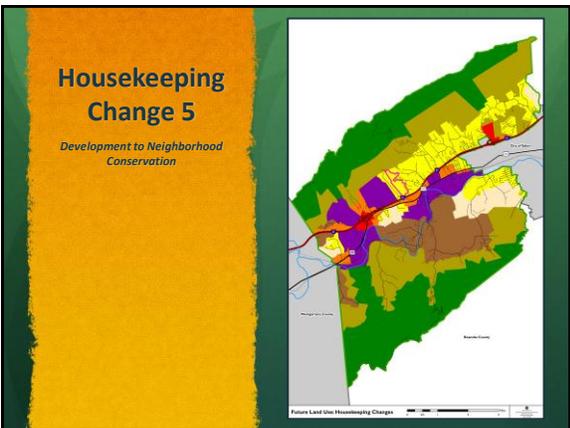
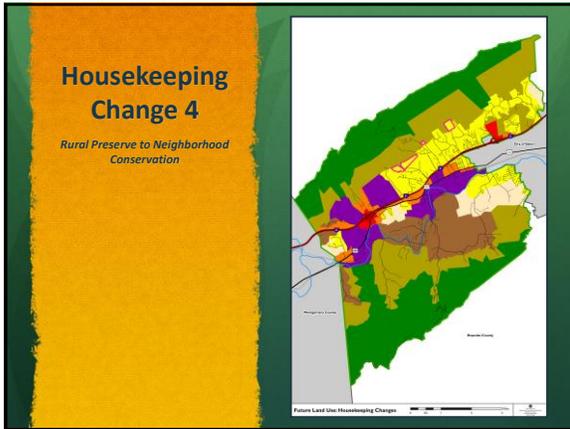
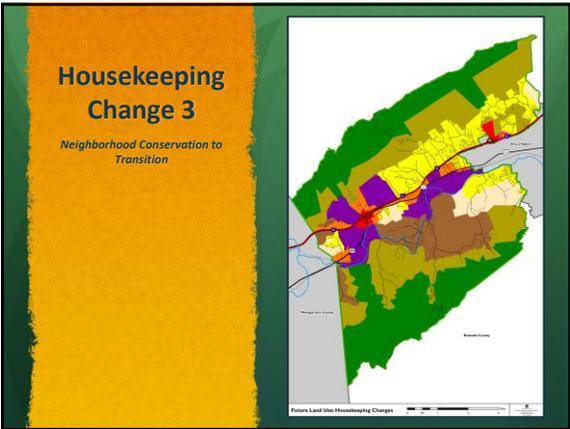
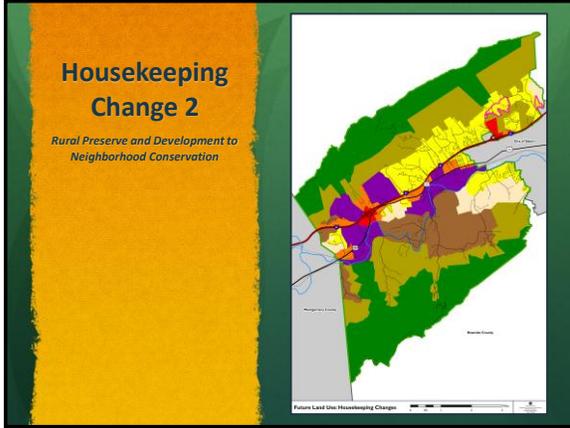
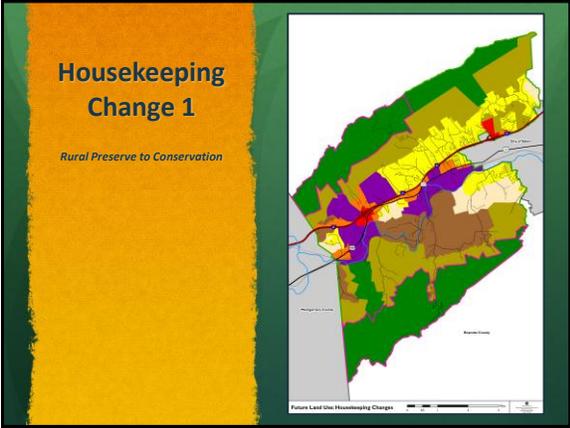
2005 Comprehensive Plan

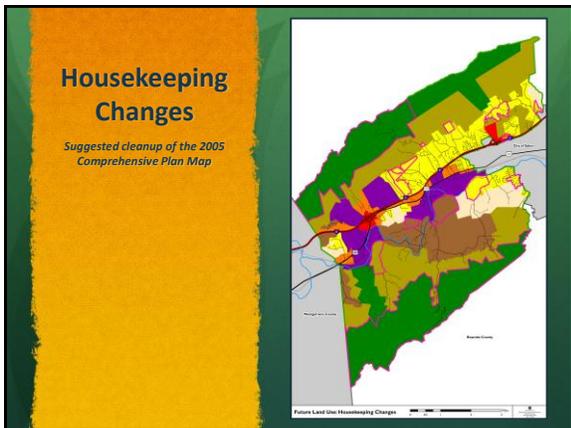
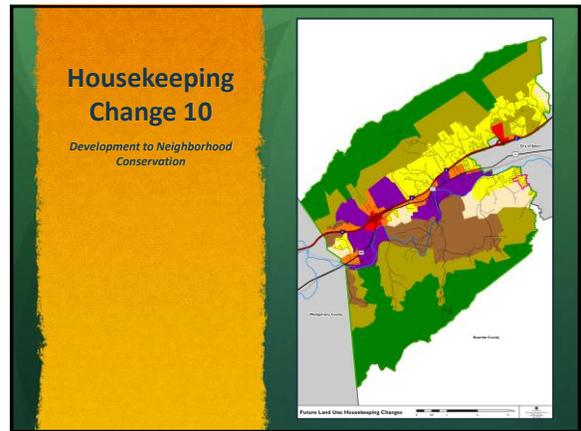
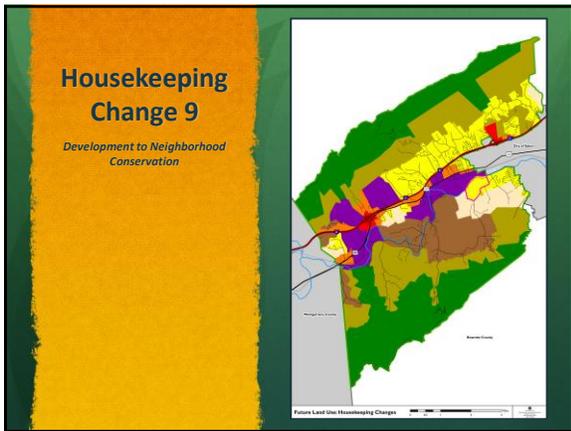
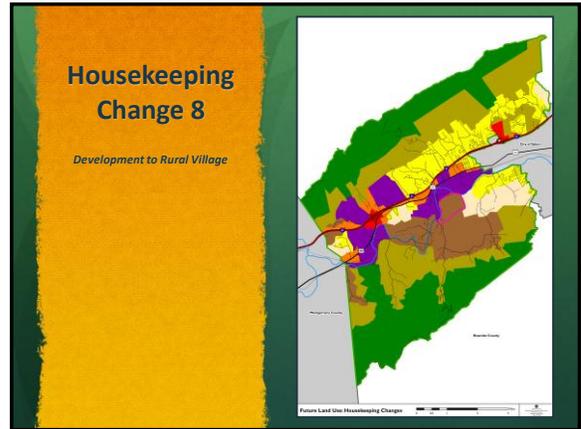
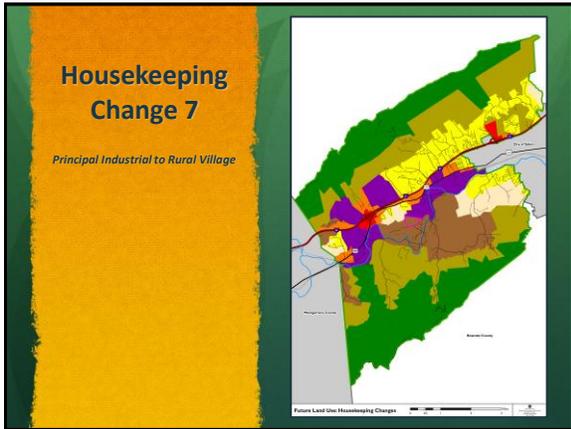


Housekeeping Changes

Suggested cleanup of the 2005 Comprehensive Plan Map



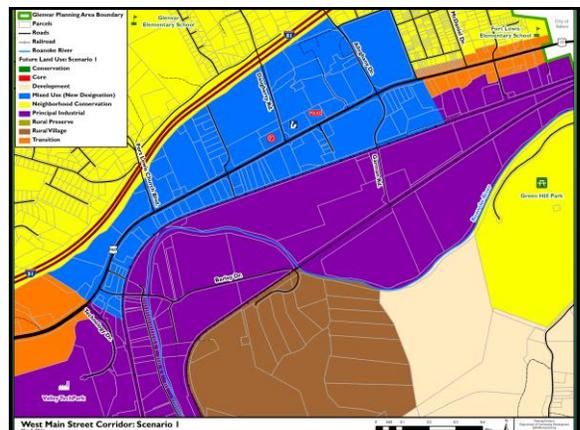
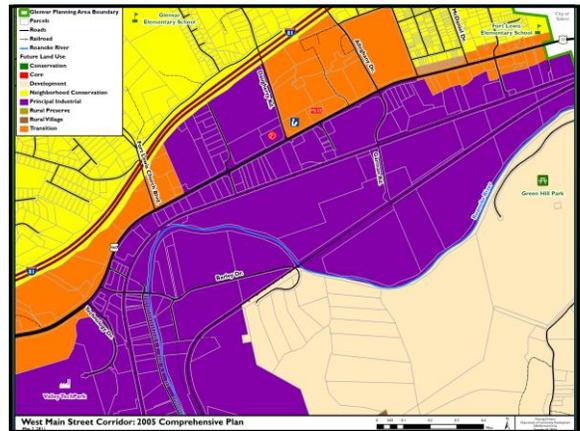
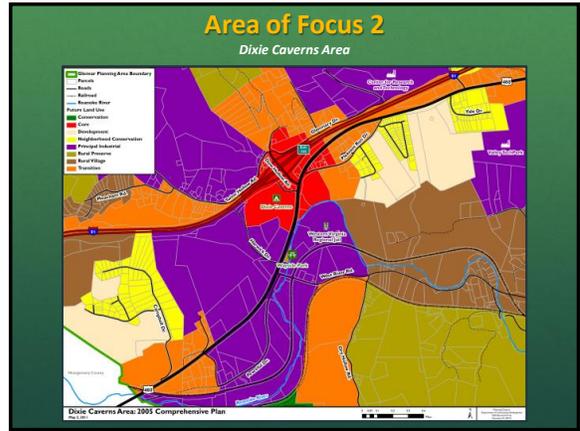
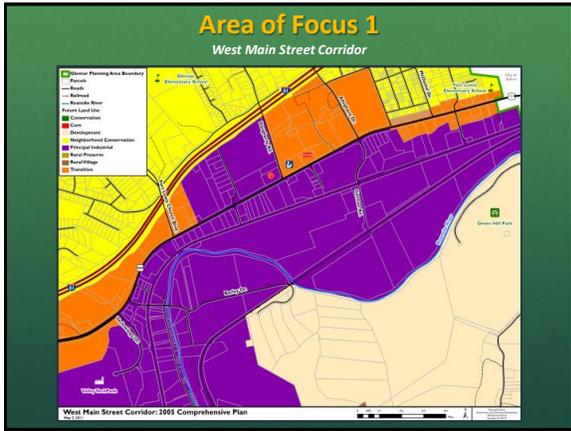


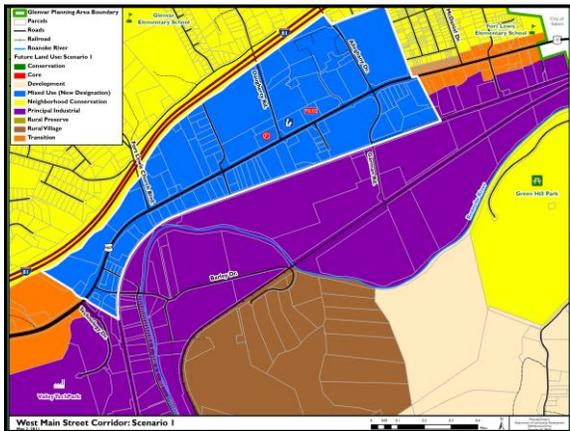


Future Land Use

Incorporating Only Housekeeping Changes

FLU Designation	2005 Map	Housekeeping Map	FLU Designation	2005 Map	Housekeeping Map
Conservation	2,765.69 (8.71%)	10,508.26 (33.10%)	Principal Industrial	2,878.97 (9.07%)	2,626.06 (8.27%)
Core	292.57 (0.92%)	292.65 (0.92%)	Rural Preserve	16,242.66 (51.57%)	8,367.82 (26.36%)
Development	2,145.06 (6.76%)	1,458.62 (4.59%)	Rural Village	2,933.06 (9.24%)	3,391.37 (10.68%)
Neighborhood Conservation	3,368.36 (10.61%)	4,201.60 (13.24%)	Transition	1,118.43 (3.52%)	897.72 (2.83%)





Mixed Use Designation

- Provides for a mix of uses to be preserved and developed
- Recognizes existing uses and includes mixture of zoning districts
- Allows more choice/opportunity in how the land can be developed
- Encourage pedestrian and vehicular connectivity between properties
- Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the area

Mixed Use Designation

Land Use Types

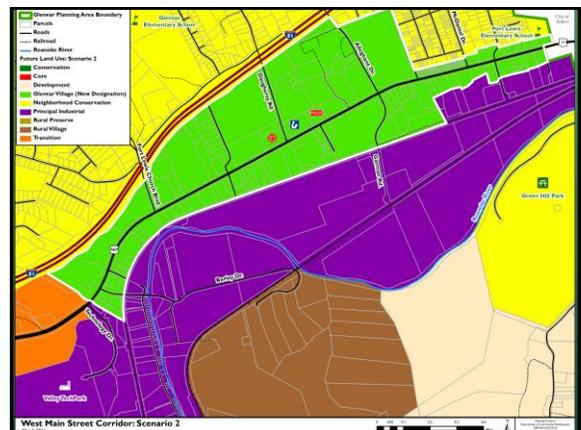
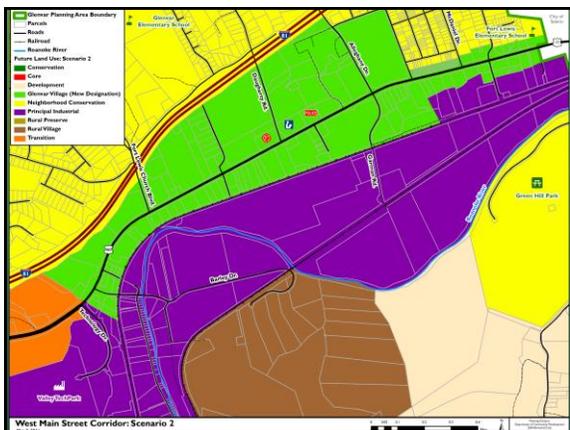
- Community Activity Centers
- Commercial
- General Retail Shops and Personal Services
- Limited Industrial
- Mixed Use
- Office and Institutional
- Parks and Outdoor Recreation/Ecotourism
- Residential

Land Use Determinants

- Existing Land Use Pattern
- Existing Zoning
- Access
- Utility Availability

Future Land Use Scenario 2

West Main Street Corridor



Glenvar Village Designation

- Serve as focal point for the community; New Glenvar Library, Richfield Retirement Community, Fire and Rescue Station, Fort Lewis Elementary, Entrance to Glenvar Schools Complex; Pleasant Grove and Fort Lewis Baptist Church
- Provide for a mix of uses on a parcel and/or along the **Route 11/460 Corridor**
- Encourage cluster development and pedestrian/vehicular connectivity between properties
- Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the community

Glenvar Village Designation

Land Use Types

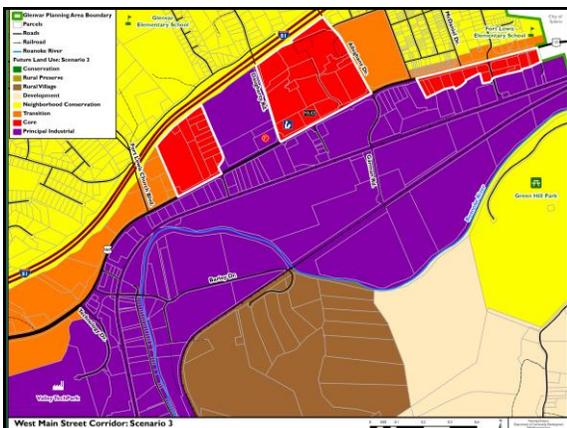
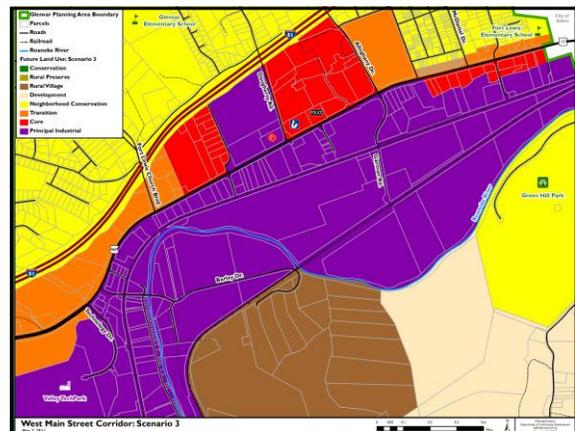
- Community Activity Centers
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- Parks and Outdoor Recreation/Ecotourism
- Residential

Land Use Determinants

- Existing Land Use Pattern
- Existing Zoning
- Access
- Utility Availability

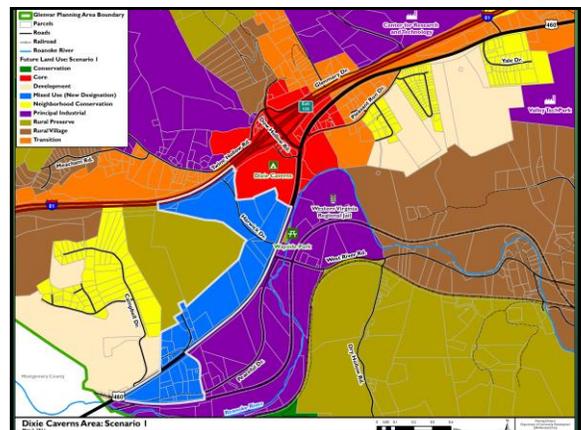
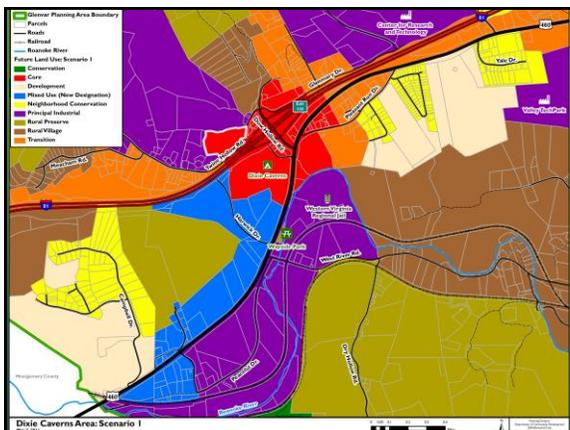
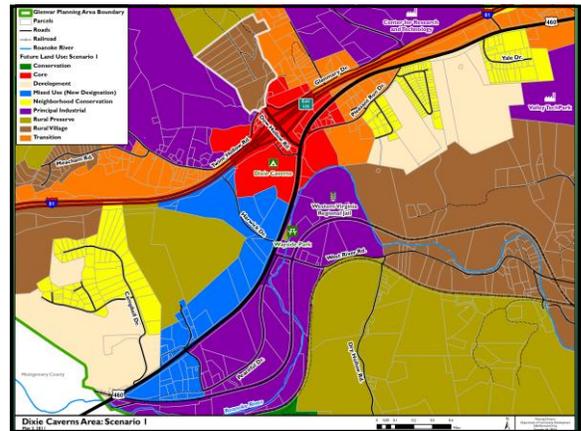
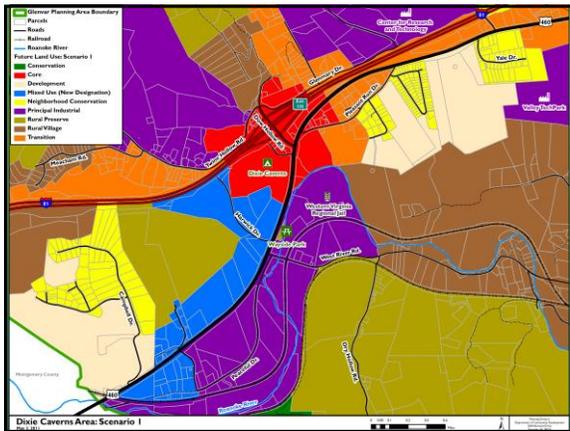
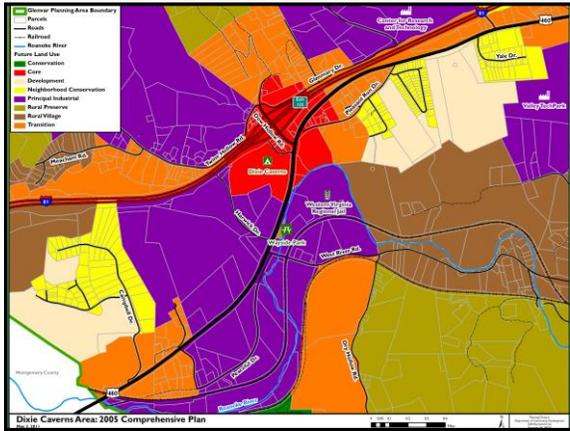
Future Land Use Scenario 3

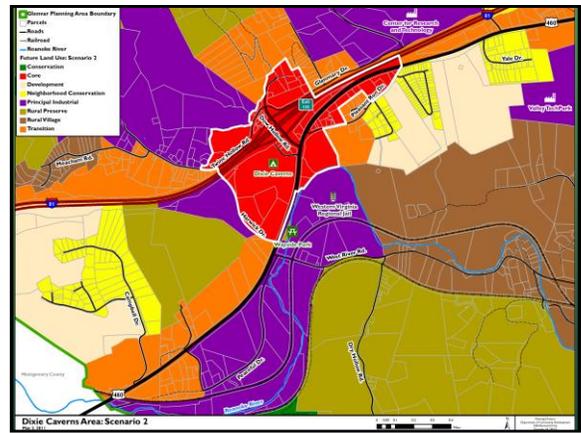
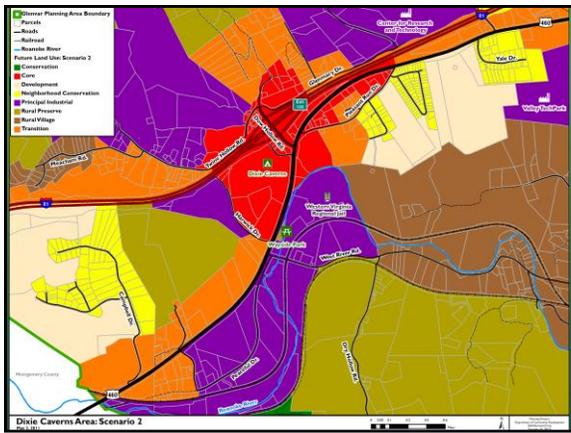
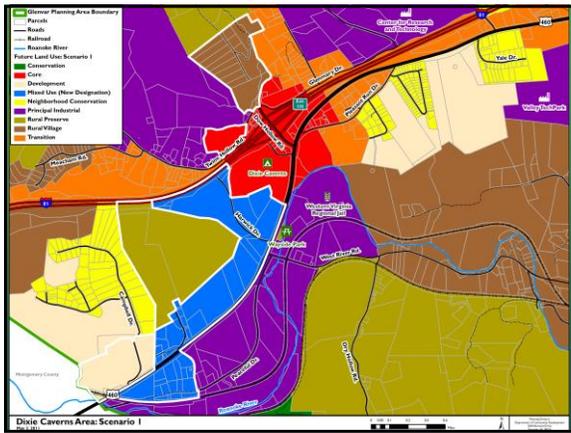
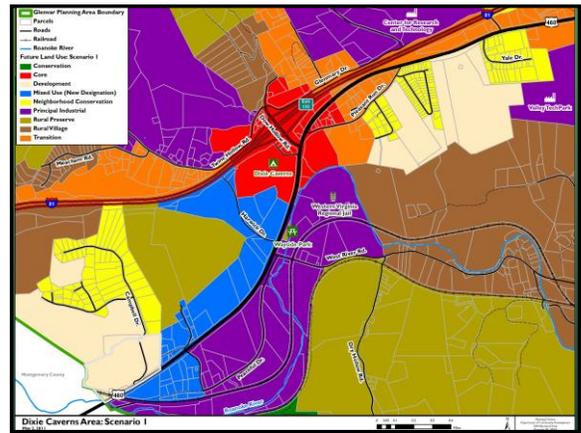
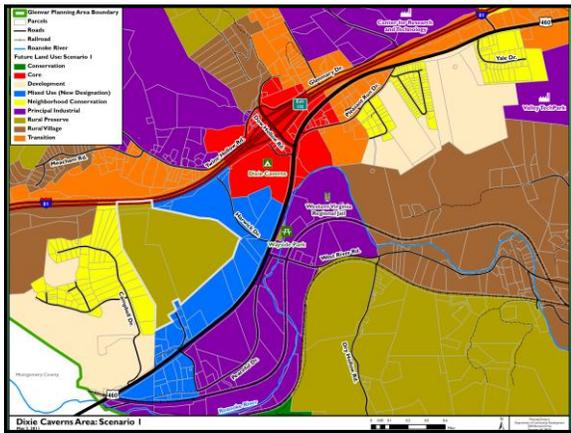
West Main Street Corridor

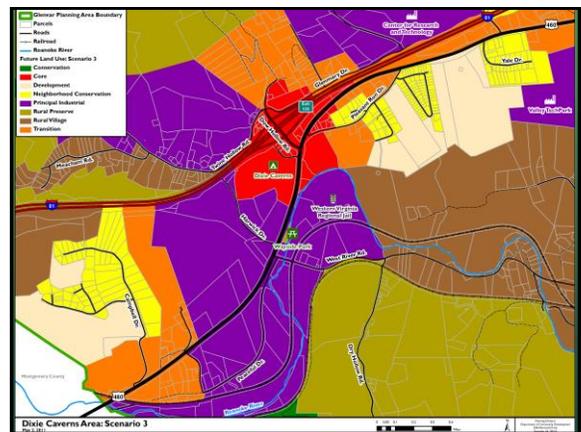
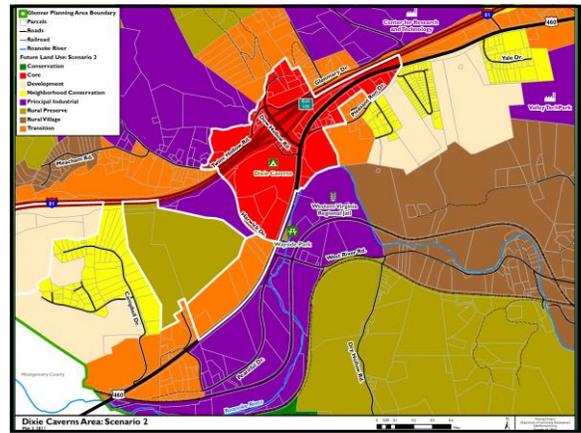
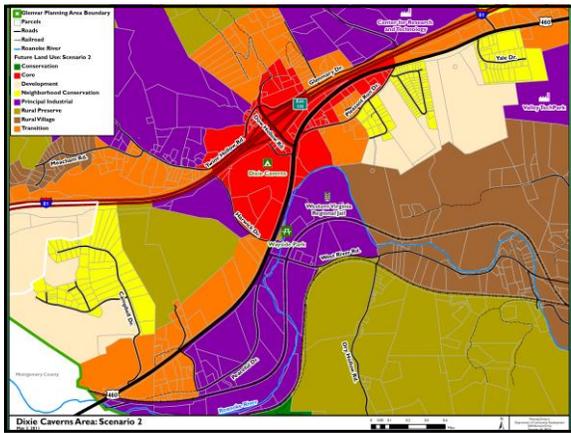
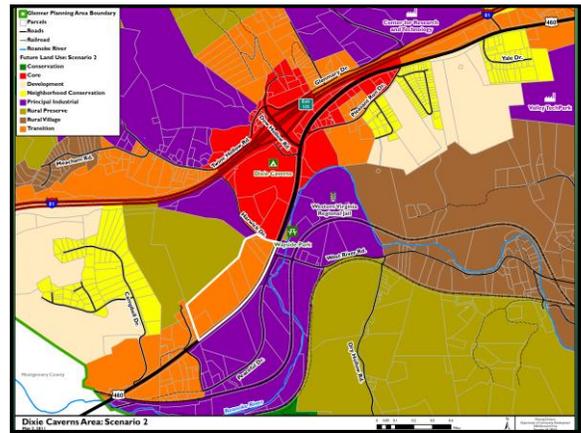
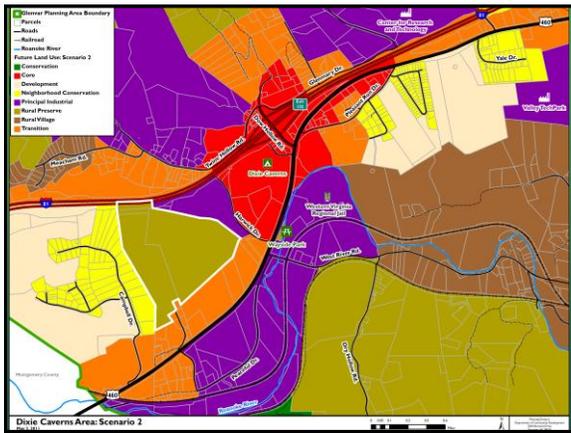


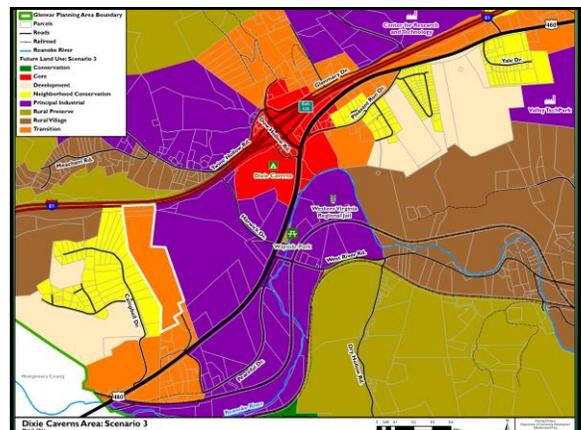
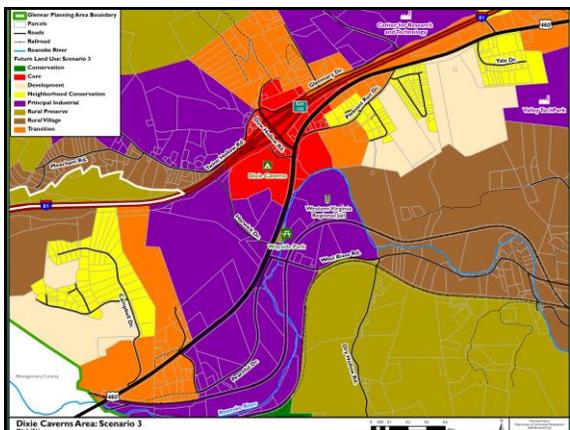
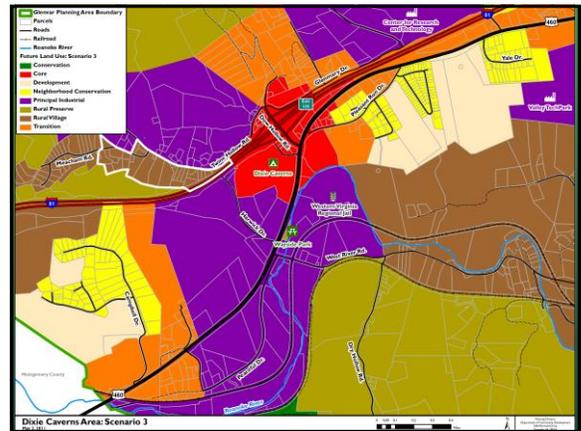
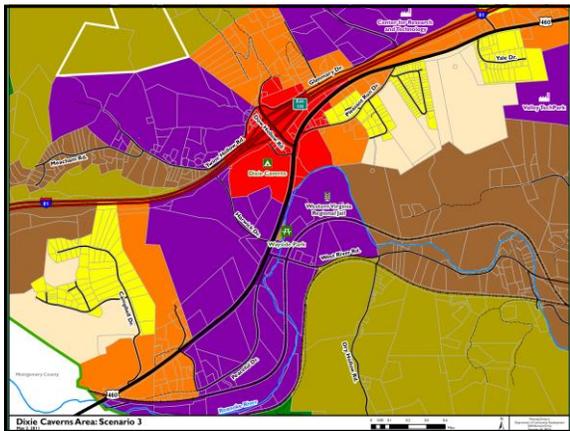
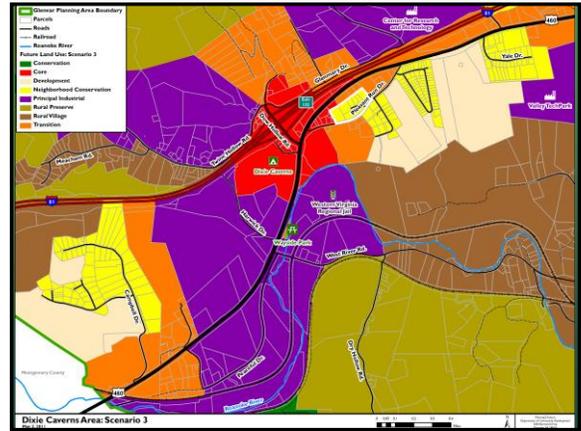
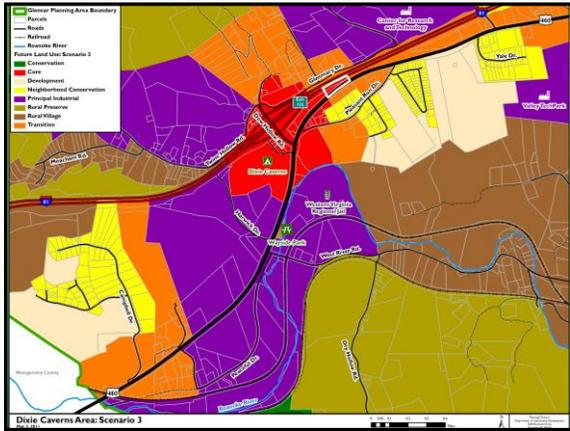
Future Land Use Map Scenarios

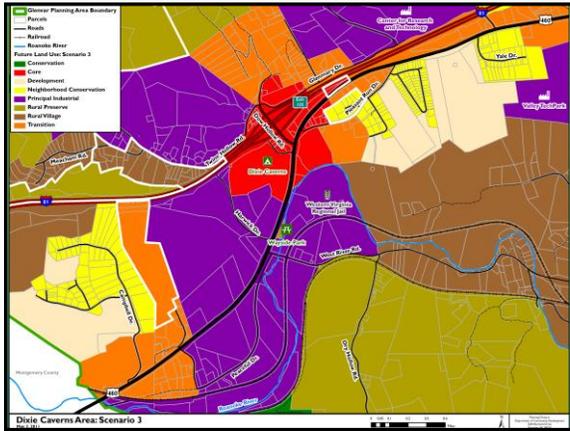
Dixie Caverns Area











Future Land Use Designation Refinements

Principal Industrial

Draft

- Technology-based businesses and low intensity industrial uses are most appropriate;
- Uses which have the potential to be dangerous or extremely obnoxious are not appropriate;
- Industrial development should be located in existing technology parks;
- High intensity industrial uses should be located south of Route 11/460. Low intensity or technology-based industrial uses are appropriate for either side of Route 11/460;
- Development should be sensitive to the natural environment and include a high degree of architectural and creative site design that is compatible with the rural and historic character of the community;
- Does not preclude commercial uses from being developed.

Principal Industrial Designation

Route 11/460: Industrial uses should not be prominent in the corridor and/or are buffered from the right-of-way.

High intensity uses should be located south of Route 11/460.

Low intensity or technology-based industrial uses are appropriate for either side of Route 11/460.

Principal Industrial Designation

Roanoke River/Floodplain: Development or expansion of industrial uses along the Roanoke River and in the floodplain should be limited. Appropriate uses include:

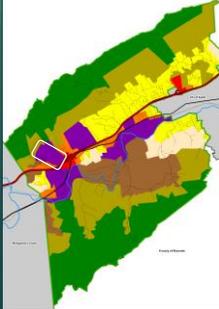
- Manufacturing, storage, marketing and wholesaling of agricultural products;
- Low intensity industrial uses and custom manufacturing; and
- Warehousing and distribution

Principal Industrial Designation

Poor Mountain Road: Uses should be limited to environmentally sensitive small manufacturing and low intensity industrial along the Roanoke River and railroad tracks.

Center for Research and Technology & Valley TechPark: These areas are the most appropriate for high-tech manufacturing operations, research and development companies and corporate headquarters. Uses, site design and aesthetics are regulated by each park's respective covenants, master plan and/or conditions.

Principal Industrial Designation



Twine Hollow Road: Development or expansion of industrial uses along Twine Hollow Road should be limited to:

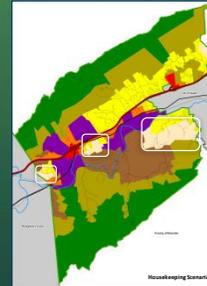
Manufacturing, storage, marketing and wholesaling of agricultural products;

- Low intensity industrial uses and custom manufacturing;
- Warehousing and distribution; and
- Mining and resource extraction.

Development Designation

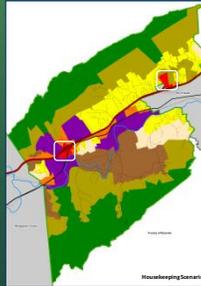
The future land use area where most new neighborhood development should occur. In the Glenvar Planning Area, development should be consistent with the existing land use pattern. Appropriate uses include:

- Conventional residential
- Cluster or planned residential
- Community activity centers



Core Designation

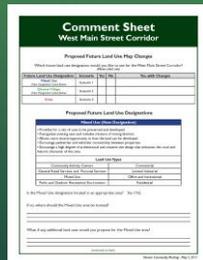
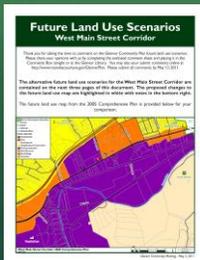
- Serve as a gateway to both the Glenvar Community and Roanoke County;
- Development that enhances the rural and historic character of the area is encouraged;
- Truck stops should be avoided;
- Businesses should be distinctive in appearance and include a high degree of architectural and creative site design;
- Industrial uses should be redirected to land designated as Principal Industrial.



Community Input

Submit Comments Tonight and Online

Comment Sheets



Comment Sheets

1. West Main Street Corridor Future Land Use Scenarios

- West Main Street Corridor Comment Sheet
- Housekeeping Comment Sheet

2. Dixie Caverns Area Future Land Use Scenarios

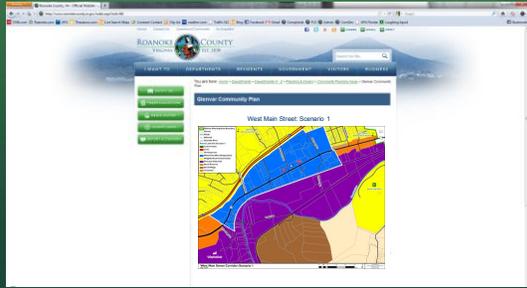
- Dixie Caverns Comment Sheet

3. Future Land Use Refinement Comment Sheet *(available after the presentation)*

Submit comment sheets tonight or at the Glenvar Library

Comment Online

<http://www.roanokecountyva.gov/GLENVARPLAN>



Next Steps

Tonight

- Open-house with Future Land Use Scenarios

Summer 2011

- Glenvar Focus Group Fourth Meeting
- Planning Commission Work Session

Fall 2011

- Plan Adoption

Please join us for open-house
portion of the meeting across
the hall in the cafeteria.

Thank You Coming Tonight!

West Main Street Visioning Exercise

Please take a few moments to relax. Allow yourself to imagine it is today's date – 20 years in the future. Imagine this part of Glenvar is exactly how you would like it to be.

As you travel along West Main Street - what does it look like? What kind of buildings do you see? How tall are they? What uses are in them? Do people work or live in them or both? Where do you shop? Go out to eat? Exercise? Take care of other daily needs? How does the street landscape look? How are people moving around?

Please take a few minutes and jot down some ideas.

- Continued on the back -



Please take some time and reflect on these questions.

How is your community different in the future than it is today? What are some of the changes that have occurred?

Return to today. What are some steps that could be realistically taken now to initiate any of the changes and help to make your vision of West Main Street a reality?

- Please turn in when finished with the exercise -



Dixie Caverns Area Visioning Exercise

Please take a few moments to relax. Allow yourself to imagine it is today's date – 20 years in the future. Imagine this part of Glenvar is exactly how you would like it to be.

As you travel through the Dixie Caverns area - what does it look like? What kind of buildings do you see? How tall are they? What uses are in them? Do people work or live in them or both? Where do you shop? Exercise? Go out to eat? Take care of other daily needs? How does the street landscape look? How are people moving around?

Please take a few minutes and jot down some ideas.

- Continued on the back -



Please take some time and reflect on these questions.

How is your community different in the future than it is today? What are some of the changes that have occurred?

Return to today. What are some steps that could be realistically taken now to initiate any of the changes and help to make your vision of the Dixie Caverns area a reality?

- Please turn in when finished with the exercise -



WEST MAIN STREET VISIONING EXERCISE COMMENTS

Group 1

Question 1: How do you envision the West Main Street Corridor in twenty years?

- Streetlights (Big Hill Area)
- Clean and inviting
- Underground utilities
- Grass maintenance
- Less industry, more retail (medical, professional offices, shopping centers, restaurants)
- Bike lanes
- Walkways
- Art and sculptures
- Park-like seating and shade
- Greenway extension
- Converting older buildings to apartments
- More outdoor recreation
- Skate park, youth and children recreation, adventure recreation centers
- Industry (more)
- Retail
- Shuttle bus stops
- Clustered commercial (planned)
- Senior center at new library
- Sports complex for all sports: golf, driving range, putt-putt

Question 2: How is your community different in the future? What are some changes that have occurred?

- Build sidewalks when road widened
- Industrial uses need screening
- Restoration of historic buildings for apartments and businesses
- Redefine future land use and zoning to define spaces
- Prevent mountain top development (no Slate Hill)
- Park-like features around Roanoke River
- Solicit funds for infrastructure improvements
- Encourage businesses to locate in Glenvar (retail, recreational, medical facilities, shopping centers)
- Assist residents with home improvements
- Increase fines for code violations
- Tax incentives for people doing the right thing
- Landscaping at water treatment plan
- Purchase water treatment plant
- Build patio homes
- Beautification of water retention ponds

Group 2

Question 1: How do you envision the West Main Street Corridor in twenty years?

- Prettier
- Greener- trees, shade
- Park-like with businesses (rural)
- Historical area preserved
- Landscaping (percent of greenspace required)
- 2-3 story buildings (designed, integrated landscaping and into community)
- Mountain views preserved
- No smokestacks, cooling towers, auto storage
- No industry in commercial areas – concentrate in industrial area
- Mixed-use
- Exterior design emphasis
- Managed lighting – visible from road
- Parking behind buildings
- Family friendly amenities
- Restaurants, personal care businesses
- Village-type – mixed use
- Community center
- Greenway connection (move easily between areas)
- Blueways, river access (human powered recreation)
- Water feature (recreation and visual enjoyment)
- Pedestrian scale
- Buried utilities
- Setbacks (min/max)
- Businesses/residential façade
- Farmers’ market

Question 2: How is your community different in the future? What are some changes that have occurred?

- Increased setbacks
- Planning
- No/reduced continued non-conforming uses
- Limited traffic lights
- Traffic study; how does traffic flow? Use smart lights
- Could start farmers’ market
- Light/low noise industry on West Main Street
- Interconnect Green Hill Park Access
- 1st glimpse of Roanoke County from I-81 (traveling north)
- Eliminate junkyards, empty buildings
- Zoning ordinance review
- Incremental improvements
- Road expansion – increases property value
- Renewed interest, community participation
- Increase area attractiveness, attract new residents
- Economic development plan

Group 3

Question 1: How do you envision the West Main Street Corridor in twenty years?

- Wider highway with turn lanes – sidewalks and bike lanes, wider shoulders
- Restaurants/office buildings – landscaped sites/streetscapes
- More parks – neighborhood scale
- Shopping center – grocery store, Kohl's
- Community center – small Green Ridge, could be private
- Going to see more truck traffic
- Fort Lewis name lost -> Glenvar
- Post office
- Professional offices – small cross section of 419 (pretty part)
- Residential – elderly, impacts to schools – townhouses/apartments
- Public transportation
- Commuter parking lot
- Walking trail – connecting places
- Glen Mary, CRT – trails
- Trail to Fort Lewis Mountain
- Design guidelines
- Junkyards gone/good looking buildings
- One-story buildings – up not out
- Residential – off highway
- Landscaping – maintained
- Fence unattractive uses
- Public access to Roanoke River
- Recreational tourism?

Question 2: How is your community different in the future? What are some changes that have occurred?

- Zoning – uses, setbacks, buildings, landscaping, overlay?
- Cleaning up junk areas
- Screening/fencing
- Zoning enforcement
- Perception as dumping ground/publicity of nice places
- Tax payer \$ -> incentives to clean-up area
- Extension of water and sewer lines off main road

Group 4

Question 1: How do you envision the West Main Street Corridor in twenty years?

- Eliminate junk yards
- Underground utilities
- Improved air quality
- Sidewalks along corridors
- Landscaped (trees, shrubs, etc.)
- Clean businesses
- Family restaurants (sit-down)
- Light industry/high-tech jobs
- CRT built out
- Upscale shopping centers (retail)
- Clustered/planned developments – walkable, mixed-use communities (old Salem water treatment plant)
- Low profile, aesthetically pleasing monument signs
- Blacksburg (decorative facades, high-tech industry, upscale, etc.)
- Apartments/condos integrated with businesses (upscale)
- Decorative street lights/lanterns
- More childcare/day care centers
- Improve existing facades of businesses
- Extend Roanoke River greenway to Green Hill Park
- Smart bus stop in Glenvar/ more transit
- Evaluate smart bus route (Glenvar?)

Question 2: How is your community different in the future? What are some changes that have occurred?

- Coordinate improvements with road widening
- Whitt Carpet and Tile – great example
- Landscaping along corridor and interior parking; also along business facades
- Evaluate commercial matching grant
- Evaluate private/public partnerships
- County be proactive about creating incentives to eliminate visually displeasing land uses
- County consider purchasing properties
- Evaluate zoning and future land use
- Use old photos to identify patterns of growth in Glenvar (missed opportunities in past?); use to guide future development, design
- Review/modify local ordinances (evaluate land uses)
- Better screening of outdoor storage
- Improve/enhance landscaping requirements
- Tax incentives for current property/business owners?
- Evaluate blighted properties – utilize eminent domain as tool (county)
- Develop zoning overlays/district standards/allowable land uses
- County-wide support of Glenvar community (take it to next level with elected officials and appointed officials)

DIXIE CAVERNS AREA VISIONING EXERCISE COMMENTS

Group 1

Question 1: How do you envision the Dixie Caverns area in twenty years?

- Nice hotels and motels
- Parks and river access with boat rentals
- Improve Dixie Caverns
- Expand greenway (Roanoke River) and connect to rest of system and Montgomery County
- More eco-friendly buildings, land development, river access, open space, green space
- Buildings to fit in with and compliment the area and landscape
- Small commercial area/strip mall that fits in with the landscape
- Fully-occupied technology parks
- Add center lane on 460 to replace guard rail
- Smart bus stops with a park and ride
- Bicycle lanes everywhere
- Pedestrian crosswalks along 460
- Small grocery store
- Nice family restaurants
- Family recreation, mini golf
- Public access and picnic areas at Spring Hollow
- Movie Theater
- Doctor's offices
- 2-story mixed use development
- Golf course taking advantage of views
- Railroad focused excursions, scenic

Question 2: How is your community different in the future? What are some changes that have occurred?

- Proactive marketing for Dixie Caverns
- Promote Dixie Caverns proximity to Intermodal Facility
- Expand rail scenic from Roanoke
- Incentives for business to locate here
- Market entire region for new business location, tie to VT
- Public transit (bus service) from Dixie Caverns to Salem and Roanoke
- Playground at Green Hill
- Community center at the library – focus for redevelopment
- Vacant church – turn into community center
- West Main Street – village center, nicely landscaped – keep theme to and through Dixie Caverns
- Commercial development should have a park-like setting
- Dog park

Group 2

Question 1: How do you envision the Dixie Caverns area in twenty years?

- Clean up existing junk sites – Stoneskeep
- Dow Hollow median/landscaping maintained, improved -> entrance to Montgomery County
- Police coverage improved – more patrols on dead-end trouble spots

Question 2: How is your community different in the future? What are some changes that have occurred?

- Greenways, parks, river preservation
- Unobtrusive buildings
- Geared to rural architecture
- Great Road – historic aspects
- Street improvements on West Main Street
- 460 has turn lanes, deceleration shoulders
- Keep Wayside Park – build upon
- Look at areas for water and sewer extensions – Pleasant Run, sewer, Meacham Road, water and sewer
- Small business – clean on Harwick Dr.
- Restaurants
- Not a truck stop
- Parks and greenways
- Small clusters of businesses
- More businesses in CRT and Valley Tech
- Retain rural flavor – limited growth

Question 3: What can we do now to help achieve your vision of the Dixie Caverns area?

- Start on dump sites
- Take a look at land uses
- Reexamine existing zoning
- Heavy commercial to lighter uses and industry

Group 3

Question 1: How do you envision the Dixie Caverns area in twenty years?

- Traffic light at intersection of Dow Hollow and 11/460
- More open space/recreational area long interchange (near cemetery, Dixie Caverns)
- Focus on preserving land and protecting natural resources
- Concerns with more truck traffic due to intermodal facility
- Concerns with future widening of I-81
- Create inviting gateway at County line
- Terrain issues will hinder development on south side of the interchange
- Northwest side of interchange developable; promote commercial/industrial development
- More commercial development needed on northwest side (retail, restaurants, hotels, etc. – Cracker Barrel)
- Focus on river access at Wayside Park -> kayak/canoe rentals
- Tie greenways/bikeways with Montgomery County; more parks
- Consider less stringent regulations to draw in businesses (Cracker Barrel)
- Wayfinding/distance signage
- Concerned with growth “explosion” due to intermodal facility (i.e. Front Royal) – not a bad thing, but be proactive with planning
- Blue Jay has been very successful – would like to see similar development, as opposed to fast food; typical strip development
- Roadway safety along 460 between interchange and Montgomery county (crossovers, no medians, no side pull off areas, etc.)
- Strip mall/outlet malls would be great
- Renovations/aesthetic upgrades to existing buildings (Dixie Caverns)
- Encourage land preservation and protect ecology and animals; land trusts
- Scenery Drive Future Land Use (Transition -> Neighborhood Conservation); evaluate future land use
- Future Land Use of cemetery parcel south of interchange/Rte. 796

Group 4

Question 1: How do you envision the Dixie Caverns area in twenty years?

- More residential/commercial – mixed use
- Walking trails, greenways
- “Environmentally aware” industry
- Upscale hotels and restaurants
- Points of interest – tourism; welcome center at interchange
- Connectivity with other parts of area/parcels
- Sidewalks
- “Well designed” buildings
- Architecture compatible with surroundings – emphasis on historical designs
- Smaller scale businesses
- Keep rural feel of area- businesses unique to Glenvar
- Small shopping center
- Mitigate impact of truck traffic
- Single-family; multifamily
- Planned neighborhoods – mixed use
- Day care facilities
- Park – Roanoke River

Question 2: How is your community different in the future? What are some changes that have occurred?

- Integrate landscaping
- Keep industry clustered; technology parks
- Preserve character of the area for future generations
- Design guidelines
- Work with VDOT on current regulations
- Commercial development at interchange vs. industrial
- Tourism, reservoir, outdoor recreation

VISUAL PREFERENCE SURVEY RESULTS

The **visual preference survey** (VPS) is a tool that allows the public to rate visual concepts of existing and non-existing building designs, landscape characteristics, architectural styles, signs, streetscapes, etc. The visual preference survey helps community members, business owners, planners and others visualize the type of growth and development that they want for their communities.

The VPS presented 108 questions that asked participants to rate each of a series of photos in a common category, on a scale of -3 to +3, with 0 being neutral. Images were selected to demonstrate a range of design possibilities.

One hundred and one (101) visual preference surveys were completed at the June and July community meetings and online. The results from the VPS will be used in the formulation of the Glenvar Community Plan and revision of the Route 11/460 Design Guidelines.

Photo ratings are shown using three figures:

The **sum** adds (or subtracts) each participant’s selected rating. With 101 completed surveys, the highest possible sum is 303 (+3 x 101) and the lowest is -303 (-3 x 101).

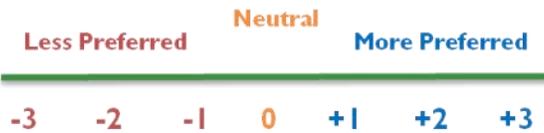
The **mode** is the numerical rating (-3, -2, -1, 0, +1, +2, +3) selected the most number of times. While this is helpful in seeing a majority preference it does not show the second or third most common rating, which may be an opposing preference.

The **mean**, or average, divides the sum by the total number of responses providing an accurate reading of overall preference on the scale -3 to +3. Some results show clear negative or positive responses, demonstrated by a mean closer to -3 or +3, while others show either a neutral or polarized response, as demonstrated by a mean closer to zero.

For example, Photo 1D with a sum of 200, mode of 3 and mean of 1.98 shows a favorable response to the image. Photo 1C, on the other hand, with a sum of -125, mode of -3 and mean of -1.29 indicates a negative preference for the image.

The results of Photo 1F with a sum of -34, mode of -3 and mean of -0.34 shows that while the greatest number of participants rated the photo as -3, a large number also ranked the photo favorably, moving the average to a more neutral range.

EXAMPLE

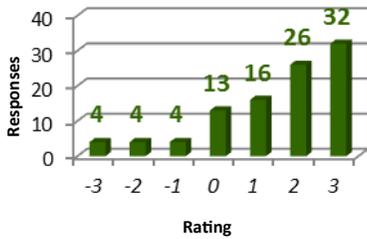


Clockwise (from top left): Photo 1D, Photo 1FC and Photo 1F

1. RATE EACH PHOTO OF AN OFFICE BUILDING



Sum: 140 Mode: 3 Mean: 1.41



Sum: 165 Mode: 3 Mean: 1.65



Sum: -125 Mode: -3 Mean: -1.29



Sum: 200 Mode: 3 Mean: 1.98



Sum: -121 Mode: -3 Mean: -1.23



Sum: -34 Mode: -3 Mean: -0.34



2. RATE EACH PHOTO OF A BANK



Sum: 187 Mode: 3 Mean: 1.85



Sum: -9 Mode: 1 Mean: -0.09



Sum: 21 Mode: -1 Mean: 0.21



Sum: -30 Mode: 0 Mean: -0.31



Sum: 15 Mode: 1 Mean: 0.15



Sum: 58 Mode: 1 Mean: 0.59



3. RATE EACH PHOTO OF INDUSTRY



Sum: 132 Mode: 2 Mean: 1.35



Sum: -142 Mode: -3 Mean: -1.46



Sum: -38 Mode: -3 Mean: -0.38



Sum: -193 Mode: -3 Mean: -1.97



Sum: -245 Mode: -3 Mean: -2.47



Sum: 56 Mode: 1 Mean: 0.56



4. RATE EACH PHOTO OF AN APARTMENT OR CONDOMINIUM NEIGHBORHOOD



Sum: -8 Mode: -3 Mean: -0.08



Sum: -50 Mode: -3 Mean: -0.51



Sum: -84 Mode: -9 Mean: -0.28



Sum: -27 Mode: 1 Mean: -0.28



Sum: -115 Mode: -3 Mean: -1.19



Sum: 82 Mode: 3 Mean: 0.84



5. RATE EACH PHOTO OF A HOTEL OR MOTEL



Sum: 68 Mode: 2 Mean: 0.69



Sum: -120 Mode: -3 Mean: -1.21



Sum: -140 Mode: -3 Mean: -1.43



Sum: -52 Mode: -3 Mean: -0.53



Sum: 69 Mode: 2 Mean: 0.70



Sum: -126 Mode: -3 Mean: -1.27



6. RATE EACH PHOTO OF A FAMILY RESTAURANT



Sum: 129 Mode: 1 Mean: 1.30



Sum: -168 Mode: -3 Mean: -1.73



Sum: 135 Mode: 2 Mean: 1.36



Sum: -155 Mode: -3 Mean: -1.53



Sum: 122 Mode: 2 Mean: 1.22



Sum: -133 Mode: -3 Mean: -1.36



7. RATE EACH PHOTO OF A FAST FOOD RESTAURANT



Sum: 123 Mode: 2 Mean: 1.24



Sum: -19 Mode: 0 Mean: -0.20



Sum: -123 Mode: -3 Mean: -1.27



Sum: -77 Mode: -3 Mean: -1.27



Sum: 120 Mode: 2 Mean: 1.22



Sum: 68 Mode: 2 Mean: 0.69



8. RATE EACH PHOTO OF A STRIP MALL OR SMALL COMMERCIAL AREA



Sum: -205 Mode: -3 Mean: -2.09



Sum: 79 Mode: Mean: .082



Sum: -59 Mode: -3 Mean: -0.62



Sum: 115 Mode: 2 Mean: 1.16



Sum: -31 Mode: -3 Mean: -0.31



Sum: -223 Mode: -3 Mean: -2.28



9. RATE EACH PHOTO OF A GAS STATION



Sum: 37 Mode: 1 Mean: 0.38



Sum: -81 Mode: -3 Mean: -0.83



Sum: 92 Mode: 2 Mean: 0.93



Sum: -87 Mode: -3 Mean: -0.90



Sum: -2 Mode: 2 Mean: -0.02



Sum: -44 Mode: 1 Mean: -0.45



10. RATE EACH PHOTO OF AN AUTOMOBILE DEALERSHIP



Sum: -66 Mode: -3 Mean: -0.68



Sum: 39 Mode: 2 Mean: 0.40



Sum: -1 Mode: 1 Mean: -0.01



Sum: -212 Mode: -3 Mean: -2.14



Sum: -54 Mode: 0 Mean: -0.55



Sum: 94 Mode: 1 Mean: 0.96



11. RATE EACH PHOTO OF A GROCERY STORE



Sum: 100 Mode: 1 Mean: 1.01



Sum: 127 Mode: 2 Mean: 1.28



Sum: 89 Mode: 2 Mean: 0.99



Sum: 97 Mode: 2 Mean: 0.99



Sum: -14 Mode: 0 Mean: -0.14



Sum: -1 Mode: 1 Mean: -0.01



12. RATE EACH PHOTO OF A BIG BOX RETAIL STORE



Sum: 67 Mode: 2 Mean: 0.70



Sum: -3 Mode: 0 Mean: -0.54



Sum: -53 Mode: 0 Mean: -0.54



Sum: 121 Mode: 3 Mean: 1.22



Sum: 61 Mode: 0 Mean: 0.64



Sum: 95 Mode: 1 Mean: 0.98



13. RATE EACH PHOTO OF A SHOPPING CENTER



Sum: 79 Mode: 3 Mean: 0.80



Sum: -1 Mode: 0 Mean: -0.01



Sum: 62 Mode: 1 Mean: 0.63



Sum: 116 Mode: 3 Mean: 1.18



Sum: 70 Mode: 2 Mean: 0.71



Sum: 124 Mode: 3 Mean: 1.28



14. RATE EACH PHOTO OF A RETAIL STORE



Sum: 132 Mode: 3 Mean: 1.39



Sum: -191 Mode: -3 Mean: -2.05



Sum: 124 Mode: 2 Mean: 1.33



Sum: 39 Mode: 1 Mean: 0.40



Sum: 79 Mode: 1 Mean: 0.85



Sum: -218 Mode: -3 Mean: -2.32



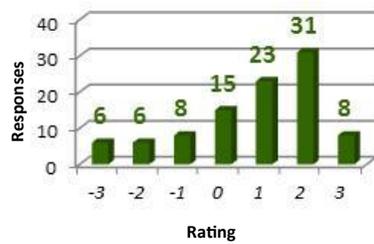
15. RATE EACH PHOTO OF OTHER COMMERCIAL BUSINESSES



Sum: -184 Mode: -3 Mean: -1.94



Sum: 72 Mode: 2 Mean: 0.75



Sum: -67 Mode: -3 Mean: -0.69



Sum: -163 Mode: -3 Mean: -1.70



Sum: -103 Mode: 3- Mean: -1.07



Sum: 135 Mode: 1 Mean: 1.36



16. RATE EACH PHOTO OF SIGNS



Sum: -177 Mode: -3 Mean: 1.92



Sum: 143 Mode: 3 Mean: 1.55



Sum: 152 Mode: 2 Mean: 1.63



Sum: -180 Mode: -3 Mean: -1.94



Sum: -55 Mode: 0 Mean: -0.60



Sum: 21 Mode: 1 Mean: 0.23



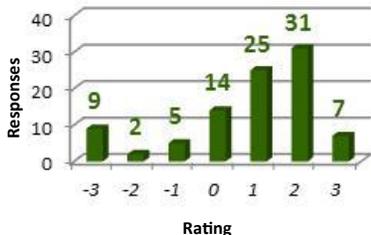
17. RATE EACH PHOTO OF SIGNS



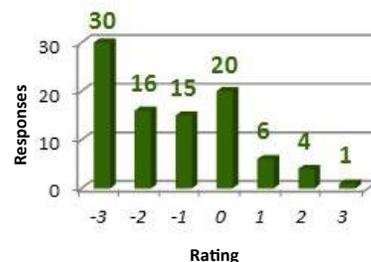
Sum: -153 Mode: -3 Mean: -1.66



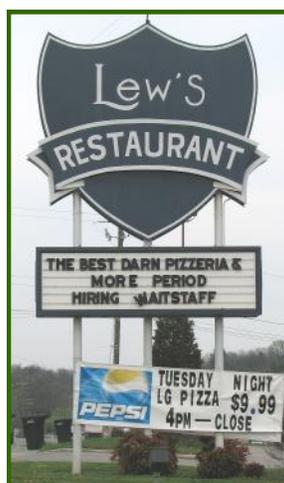
Sum: 70 Mode: 2 Mean: 0.76



Sum: -117 Mode: -3 Mean: -1.29



Sum: -2 Mode: 0 Mean: -0.02



Sum: -82 Mode: -3 Mean: -0.88



Sum: -146 Mode: -3 Mean: -1.59



18. RATE EACH PHOTO OF STREETScape



Sum: 11 Mode: 2 Mean: 0.12



Sum: 106 Mode: 2 Mean: 1.18



Sum: 102 Mode: 2 Mean: 1.13



Sum: 71 Mode: 2 Mean: 0.78



Sum: 140 Mode: 3 Mean: 1.56



Sum: -114 Mode: -3 Mean: -1.19

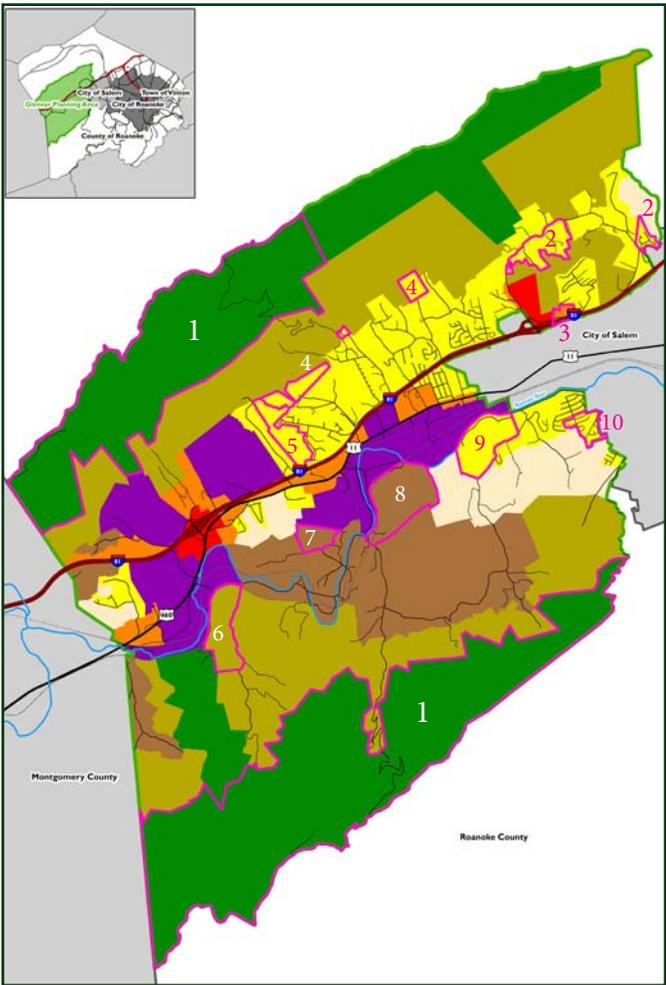


VISUAL PREFERENCE SURVEY RESULTS SUMMARY

Use	Comments
Office	Prefer offices that look more “residential;” varying façade, brick or stone material; not ‘boxy’
Bank	Smaller buildings, look more “residential;” limited signage on building
Industry	Most buildings received a -3; most preferred was stone façade, one level – not intrusive with surroundings; landscaping around building
Apartment or Condo	Most buildings received a -3; preferences for varying façade – stone or brick preferred; porches/balconies; not large expanses of apartments- broken up
Hotel or Motel	Prefer buildings without balconies, but windows to break up façade – stone or brick; 4-5 stories max; covered entry way; landscaping visible
Family Restaurant	Prefer variation of materials on façade; buildings with architectural details – eaves, entryways; visible landscaping; limited- non intrusive signage
Fast Food	Varied Façade – stone and stucco; awnings on buildings; landscaping around perimeter of building; architectural details
Strip Mall or Small Commercial Area	Variation in façade – stone and stucco; architectural details – varied roof lines; landscaping and pedestrian area integrated into site; limited, updated signage(no box signs)
Gas Station	Prefer stone or brick façade; limited gas canopy size; landscaping
Automobile Dealership	Limited number of vehicles parked outside – further back from street preferred; limited/ smaller signage
Grocery Store	Variation in façade – type and materials – stone and stucco; smaller lighting; integrated landscaping
Big Box	Limited signage on buildings; subdued color scheme, landscaping within site (parking area); variation in façade
Shopping Center	Prefer shops that are differentiated with different awnings, façade type or color; architectural details – eaves/roofline; pedestrian scale lighting and sidewalks; landscaping
Retail Store	Variation in façade – material and architecture; landscaping; dislike of large expanses of parking; 2 story at max; subtle colors
Other Commercial	Prefer buildings with variation in façade and architecture; limited signage
Signs	Monument style preferred; prefer single panel freestanding signs compared to multi-panel; landscaping at base of signs
Streetscape	Prefer grass/landscaped medians, sidewalks; area for bikes (bike lane); no above ground utilities Strong dislike of 5 lane, center turn lane highway with overhead powerlines

Comment Sheet

Housekeeping Changes



Proposed Changes: Housekeeping	
1	Rural Preserve to Conservation
2	Rural Preserve and Development to Neighborhood Conservation
3	Neighborhood Conservation to Transition
4	Rural Preserve to Neighborhood Conservation
5	Development to Neighborhood Conservation
6	Transition to Rural Preserve
7	Principal Industrial to Rural Village
8	Development and Principal Industrial to Rural Village
9	Development to Neighborhood Conservation
10	Development to Neighborhood Conservation

Area	Like		Comments
	Yes	No	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

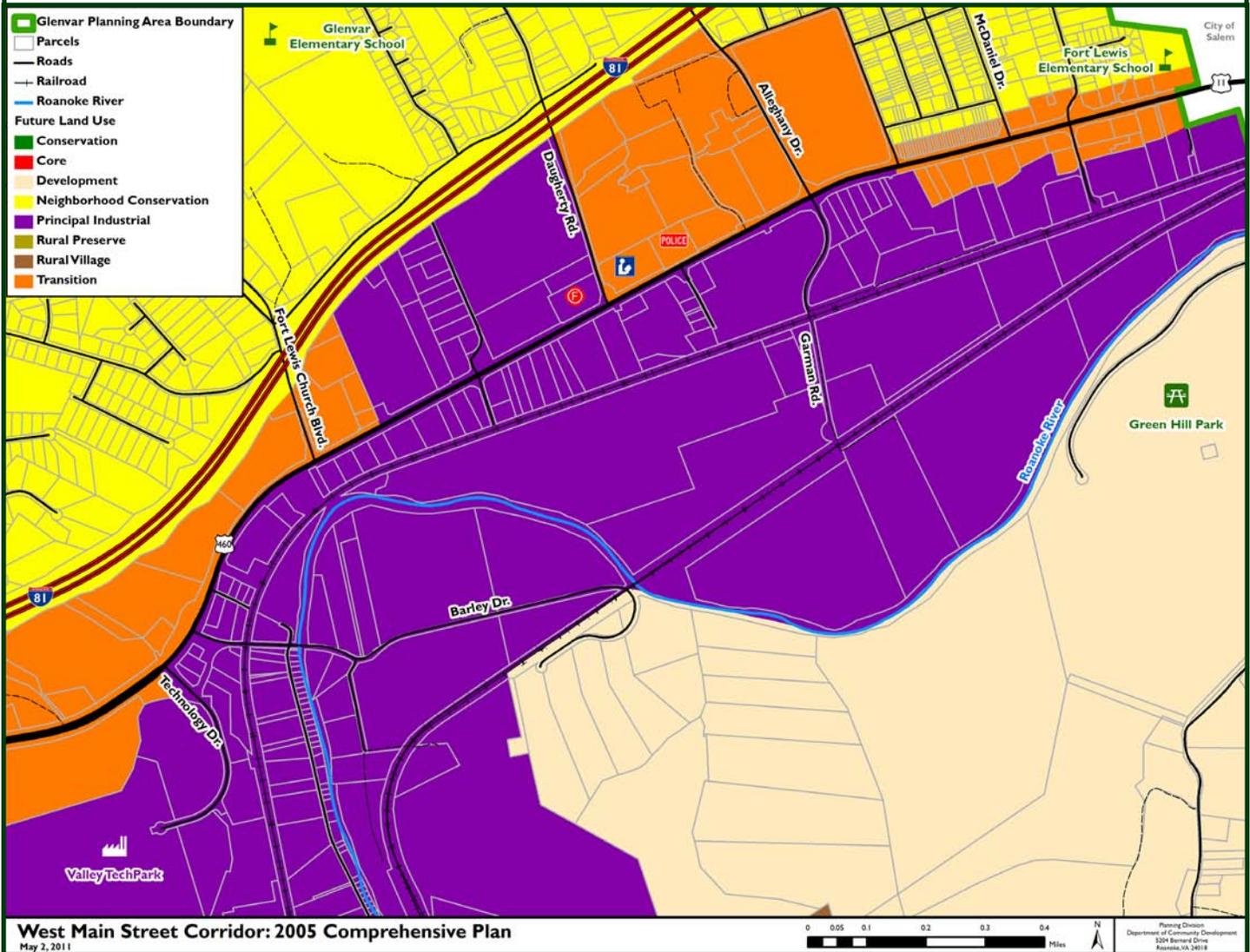
Future Land Use Scenarios

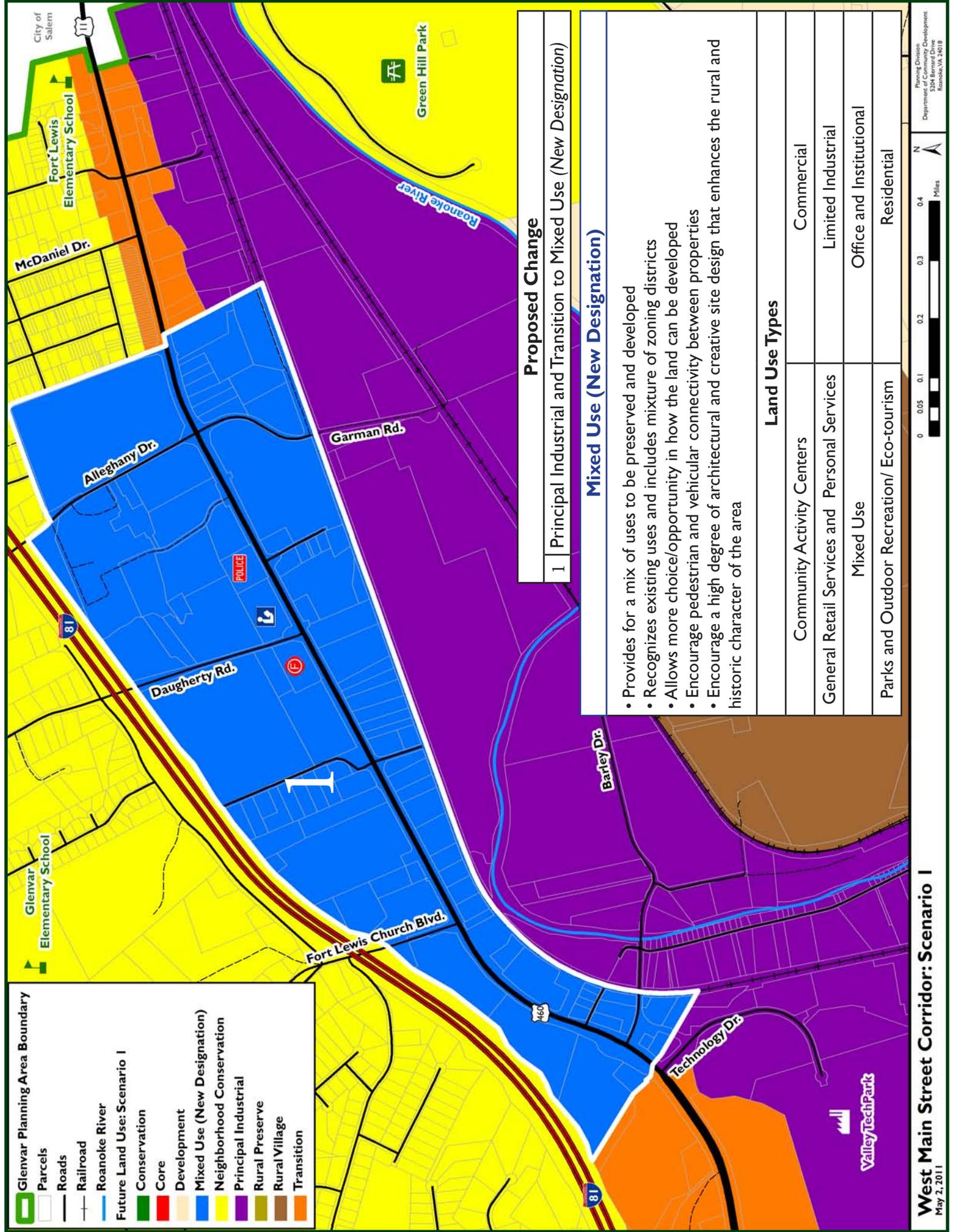
West Main Street Corridor

Thank you for taking the time to comment on the Glenvar Community Plan future land use scenarios. Please share your opinions with us by completing the enclosed comment sheet and placing it in the Comments Box tonight or at the Glenvar Library. You may also submit comments online at <http://www.roanokecountyva.gov/GlenvarPlan>. Please submit all comments by May 13, 2011.

The alternative future land use scenarios for the West Main Street Corridor are contained on the next three pages of this document. The proposed changes to the future land use map are highlighted in white with notes in the bottom right.

The future land use map from the 2005 Comprehensive Plan is provided below for your comparison.





- Glenvar Planning Area Boundary
- Parcels
- Roads
- Railroad
- Roanoke River
- Future Land Use: Scenario I**
- Conservation
- Core
- Development
- Mixed Use (New Designation)
- Neighborhood Conservation
- Principal Industrial
- Rural Preserve
- Rural Village
- Transition

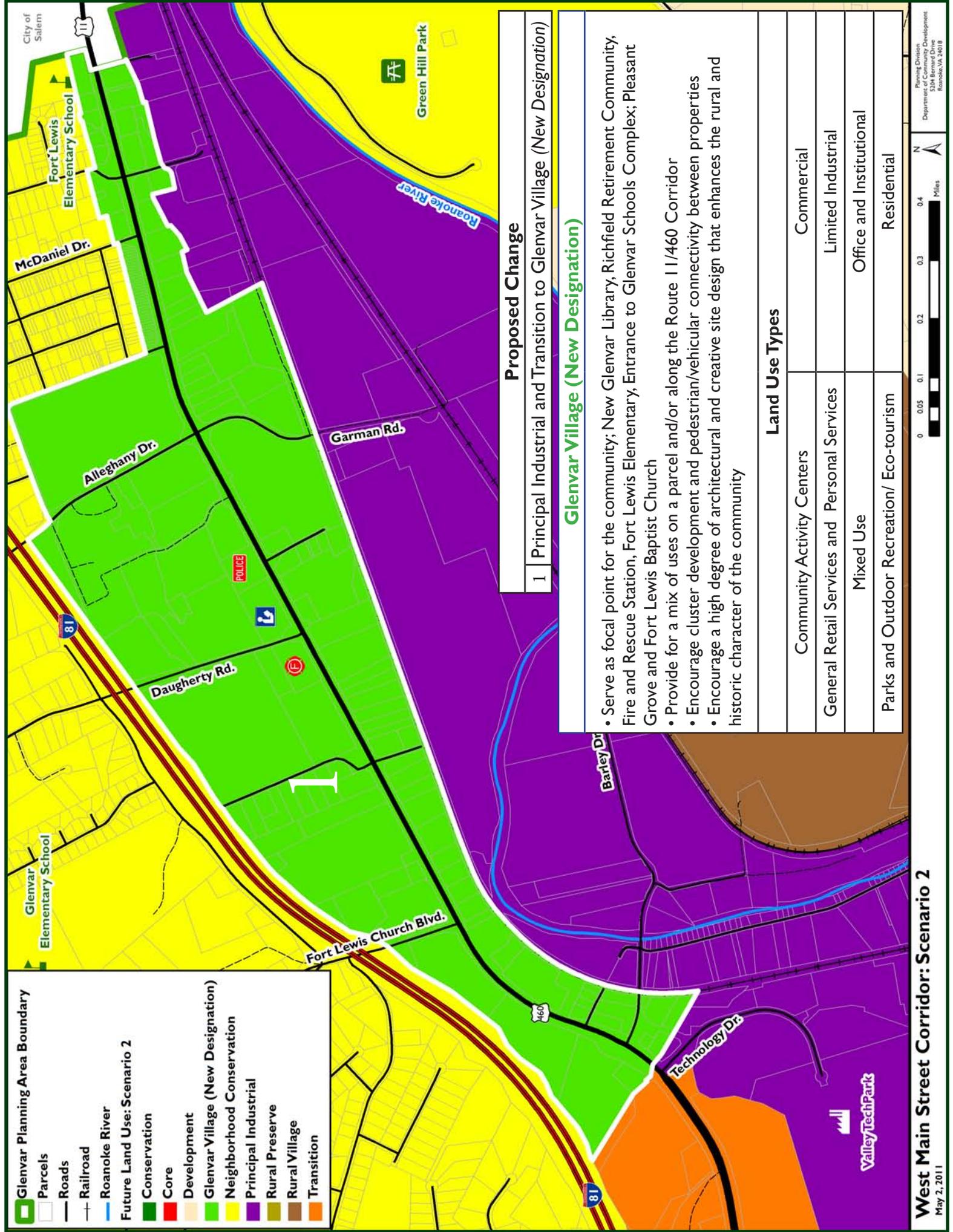
Proposed Change

1 Principal Industrial and Transition to Mixed Use (New Designation)

Mixed Use (New Designation)

- Provides for a mix of uses to be preserved and developed
- Recognizes existing uses and includes mixture of zoning districts
- Allows more choice/opportunity in how the land can be developed
- Encourage pedestrian and vehicular connectivity between properties
- Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the area

Land Use Types	
Community Activity Centers	Commercial
General Retail Services and Personal Services	Limited Industrial
Mixed Use	Office and Institutional
Parks and Outdoor Recreation/ Eco-tourism	Residential



- Glenvar Planning Area Boundary
- Parcels
- Roads
- Railroad
- Roanoke River
- Future Land Use: Scenario 2**
- Conservation
- Core
- Development
- Glenvar Village (New Designation)
- Neighborhood Conservation
- Principal Industrial
- Rural Preserve
- Rural Village
- Transition

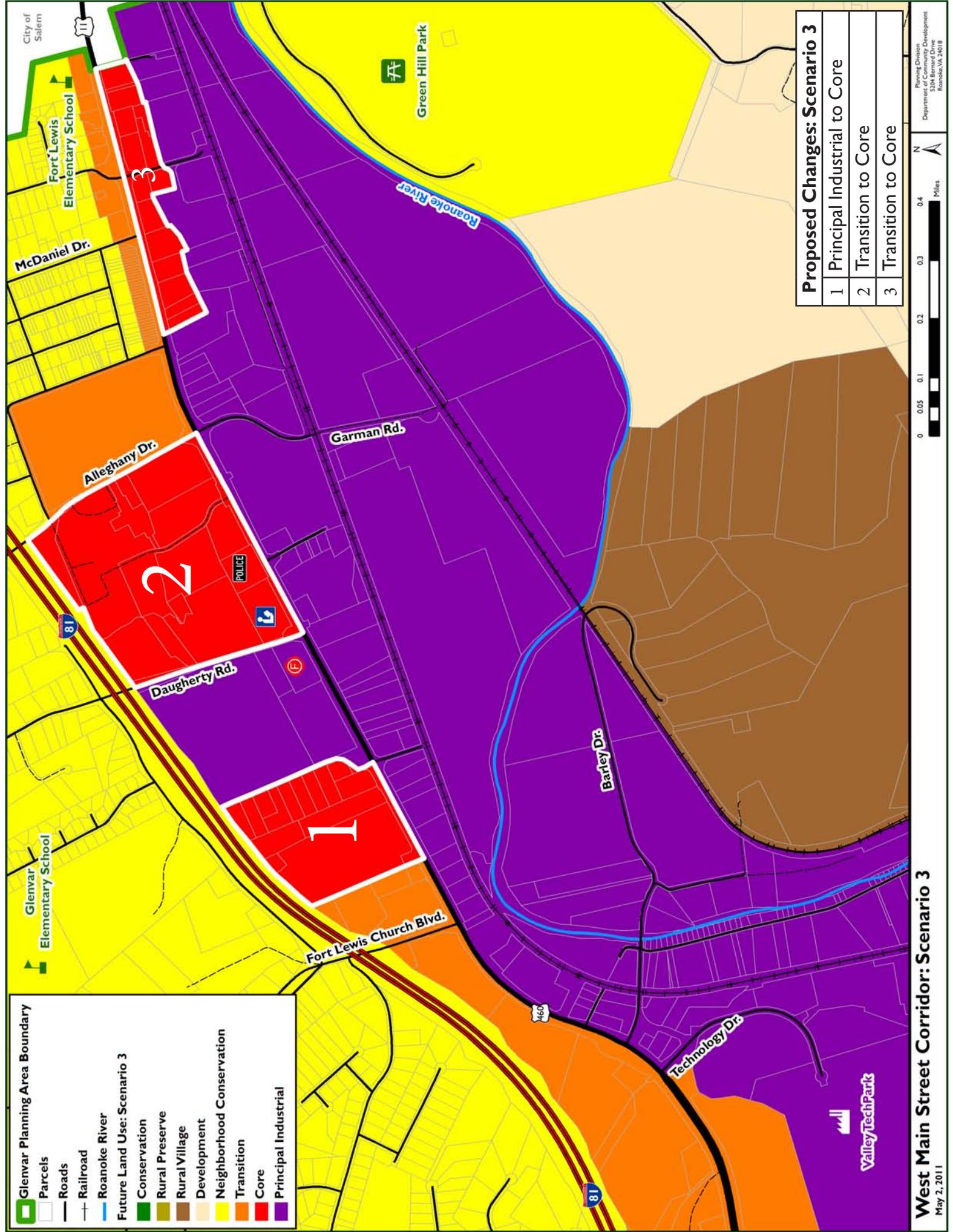
Proposed Change

- 1 Principal Industrial and Transition to Glenvar Village (New Designation)

Glenvar Village (New Designation)

- Serve as focal point for the community; New Glenvar Library, Richfield Retirement Community, Fire and Rescue Station, Fort Lewis Elementary, Entrance to Glenvar Schools Complex; Pleasant Grove and Fort Lewis Baptist Church
- Provide for a mix of uses on a parcel and/or along the Route 11/460 Corridor
- Encourage cluster development and pedestrian/vehicular connectivity between properties
- Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the community

Land Use Types	
Community Activity Centers	Commercial
General Retail Services and Personal Services	Limited Industrial
Mixed Use	Office and Institutional
Parks and Outdoor Recreation/ Eco-tourism	Residential



Glenvar Planning Area Boundary

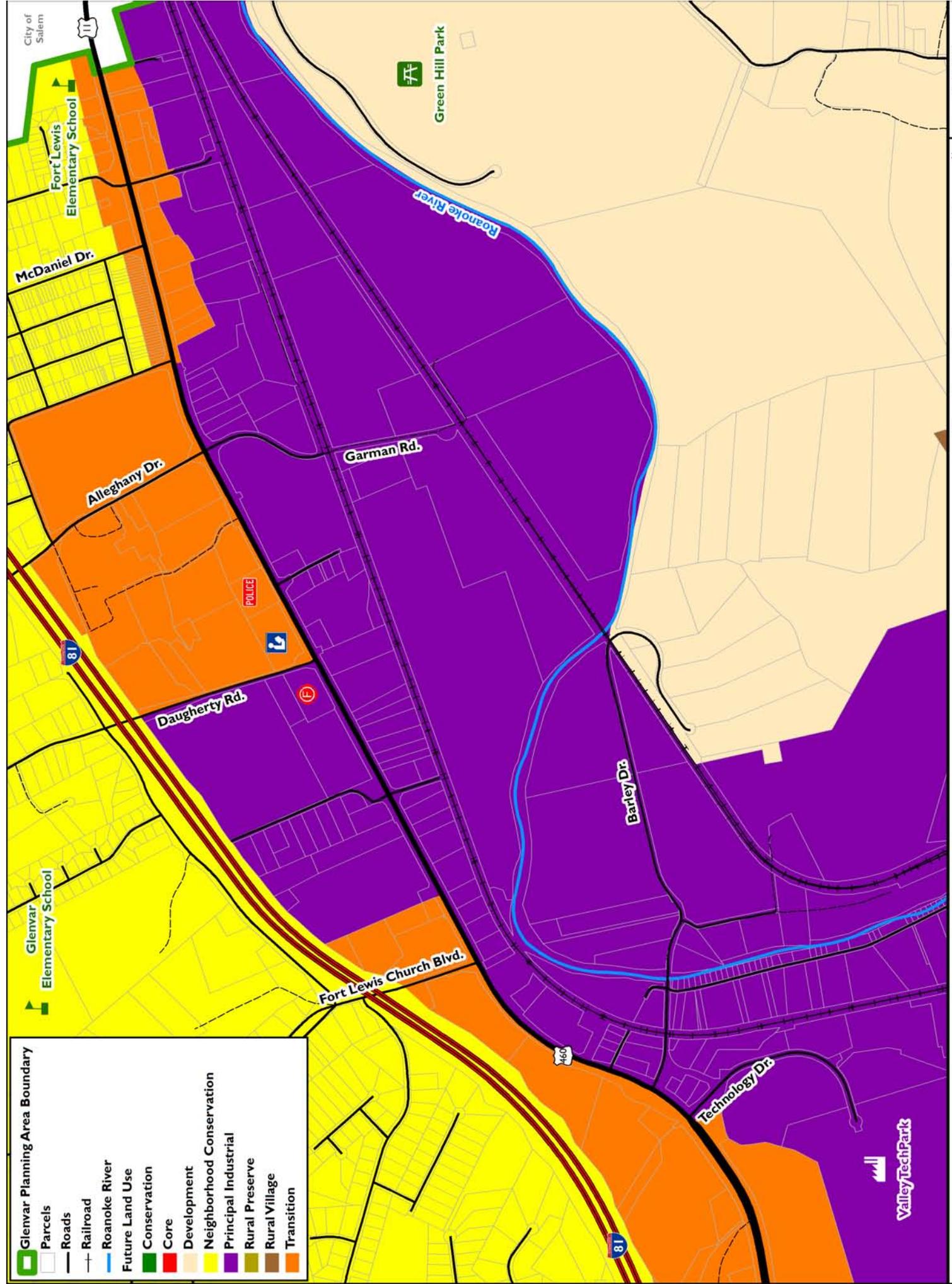
- Parcels
- Roads
- Railroad
- Roanoke River

Future Land Use: Scenario 3

- Conservation
- Rural Preserve
- Rural Village
- Development
- Neighborhood Conservation
- Transition
- Core
- Principal Industrial

Proposed Changes: Scenario 3

1	Principal Industrial to Core
2	Transition to Core
3	Transition to Core



- Glenvar Planning Area Boundary
- Parcels
- Roads
- Railroad
- Roanoke River
- Future Land Use
- Conservation
- Core
- Development
- Neighborhood Conservation
- Principal Industrial
- Rural Preserve
- Rural Village
- Transition

Comment Sheet

West Main Street Corridor

Proposed Future Land Use Map Changes

Which future land use designation would you like to see for the West Main Street Corridor?
(Please select one)

Future Land Use Designation	Scenario	Yes	No	Yes, with Changes
Mixed Use (New Designation Listed Below)	Scenario 1			
Glenvar Village (New Designation Listed Below)	Scenario 2			
Core	Scenario 3			

Proposed Future Land Use Designations

Mixed Use (New Designation)	
<ul style="list-style-type: none"> • Provides for a mix of uses to be preserved and developed • Recognizes existing uses and includes mixture of zoning districts • Allows more choice/opportunity in how the land can be developed • Encourage pedestrian and vehicular connectivity between properties • Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the area 	
Land Use Types	
Community Activity Centers	Commercial
General Retail Services and Personal Services	Limited Industrial
Mixed Use	Office and Institutional
Parks and Outdoor Recreation/ Eco-tourism	Residential

Is the Mixed Use designation located in an appropriate area? Yes / No

If no, where should the Mixed Use area be located?

What, if any, additional land uses would you propose for the Mixed Use area?

(continued on back)

Proposed Future Land Use Designations (continued)
West Main Street Corridor

Glenvar Village (New Designation)	
<ul style="list-style-type: none"> • Serve as focal point for the community; New Glenvar Library, Richfield Retirement Community, Fire and Rescue Station, Fort Lewis Elementary, Entrance to Glenvar Schools Complex; Pleasant Grove and Fort Lewis Baptist Church • Provide for a mix of uses on a parcel and/or along the Route 11/460 Corridor • Encourage cluster development and pedestrian/vehicular connectivity between properties • Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the community 	
Land Use Types	
Community Activity Centers	Commercial
General Retail Services and Personal Services	Limited Industrial
Mixed Use	Office and Institutional
Parks and Outdoor Recreation/ Eco-tourism	Residential

Is the Glenvar Village designation located in an appropriate area? Yes / No

If no, where should the Glenvar Village area be located?

What, if any, additional land uses would you propose for the Glenvar Village area?

Additional Comments

Please share any additional comments here:

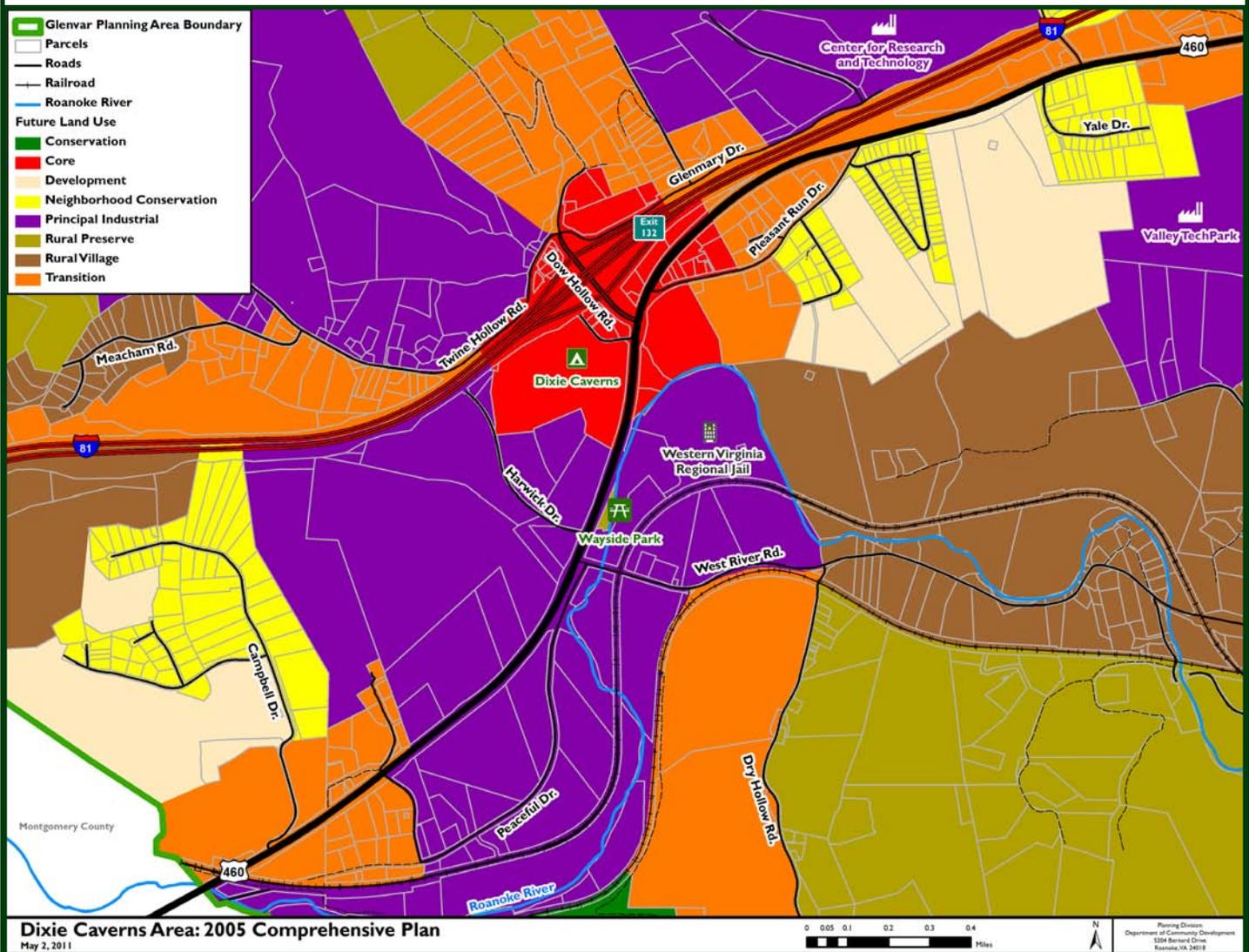
Thank you for taking the time to comment on the Glenvar Community Plan future land use scenarios. Please share your opinions with us by completing the enclosed comment sheet and placing it in the Comments Box tonight or at the Glenvar Library. You may also your submit comments online at <http://www.roanokecountyva.gov/GlenvarPlan>. Please submit all comments by May 13, 2011.

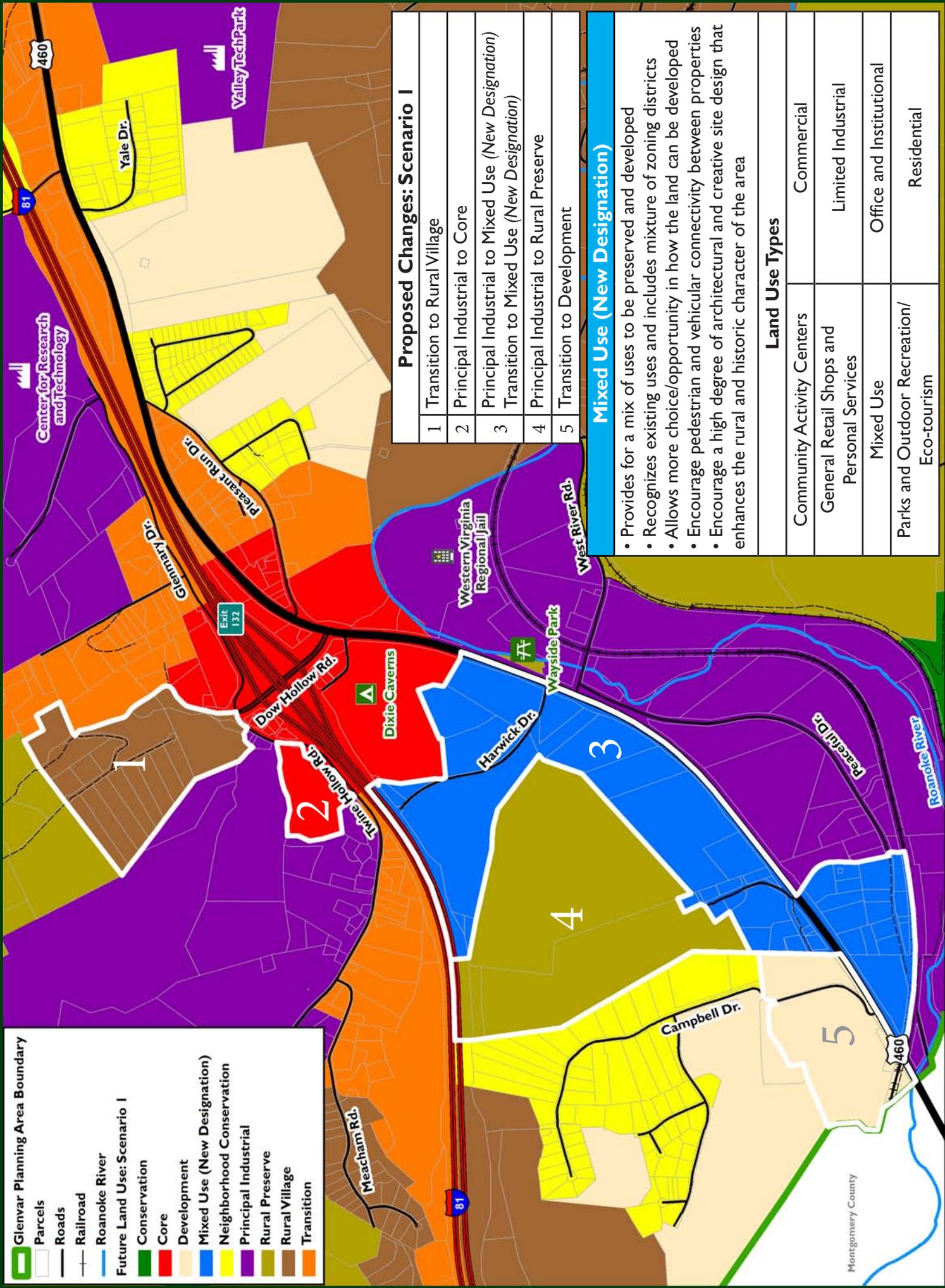
Future Land Use Scenarios Dixie Caverns Area

Thank you for taking the time to comment on the Glenvar Community Plan future land use scenarios. Please share your opinions with us by completing the enclosed comment sheet and placing it in the Comments Box tonight or at the Glenvar Library. You may also submit comments online at <http://www.roanokecountyva.gov/GlenvarPlan>. Please submit all comments by May 13, 2011.

The alternative future land use scenarios for the Dixie Caverns Area are contained on the next three pages of this document. The proposed changes to the future land use map are highlighted in white with notes in the bottom right.

The future land use map from the 2005 Comprehensive Plan is provided below for your comparison.





Glenvar Planning Area Boundary

- Parcels
- Roads
- Railroad
- Roanoke River

Future Land Use: Scenario I

- Conservation
- Core
- Development
- Mixed Use (New Designation)
- Neighborhood Conservation
- Principal Industrial
- Rural Preserve
- Rural Village
- Transition

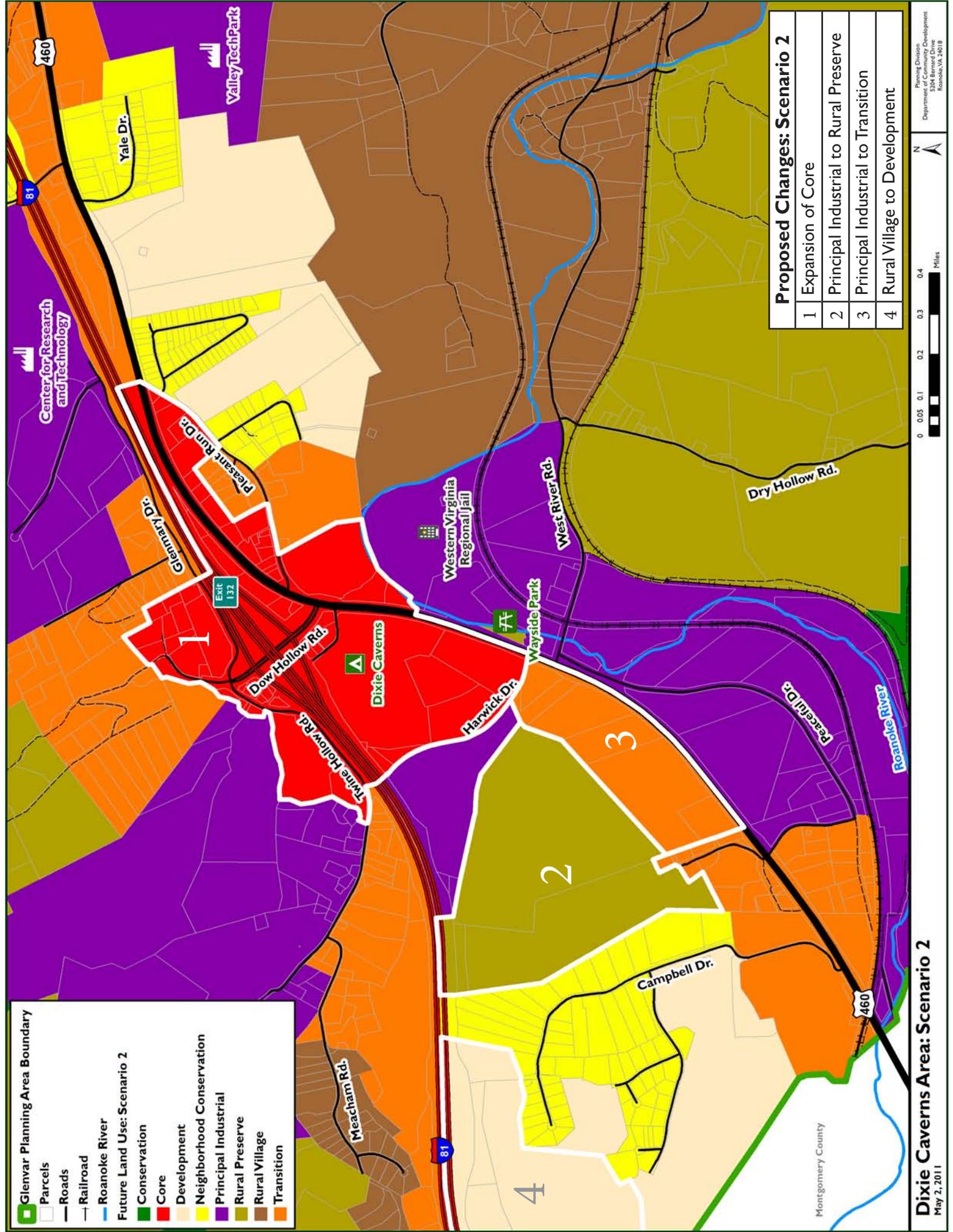
Proposed Changes: Scenario I

1	Transition to Rural Village
2	Principal Industrial to Core
3	Principal Industrial to Mixed Use (New Designation) Transition to Mixed Use (New Designation)
4	Principal Industrial to Rural Preserve
5	Transition to Development

Mixed Use (New Designation)

- Provides for a mix of uses to be preserved and developed
- Recognizes existing uses and includes mixture of zoning districts
- Allows more choice/opportunity in how the land can be developed
- Encourage pedestrian and vehicular connectivity between properties
- Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the area

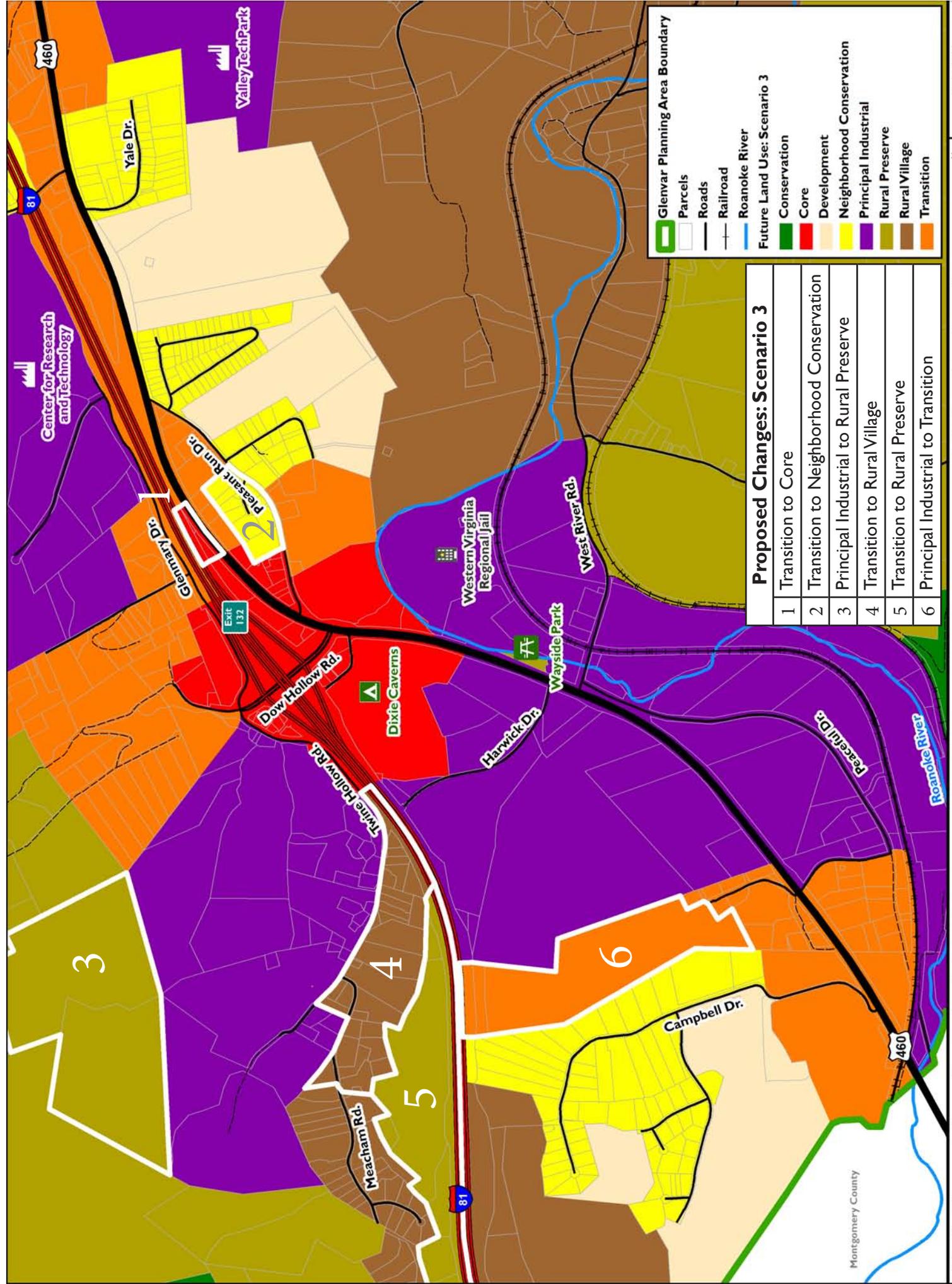
Land Use Types	
Community Activity Centers	Commercial
General Retail Shops and Personal Services	Limited Industrial
Mixed Use	Office and Institutional
Parks and Outdoor Recreation/ Eco-tourism	Residential



- Glenvar Planning Area Boundary
- Parcels
- Roads
- Railroad
- Roanoke River
- Future Land Use: Scenario 2**
- Conservation
- Core
- Development
- Neighborhood Conservation
- Principal Industrial
- Rural Preserve
- Rural Village
- Transition

Proposed Changes: Scenario 2

1	Expansion of Core
2	Principal Industrial to Rural Preserve
3	Principal Industrial to Transition
4	Rural Village to Development



Glenvar Planning Area Boundary

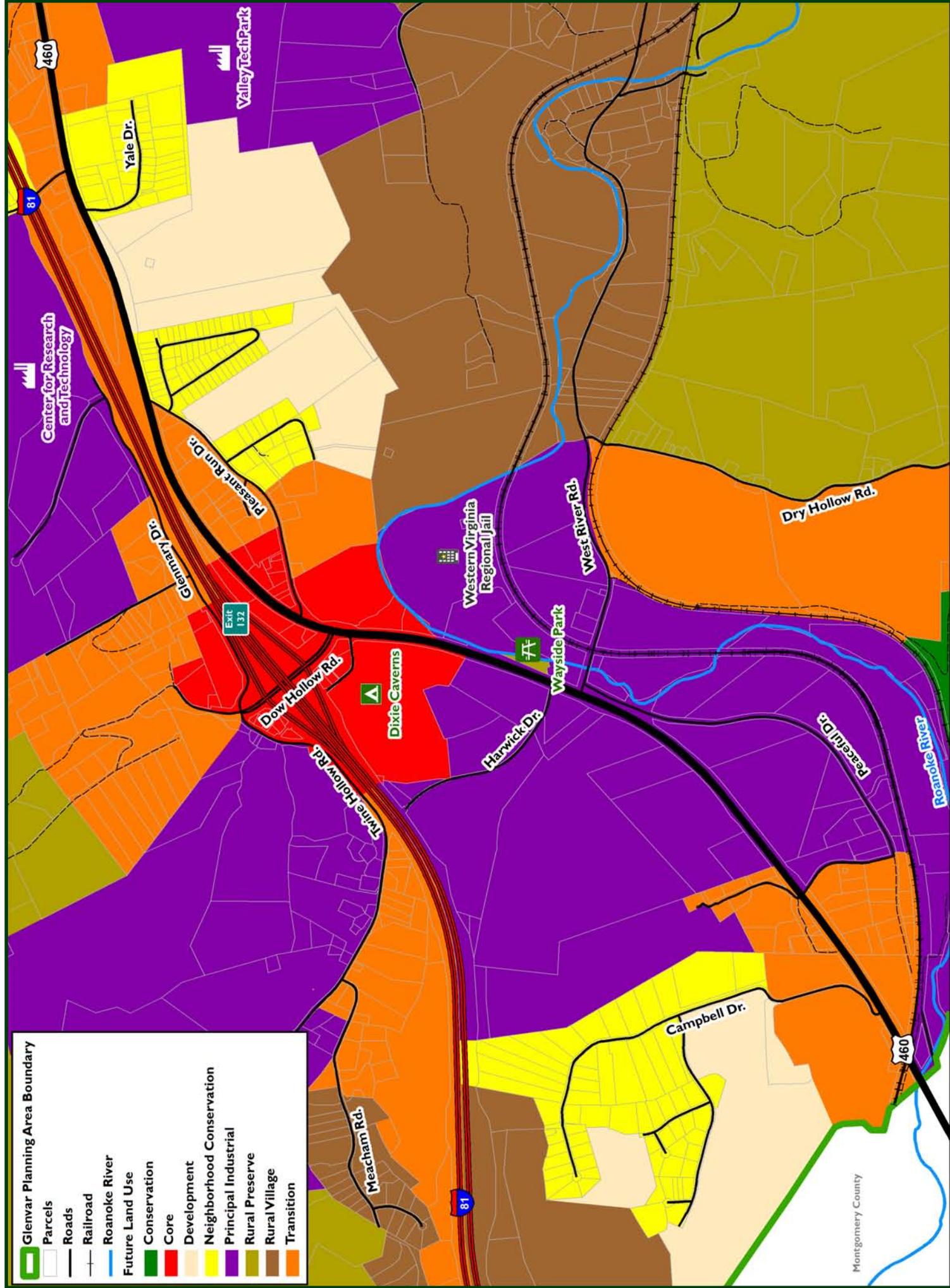
- Parcels
- Roads
- Railroad
- Roanoke River

Future Land Use: Scenario 3

- Conservation
- Core
- Development
- Neighborhood Conservation
- Principal Industrial
- Rural Preserve
- Rural Village
- Transition

Proposed Changes: Scenario 3

1	Transition to Core
2	Transition to Neighborhood Conservation
3	Principal Industrial to Rural Preserve
4	Transition to Rural Village
5	Transition to Rural Preserve
6	Principal Industrial to Transition



Glenvar Planning Area Boundary

- Parcels
- Roads
- Railroad
- Roanoke River
- Future Land Use
- Conservation
- Core
- Development
- Neighborhood Conservation
- Principal Industrial
- Rural Preserve
- Rural Village
- Transition

Comment Sheet

Dixie Caverns Area

Proposed Future Land Use Map Changes

Which changes in each future land use scenario for the Dixie Caverns Area do you like?

Future Land Use Scenario I

Area	Like		Comments
	Yes	No	
1			
2			
3			
4			
5			

Mixed Use (New Designation)	
<ul style="list-style-type: none"> Provides for a mix of uses to be preserved and developed Recognizes existing uses and includes mixture of zoning districts Allows more choice/opportunity in how the land can be developed Encourage pedestrian and vehicular connectivity between properties Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the area 	
Land Use Types	
Community Activity Centers	Commercial
General Retail Services and Personal Services	Limited Industrial
Mixed Use	Office and Institutional
Parks and Outdoor Recreation/ Eco-tourism	Residential

Is the Mixed Use designation located in an appropriate area? Yes / No

If no, where should the Mixed Use area be located?

What, if any, additional land uses would you propose for the Mixed Use area?

Proposed Future Land Use Map Changes Dixie Caverns Area

Which changes in each future land use scenario for the Dixie Caverns Area do you like?

Future Land Use Scenario 2

Area	Like		Comments
	Yes	No	
1			
2			
3			
4			

Future Land Use Scenario 3

Area	Like		Comments
	Yes	No	
1			
2			
3			
4			
5			
6			

Additional Comments

Please share any additional comments here:

Thank you for taking the time to comment on the Glenvar Community Plan future land use scenarios. Please share your opinions with us by completing the enclosed comment sheet and placing it in the Comments Box tonight or at the Glenvar Library. You may also your submit comments online at <http://www.roanokecountyva.gov/GlenvarPlan>. Please submit all comments by May 13, 2011.



Third Community Meeting Summary

Community Meeting

Approximately 45 citizens attended the third community meeting for the Glenvar Community Plan on May 2, 2011 at the Glenvar Middle School. The meeting began with a presentation on the Glenvar community planning process to date which included the Glenvar Focus Group, vision statement and future land use map scenario development. Following the presentation, the future land use map scenarios were displayed in an open-house style for public question and comment. Glenvar Focus Group members and Roanoke County staff were available during this time to discuss the process and scenarios with interested citizens.

Comment Summary

Comment sheets for the West Main Street Corridor, Dixie Caverns Area and the Housekeeping Changes were handed out at the community. The scenarios were also available online for comment. A total of 22 comment sheets were submitted in person and online; 4 for the Housekeeping Changes, 9 for the West Main Street Corridor and 9 for the Dixie Caverns Area.

Housekeeping Changes

- Received 4 hard copy responses total
- 3 (75%) had all “likes” selected

Comments

- Orange going up Big Hill would be commercial/residential purple

West Main Street Corridor

- Received 9 responses total; 6 hard copy and 3 online
- 8 (88%) favored the Glenvar Village (Scenario 2) and 1 (12%) favored the Mixed-Use (Scenario 1)

Comments

- Additional Uses in the Mixed-Use Designation: No Heavy Industrial
- Additional Uses in the Glenvar Village Designation: Non-fast food restaurant
- Wording in actual zoning statement should make it clear that no high intensity industrial use may be located in the green (Glenvar Village) area. I object to including ‘Principal Industrial’ in the use description.
- Main street in Salem is filled with big box corporations (ie. Walmart, Applebee’s, Kroger, Taco Bell, KFC, McDonalds, etc). It would be nice to have a local foods restaurant or a place selling fresh produce, but please, something LOCAL. I would like to see the Glenvar Village to be similar to the Grandin Village. I think this would encourage young people to move to the area.

Dixie Caverns Area

- Received 9 responses total; 4 hard copy and 5 online

Future Land Use Scenario 1

Area	Change	Like		Comments
		Yes	No	
1	TR to RV	2		
2	PI to CO	1*	2*	* Great Idea, Twine Hollow close to Interstate, commercial use + I like #1 from Scenario 2 better
3	PI to MU and TR to MU	3		
4	PI to RP	3		
5	TR to DE	3		

Future Land Use Scenario 2

Area	Change	Like		Comments
		Yes	No	
1	Expansion of Core	3*+	1	* Should be kept in core + Number 2 makes the most sense!
2	PI to RP	4		
3	PI to TR	3	1#	# Should be mixed use like in Scenario 1
4	RV to DE	3		

Future Land Use Scenario 3

Area	Change	Like		Comments
		Yes	No	
1	TR to CO	3	1	
2	TR to NC	4	1	
3	PI to RP	3	1	
4	TR to RV	3	1	
5	TR to RV	3	1	
6	PI to TR	3	1	

Comments

- Scenario #1 [is] the best; all [of] Twine Hollow should be red core at [the] entrance

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Wednesday, January 13, 2010

Meg Hibbert

Meg Hibbert has been editor of the Salem Times-Register and The New Castle Record since July 1999, and holds more than a dozen awards from the Virginia Press Association for feature writing, columns, business articles and education coverage. She and her husband, Bill, live in Salem and are avid University of Georgia Bulldogs.

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Glenvar Community meeting gives residents a say

By Meg Hibbert

GLENVAR – For years, the Glenvar area has been the dumping ground for uses other parts of Roanoke County don't want, residents say.

Now citizens from that area have an opportunity to determine what the 31,000 acres in the Glenvar community looks like in the future, county planners promise.



Glenvar resident Shirl Chittum and her son, Zachary, 8, look at maps of the Glenvar area before the Glenvar Community Meeting Jan. 11 at Glenvar Middle School. Photo by Meg Hibbert

Monday night, local residents had their first chance, at a community meeting for the Glenvar Community Plan that is expected to be prepared and adopted some time in the next year. It will be a guide for decisions about growth, development and how the area west of the Salem City Line to Montgomery County, south to Poor Mountain and north to Fort Lewis

Mountain could look in the next five, 10 and 15 years.

About 120 people pored over a dozen maps showing current uses and future possibilities with blazes of yellow for existing residential, green for conservation, brown for rural village, purple for industrial, which ringed the Glenvar Middle School Auditorium.

Most of the people were middle age to older residents, with a sprinkling of developers, county officials, planning commission members. There was also Catawba District Supervisor Joe "Butch" Church, who represents the Glenvar area and who gave opening and closing remarks, and Roanoke County Administrator Clay Goodman, who didn't talk.

Burned by past county government actions, a number of residents at the meeting were skeptical their ideas for the future of Glenvar would be heeded.

Shirl Chittum, who was looking at maps before the meeting with her son, 8-year-old Zachary who attends Glenvar Elementary School, was one of those.

"My mother, Elaine Trumbull, fought annexation when Salem tried to annex us, after my parents moved here in 1957. They (Roanoke County government) haven't listened to anything we've ever said. The main problem was they sold us to the higher bidder," Chittum said, mentioning the regional jail located farther out Main Street at Dixie Caverns, Spring Hollow Reservoir – "Which isn't what they promised us from the get go. It was supposed to be a park. It's not open to the public and you have to pay to use anything."

Chittum was also steamed about the new \$32-million multigenerational recreation center that opened Jan. 1 in North County and about which, she said, Roanoke County citizens knew nothing until it was under construction.

Others, such as contractor Sheldon Henderson of G&H construction, were optimistic that the community meeting and

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future talks would open communication between Glenvar residents and county decision makers.

"I appreciate that they're paying attention to this end of the county," he said. "I think Glenvar needs a little dressing. We need commercial growth, good commercial development, in this end of the county."

Landowner David Shelor spoke out at the end of the meeting, asking for a "ground up instead of top down" input from a committee of citizens. He also asked Church and planners if the county had thought about buying up blighted property that is vacant and for sale, particularly along West Main Street. "I know the county spent a lot of money on a recreation center. We could buy and sell vacant property and make money," Shelor said.

Others asked questions about how long four-laning of West Main Street would take – about two years, according to the Virginia Department of Transportation, with construction due to start by May, County Planner David Holladay said – and if landscaping and sidewalks could be added.

Sue Williams asked if the planned Intermodal rail-to-truck transfer yard across the Montgomery County line is expected to affect traffic. "Could we possibly end up being a big truck stop, big warehouse area?"

Robert Rector, interim administrator of Richfield Retirement Center, pointed out 750 people live on the 50-acre campus on West Main Street in Glenvar. "We're probably more affected than any subdivision in Glenvar. I ask the Planning Commission not to forget we've got one of the largest retirement communities in Virginia; let Richfield be one of the players" in developing the Glenvar Community Plan.

He particularly emphasized air quality, and how decisions such as the former proposal for an asphalt plant almost next-door to Richfield – which the planning commission voted to recommend for approval but Adams Construction decided to move farther west, near Dixie Caverns – could have affected the health of residents.

"We've had people who have had to move because of the quality of air from an industry across the street," he said, referring to creosote air emissions from Koppers, which creosotes railroad ties.

County staff said they plan to meet with individuals and groups between now and May to get more ideas, and come back with proposals for the future.

Meanwhile, a Glenvar Community Plan survey is available at the Glenvar Library and at the Roanoke County Administration Building, as well as online. Results from the survey will be tabulated and used in developing the community plan, planners promised.

The survey is also available online on the county's website, roanokecountyva.gov.

Results will be made available on the Glenvar Community Plan website (<http://tinyurl.com/GlenvarPlan>), planners said.

Glenvar Community Plan is also on the county's Facebook site and Twitter.

Tags: [asphalt plant](#), [Butch Church](#), [Catawba](#), [Glenvar](#), [planning](#), [Roanoke County](#), [Salem, Va.](#), [zoning](#)

This entry was posted on Wednesday, January 13th, 2010 at 12:07 pm and is filed under [FEATURES](#), [Wallace Enterprise](#). You can follow any responses to this entry through the [RSS 2.0 feed](#).

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Photos: Glenvar community shows up to take part in Roanoke County planning meeting

Over 100 residents of Western Roanoke County met in the Glenvar Middle School auditorium with the Roanoke County planning department Monday night, January 11 to listen to and to add their input to a detailed presentation about the Glenvar Community Plan.

"I just feel like if we want a part in the process, it's important to participate early on," said Cindy Poulton, Glenvar resident. The comprehensive plan is reviewed every five years and then voted on by the planning commission and the county board of supervisors.

With the upcoming widening of West Main and the proposed Intermodal Facility just up the road in Montgomery County, the plan will be challenged on how to best divvy up the area's zoning to benefit the area's appearance, finances and exporting potential, and quality of life.

Sixty-seven percent of land within Western Roanoke County land tracts with at least some of its acreage within the floodplain is currently classified as vacant, according to the presentation. A whopping 20 percent of all of the floodplain in Roanoke County is located in Western Roanoke County.

"If you take a broad view of the properties there's a lot of land out here that's either vacant or for sale from ... [the size of the old Salem water plant] ... to smaller tracts along the corridor that have a lot of potential for redevelopment," said planning director David Holladay.

Up to this point, the county has relied heavily on an online survey to gauge and collect likes, dislikes, land use preferences, opinions on community facilities and services, opinions on resource preservation and other concerns of people who live, work, or spend lots of time in the Glenvar area. They are now gearing up to begin a series of interviews with community groups, businesses, and other local stakeholders.

They've recently added an interactive zoning map where users can click on a particular tract of land on the map, view a ground-level photo, and provide input. Folks are also welcome to take their own photo and email it to amandamicklow@roanokecountyva.gov or bring it by the county's administration building on Electric Road to speak to the planning department.

Paper copies of surveys are also at the administration building on Electric Road and at the Glenvar Library. The county plans on keeping the survey open through February.

Citizens at the meeting voiced concerns about how the county's focus on technology without a more deliberated approach on trying to reach every citizen may exclude people who still rely more on older forms of communication. Holladay said they would work on reaching that part of the population, too.

The survey, along with information, zoning maps, and contact information can be found at www.roanokecountyva.gov

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Wednesday, June 30, 2010



Meg Hibbert

Meg Hibbert has been editor of the Salem Times-Register and The New Castle Record since July 1999, and holds more than two dozen awards from the Virginia Press Association for feature writing, columns, business articles and education coverage. She and her husband, Bill, live in Salem and are avid University of Georgia Bulldogs.

Residents foresee a greener, 'prettier' Glenvar

By Meg Hibbert

GLENVAR – Landscaped medians, sidewalks, integrated villages of businesses, doctor's offices, shops and restaurants – and no more heavy industry. That's what residents at a community "visioning" meeting want to see for their Glenvar community along West Main Street within 20 years.

They expressed those desires Tuesday night when about 80 people showed up for the first of two Glenvar Community Meetings at Fort Lewis Baptist Church, sponsored by the Roanoke County Planning Department.



Tammi Wood from the Roanoke County Planning Department writes down Glenvar residents' ideas of what they want the West Main Street Corridor to look like within the next 20 years. Photo by Meg Hibbert

After a brief overview by county planner Dave Holliday about the time line for the process within the next few months, residents split up into four smaller groups to come up with ideas of what they want the West Main Street Corridor to look like.

Glenvar-area resident Carole Brackman and her husband, Bill, were in the session led by county long-range planner Amanda Miklow. They looked over photographs of types of businesses, streetscapes and signs in a visual preference survey participants were asked to fill out.

In the church pew next to them were Barry and Stephanie Garst, who were among the younger participants in the session.

Stephanie Garst said her vision for Glenvar 20 years from now "is prettier, greener, with sidewalks." Barry Garst's vision included village-type integrated uses, "such as First and Main in Blacksburg," with a community center with an exercise gym and a 24-hour pharmacy, "for those of us with sick kids," his wife added.

When Miklow asked if people saw heavy industry in their vision for the future, the group answered with a resounding "No!"

Thelma Disher and her husband, who have lived in Glenvar for 48 years, were encouraged by the meeting, she said.

"It's the first of the planning meetings we have been to," said Disher, who is a retired elementary school teacher who taught third and seventh grades at Fort Lewis and Glenvar elementary

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schools. "I'm excited to hear the ideas from the people who live in Glenvar."

Planning Commission Member Martha Hooker, at the beginning of the meeting, emphasized, "You all are the ones who are the vital component. We value your input."

The church where the meeting was held is a historic structure, as is the home named Pleasant Grove next door, which is on the Virginia and national Historic Register. Both have original sections built by Joseph Deyerle in 1853. Dyerle etched his name into a brick on the front of the church.

And both structures have been affected by widening plans for U.S. 11-460, also known as West Main Street. Old trees have already been cut down and utilities relocated closer to the structures.

The changes were to make way for the four-laning of the highway that is temporarily on hold until a legal challenge is settled that was brought by a construction firm that was not awarded the bid.

The second community meeting will concentrate on the Dixie Caverns area farther west on U.S. Rt. 11-460 toward the Montgomery County line. It will be July 15, also at Fort Lewis Baptist Church at 7 p.m.

Tags: [Fort Lewis Baptist Church](#), [Glenvar](#), [Glenvar Community Meeting](#), [Martha Hooker](#), [Roanoke County Planning Commission](#), [Roanoke County Planning Department](#), [U.S. 11-460](#), [Va.](#), [Virginia](#), [West Main Street](#)

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Website

Wednesday, May 4, 2011

Glenvar residents consider plans for community's future

By Meg Hibbert

GLENVAR – Anna Oyler and neighbor Lenore Kessel looked closely at orange, purple and yellow splotches on a map showing ideas of what the Glenvar Community could look like in the next 20 years.

“We’re interested because we live right here,” said Oyler, pointing out Broadview Subdivision near Dixie Caverns off West Main Street. “I’ve lived there for 52 years. “Mine was the second house up there,” she added.



Glenvar residents Anna Oyler, left, and Lenore Kessel look at ideas for future possible plans for the community during the May 2 meeting. Photo by Meg Hibbert

The two were among about 75 community residents and property owners attending a May 2 community meeting at Glenvar Middle School. They listened to planners’ compilations of ideas residents discussed and submitted within the last year, and looked at possible ways their community could be developed – or preserved – in the future.

Oyler and Kessel said they were pleased to see scenarios showing land near their neighborhood could be Rural Preserve or Rural Village, rather than future industrial use previously proposed.

Three sets of colored maps or Future Land use Scenarios showed possibilities for the West Main Street area starting at the Salem City Line, and three more for the area around Dixie Caverns and west to the Montgomery County Line.

A favorite among many people was the the scenario with “Glenvar Village,” a name proposed by Glenvar Community Task Force Member Carole Brackman, who lives in the Cherokee Hills neighborhood.

Glenvar Village would be centered around the Glenvar Library, the Fort Lewis Fire Department and Richfield Retirement Community.

“I really like the idea of Glenvar Village,” said Marlene Vonderhaar. Her husband, Jim, agreed. “It would be a real contrast to what we have now,” he said, referring to the lack of a center for the community, industries scattered along West Main Street, and vacant commercial buildings.

Brackman reminded the couple there used to be a small, green highway sign saying “Glenvar,” which, she said, “Somebody took during the asphalt plant discussions.”

What bonded Glenvar citizens together most recently was a proposed asphalt plant three years ago that more than 300 residents vehemently opposed to being located near Glenvar schools, Richfield and residential neighborhoods.

In the face of that unified opposition, represented by Citizens for Positive Growth, the the asphalt plant proposed initially for the former Salem Water Treatment Plant near Glenvar Minute Mart was ultimately relocated to land farther west, off Main Street.

A.C. and Jennifer Burke, who are both retired teachers at Glenvar schools said they weren’t sure which of the possible scenarios for the Green Hill area they prefer. “We’re going to have to study and think about them,” she said. Her husband added, “I’ve been really impressed with the planning for the Glenvar community. It’s been very straight-forward – no ‘shuck and jive.’ ”

Eight members of the Focus Group, as well as Roanoke County Planning Staff, answered questions about ideas after planner Amanda Micklow, project manager for the Glenvar plan, took the audience through a 45-minute overview of the possible scenarios.

The process of collecting citizen ideas for what they want Glenvar to be started last summer with two meetings where residents split into small groups and talked about what they wanted and didn’t want.

More than 200 people submitted their preferences and vision for Glenvar to planners or on-line.

Basically, they agreed they wanted:

- an identity for Glenvar instead of the western area of Roanoke County being a “dumping ground” for heavy industry;
- family restaurants and professional services;
- more landscaping along West Main Street;
- clustering of commercial areas;
- more pedestrian walkways and ties to the Roanoke River Greenway trails, and
- no more junkyards.

Monday night, people at the meeting were asked to fill out comment sheets and turn them in or do them online, indicating their opinions on the possible scenarios for the Dixie Caverns Area and the West Main Street area.

The Focus Group will convene again in June or July, Micklow said, and by the fall a final Glenvar Community Plan will be presented to the Roanoke County Planning Commission and ultimately, the board of supervisors for adoption.

To see the proposed scenarios for the Glenvar area, fill out comment sheets and discussions from the previous Focus Group meetings, go to www.roanokecountyva.gov/GlenvarPlan.

Once adopted, the plan will become part of the Roanoke County Comprehensive Plan, a general, long-range policy and implementation guide for decisions on growth and development.

Tags: [asphalt plant](#), [Citizens for Positive Growth](#), [Dixie Caverns](#), [Fort Lewis Fire Department](#), [Glenvar](#), [Glenvar Community](#), [Glenvar Library](#), [Glenvar Middle School](#), [Glenvar Minute Mart](#), [Glenvar Village](#), [industrial](#), [Richfield Retirement Community](#), [Roanoke County](#), [Roanoke County Board of Supervisors](#), [Roanoke County Planning Commission](#), [rural village](#), [Salem, Va.](#), [West Main Street](#)

This entry was posted on Wednesday, May 4th, 2011 at 10:03 am and is filed under [FEATURES](#), [Salem Times Register](#). You can follow any responses to this entry through the [RSS 2.0](#) feed.

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Wednesday, November 16, 2011

Meg Hibbert

Meg Hibbert has been editor of the Salem Times-Register and The New Castle Record since July 1999, and holds more than two dozen awards from the Virginia Press Association for feature writing, columns, business articles and education coverage. She and her husband, Bill, live in Salem and are avid University of Georgia Bulldogs.

Glenvar Village endorsed by planning commission

By Meg Hibbert

GLENVAR – Someday soon, people traveling on West Main Street will be going through Glenvar Village. And unlike today when much of the area is a hodgepodge of industries and vacant buildings, they will be able to tell they are in it.

There are plans for signs saying “Welcome to the Village of Glenvar” – or maybe even “Fort Lewis” as the area was originally known – to be put up after widening of U.S. Rts. 11-460 is completed.



The green area stretching on both sides of West Main Street from the Salem line is the Glenvar Village overlay where mixed uses such as residential and commercial – such as a small grocery store, restaurants and professional offices – would be encouraged. Courtesy Roanoke Co. Planning

The village designation and recommendations for the way the main part of Glenvar could look in the next five to 20 years were unanimously endorsed by the Roanoke County Planning Commission's four members present after a public hearing Nov. 14 at Glenvar Middle School.

Next the Glenvar Community Plan would go to the Roanoke County Board of Supervisors for a vote, expected in January 2012, to adopt to include the amendment into the county's Comprehensive Plan.

The village area starts at the Roanoke County-Salem City line on West Main Street and includes both sides of the road, running to Technology Drive in the vicinity of where the former Glenvar train depot stood.

The center would be where the new Glenvar Library will be constructed, at the Fort Lewis Fire Department and road leading to Glenvar schools.

The new village designation is does not change zoning in the area but would be an overlay area to encourage mixed uses such as a small super market and restaurants, as well as keeping the residential nature, Planner II Amanda Micklow pointed out to the planning commission and citizens at Monday night's public hearing.

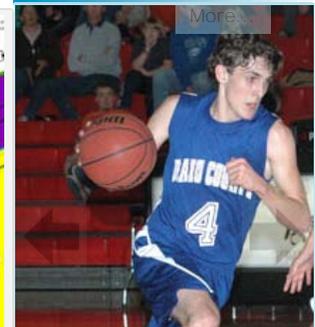
“The Glenvar Village is a set of special restrictions overlaid on county regulations,” Micklow explained. “They would give more

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BREAKING NEWS: ROANOKE COUNTY - Trash collection will resume on Wednesday, January 11 – one day after someone vandalized 15 of Roanoke County's trash trucks. The windshields... > [Full Story](#)

SPORTS



BUSY WEEK FOR CRAIG COUNTY BOYS

[Full Story](#) | [No Comments >](#)

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January 2012						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

John, M. & Son
OAKEY 305 Boulevard, Salem
Funeral & Cremation Service

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- [June 2010 \(74\)](#)
- [May 2010 \(82\)](#)
- [April 2010 \(69\)](#)
- [March 2010 \(102\)](#)
- [February 2010 \(85\)](#)
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control over the aesthetics of new development, to be more in keeping with the brick construction of historic buildings in that area.”

She mentioned specifically Fort Lewis Baptist Church and Pleasant Grove, both built by Deyerle brothers in the 1800s, and on the national and state registers of historic landmarks.

If the board of supervisors adopts the Glenvar Community Plan, Glenvar would be one of the county's only two village designations. Clearbrook is the other.

Micklow reassured business owners at the meeting that existing businesses are grandfathered in as they are, unless they ask for rezoning. She added that matching grant money is available for businesses that want to dress up their fronts and add landscaping.

Charles Whitt of Whitt Carpet which is near the proposed village's Salem border was enthusiastic over the plan Monday night. "I like the village idea. I think it would be really nice," he said.

The Glenvar Community Plan was developed over the past year-and-a-half and came out of ideas from citizens who attended three community meetings, and a 15-person Glenvar Focus Group that met regularly during the process.

The Glenvar Planning Area stretches west to east from the Montgomery County border to the City of Salem, and north to south from Fort Lewis Mountain to Poor Mountain. The area includes 31,744 acres in size and encompasses all or part of 5,081 parcels

Tags: [comprehensive plan](#), [Fort Lewis](#), [Fort Lewis Baptist Church](#), [Fort Lewis Fire Department](#), [Glenvar](#), [Glenvar Library](#), [Glenvar Village](#), [Poplar Grove](#), [Roanoke County Board of Supervisors](#), [Roanoke County Planning Commission](#), [Salem](#), [Salem Times-Register](#), [Va.](#), [village](#), [West Main Street](#), [zoning](#)

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Website

Glenvar Focus Group Members and Affiliations

Name	Organization/Affiliation/Etc.
Ed Bindas	Scenery Court / Viewpoint Heights Neighborhood
Carole Brackman	CRT Design Review Team / Cherokee Hills / EDA
Kathie Brown	Wildwood Estates Neighborhood
Connie Browning	Dixie Caverns
Judy Conyers	Citizens for Positive Growth
Susan Edwards	Bear Rock Neighborhood, Professional Engineer
Barry Garst	Cherokee Hills Neighborhood
Bill Hibbert	Barrister Estates Neighborhood
Sarah McHatton	Novozymes Employee (Cherokee Hills Resident)
Tony Morrison	R. R. Donnelley
Jay O'Brien	Salem Stone Corporation, President
David Shelor	CRT Design Review Team / Glenvar Heights Neighborhood
Robert Rector	Richfield Retirement Community
Leonard Southern	Fort Lewis Baptist Church
Joe Thomas	Campbell Hills Neighborhood
Butch Church	Board of Supervisors, Chairman; Catawba District
Martha Hooker	Planning Commission, Catawba District

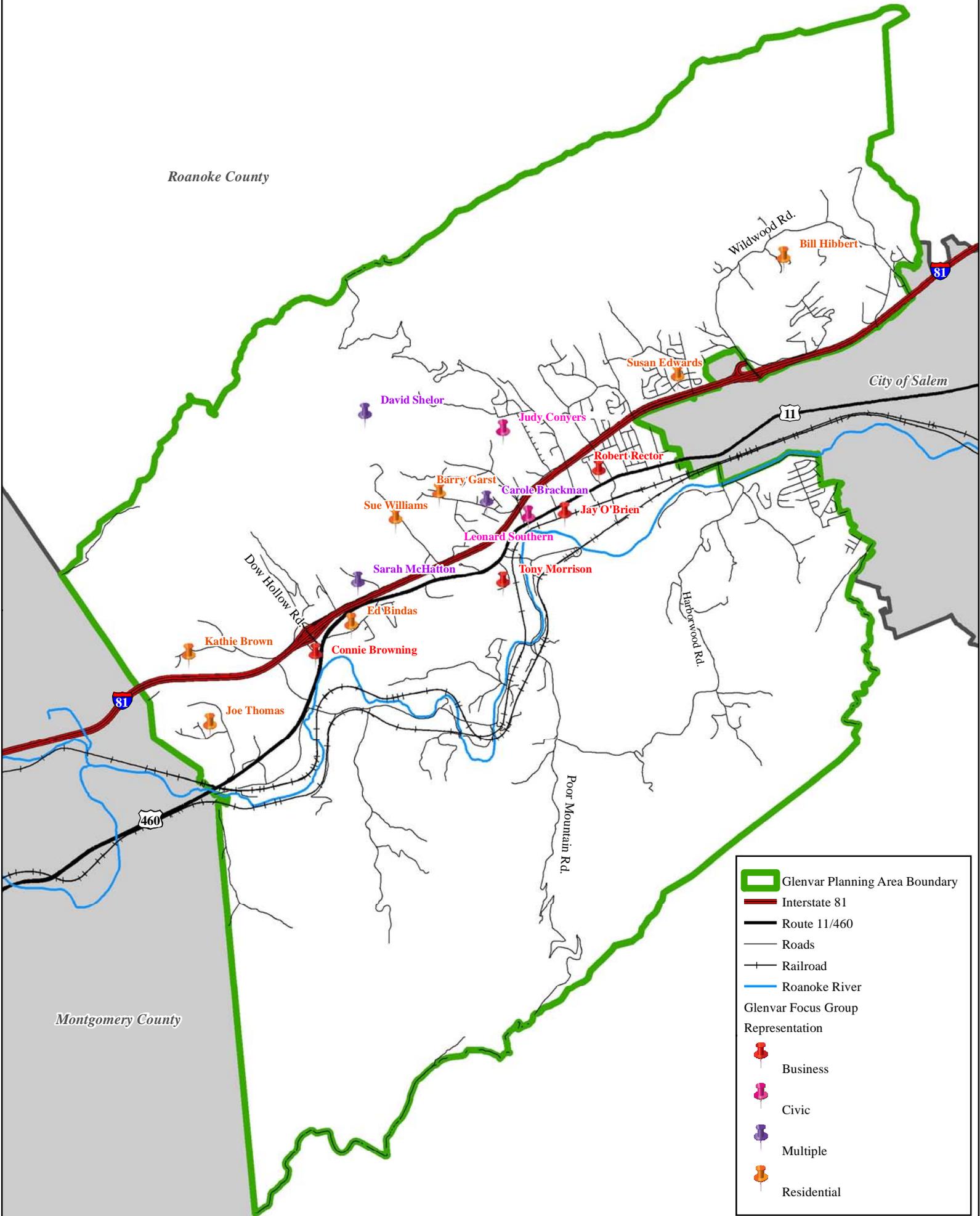
Roanoke County

City of Salem

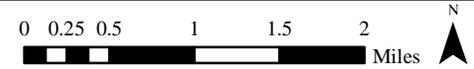
Montgomery County

Legend

-  Glenvar Planning Area Boundary
-  Interstate 81
-  Route 11/460
-  Roads
-  Railroad
-  Roanoke River
- Glenvar Focus Group Representation**
-  Business
-  Civic
-  Multiple
-  Residential



Glenvar Focus Group Members



Glenvar Focus Group

Purpose: To assist in the development of Vision Statements and Future Land Use Map Scenarios for the Glenvar Community.

Task 1: Education and Background

Brief Overview of zoning and relationship to comprehensive plan and the planning process; how is this focus group fits into the process – how will end products be used

Present results of community input and develop draft vision statements.

- Resource Binder/Website
- Maps
- Related Documents
- Results of Survey
- Draft vision/goals statements
- Contact Information
- Project Timeline

Use to guide development of Future Land Use Scenarios

Task 2: Future Land Use Scenario Development

1 Group (15-20 members)

Focus Group Divided into Multiple Groups (5-7 members)

Develop Alternative Future Land Use Scenarios

1 Scenario

Multiple Scenarios

Focus group members think about scenarios/ discuss with group they're representing

Staff reviews scenarios; determines implementation necessary to achieve desired FLU

Task 3: Finalize Recommendations

Present alternative scenario(s) and what needs to be done to achieve desired FLU

1 Scenario

Multiple Scenarios

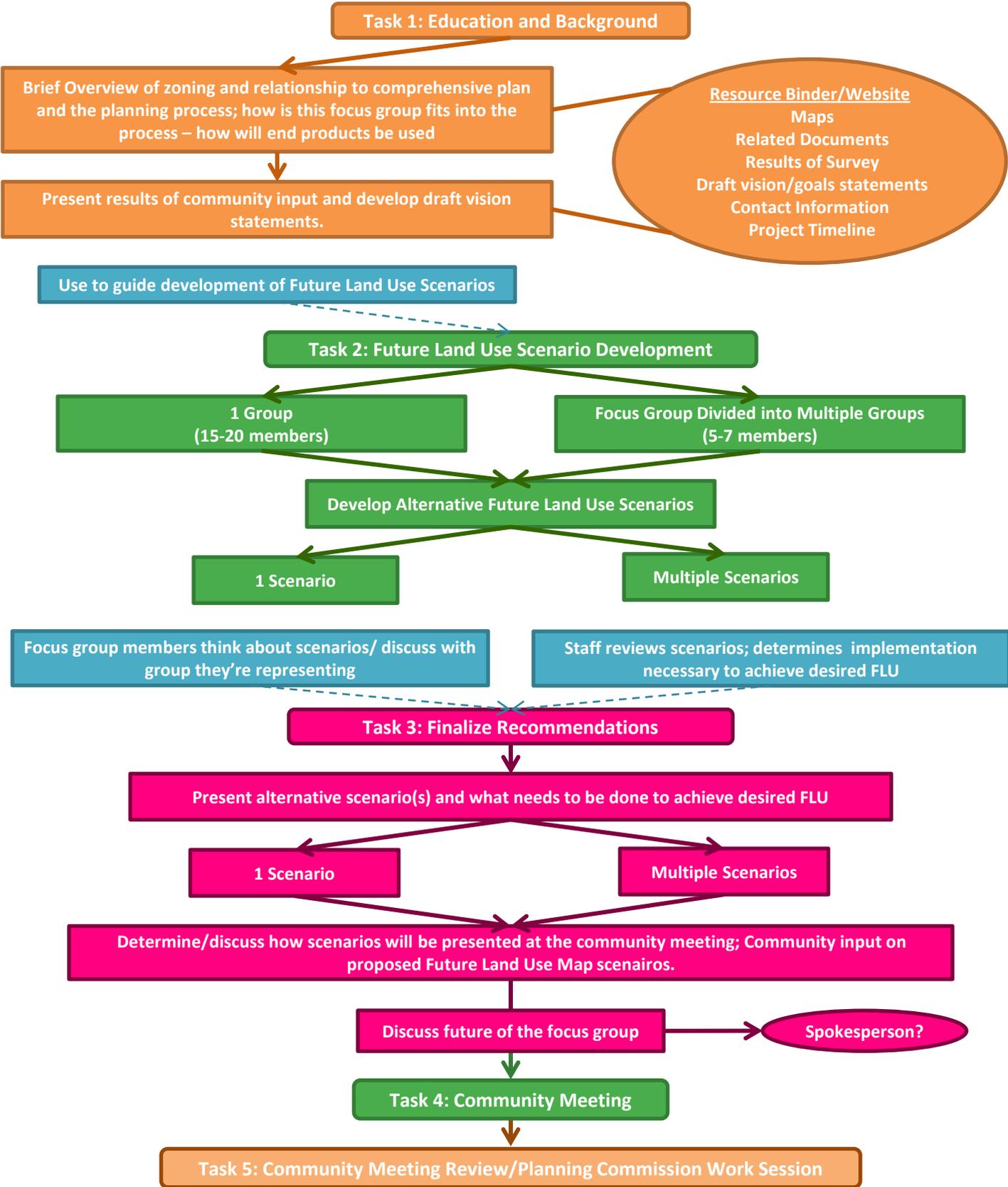
Determine/discuss how scenarios will be presented at the community meeting; Community input on proposed Future Land Use Map scenarios.

Discuss future of the focus group

Spokesperson?

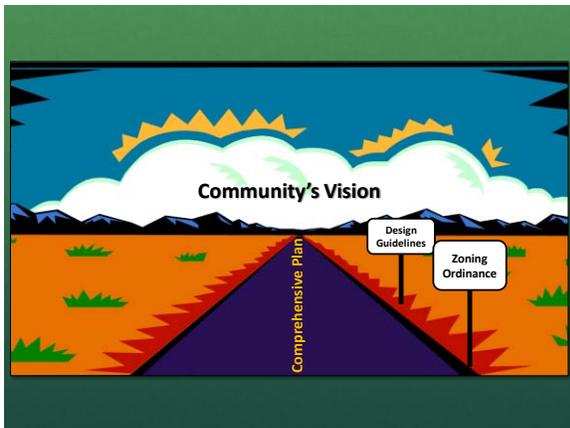
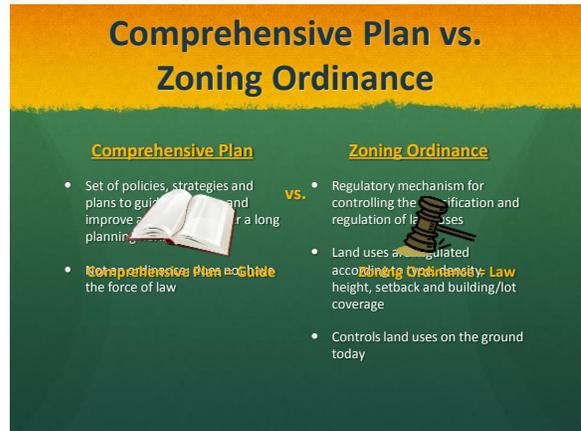
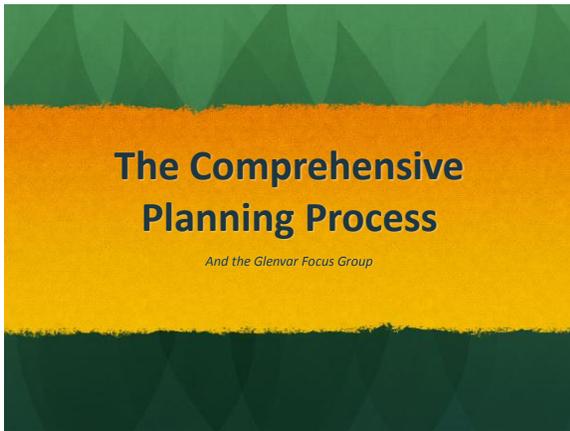
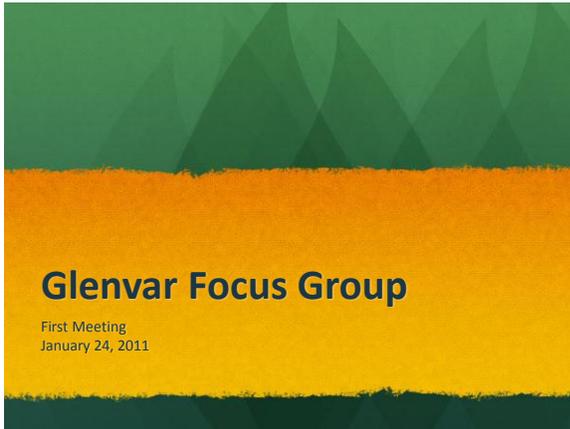
Task 4: Community Meeting

Task 5: Community Meeting Review/Planning Commission Work Session



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Glenvar Focus Group PowerPoint
Presentation - First Meeting



Glenvar Focus Group

Purpose

To assist in the development of Vision Statements and Future Land Use Map Scenarios for the Glenvar Community.

Glenvar Focus Group Process

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Brief overview of zoning and relationship to comprehensive plan and the planning process; how this focus group fits into the process – how will end products be used

Resource Binder/Website
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Draft vision/goals statements
Contact Information
Project Timeline

Present results of community input and develop draft vision statements

Glenvar Focus Group Process

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1 Group
(15-20 members)

Focus group divided into
multiple groups
(5-7 members)

Develop alternative future land use scenarios

1 Scenario

Multiple scenarios

Glenvar Focus Group Process

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Present alternative scenario(s) and what needs to be done to achieve desired FLU

1 Scenario

Multiple Scenarios

Determine/discuss how scenarios will be presented at the community meeting; community input on proposed Future Land Use Map scenarios?

Discuss future of the focus group

Spokesperson?

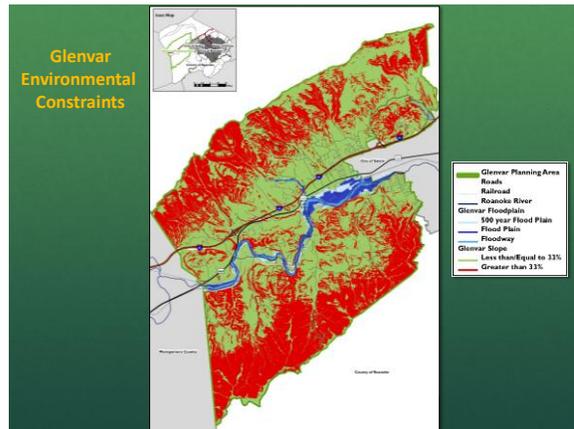
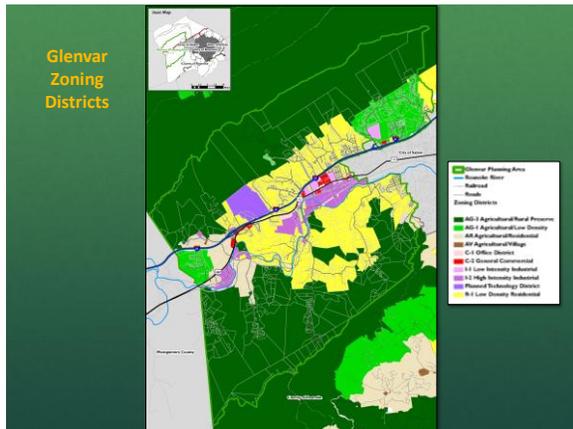
Glenvar Focus Group Process

Task 4: Community Meeting

Task 5: Community Meeting Review/Planning Commission Work Session

What Do We Have?

Existing Conditions



What Do We Want?

Community Survey, Visual Preference Survey and Visioning Exercise Results

Community Survey

What do you like most about your community?

- The rural character of the area; quiet and peaceful setting, but not too far away from amenities in Salem or Christiansburg
- Views of the mountains, Roanoke River
- Feel of the community; close knit and safe
- Glenvar Schools and Library

Community Survey

Please identify the three most important issues facing your community today.

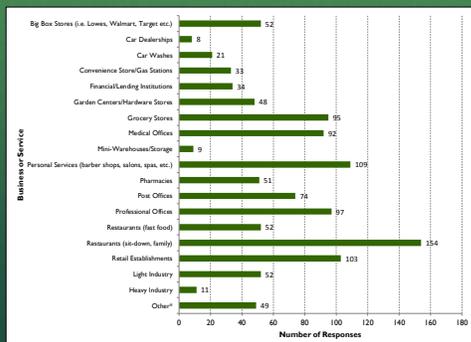
- Maintaining community feel of the area
- Traffic/congestion and appearance of Route 11/460
- Impact and location of industrial development
- Air and water quality
- Condition of and funding for schools; library

Community Survey

Please identify the three most important issues facing your community in the next 5 to 10 years.

- Impact of industrial development on the community
- Jobs creation and retention
- Lack of commercial businesses and services
- Improving the Glenvar schools and Library
- Road maintenance and traffic issues
- Zoning and development – protection of river and mountains
- Environmental concerns – air, water quality, floodplain
- Governmental transparency
- Lack of safe options for alternative modes of transportation

What types of businesses and/or services would you like to see in your community?



Visual Preference Survey

Photo ratings are shown using three figures:

The **sum** adds (or subtracts) each participant's selected rating.

The **mode** is the numerical rating selected the most number of times.

The **mean** (or average) divides the sum by the total number of responses.

Photo 1D



Sum: 200 Mode: 3 Mean: 1.98

Visual Preference Survey

Photo 3E



Sum: -245 Mode: -3 Mean: -2.47

Photo 1F



Sum: -34 Mode: -3 Mean: -0.34

VPS Results Summary

Preference for:

- Variation in façade
- Materials - brick or stone
- Architecture – eaves, rooflines, windows, entryways
- Visible landscaping around building/integrated into site
- Pedestrian-friendly, lighting, parking further back/rear of site
- Limited signage, monument style signs, landscaping around base
- Grass/landscaped medians, bike lanes and no overhead power lines

Visioning Exercise Results

West Main Street

- Emphasis on landscaping; integrated into site
- Pedestrian-scale development; sidewalks
- Interconnectivity through greenways, trails and bikeways
- Clustered commercial uses; less industry
- Community center; neighborhood scale parks
- Underground utilities; junkyards eliminated

Dixie Caverns Area

- Buildings designed to fit in with surroundings; preserve historic/rural character
- Gateway corridor
- Built out technology parks; hotels and restaurants at interchange
- Improvements to Dow Hollow Road and intersection
- Greenway connectivity
- Emphasis on outdoor recreation; parks; tourism

Vision Statements



Vision Statement Example 1

The City is a diverse community with a historic Downtown and a friendly small town atmosphere. Preserving this unique character for existing and future residents is a high priority for the City. The City strives to balance the needs of its residents now and in the future, while providing excellent cultural, educational, recreational, and employment opportunities; safe neighborhoods for all residents; future growth and redevelopment that strengthens the City's traditional Downtown; and an environment that attracts and retains commercial and industrial investment in the community.

Vision Statement Example 2

Our vision is:

- To be a welcoming city that builds a healthy and sustainable environment.
- To encourage a broad business base in sector, size and related employment and promote high quality development.
- To invest in preserving and expanding parks, recreation and community programs.
- To invest in efficient, integrated local and regional transportation systems.
- To be a city that is responsive to the wants and needs of our citizens.

Vision Statement Development

Economic Development Presentation

Second Focus Group Meeting

Task 2: Future Land Use Scenario Development

- 1 Group/Multiple Groups
- 1 Scenario/Multiple Scenarios

Possible Meeting Dates:

- Monday, February 7 or Thursday, February 10
- Thursday, February 17

Meeting Location:

- Fort Lewis Baptist Church Fellowship Hall
- 6:30 PM



Questions/Comments?

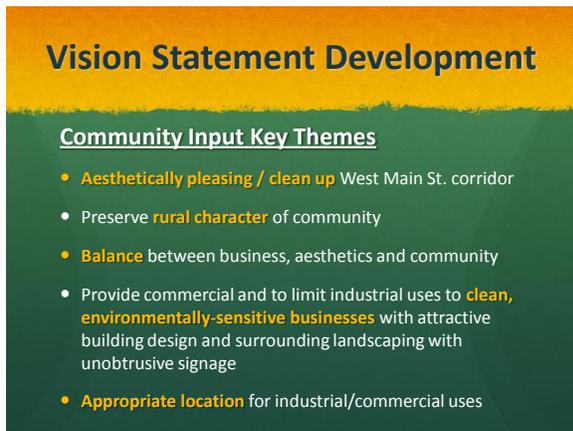


Glenvar Focus Group
Second Meeting
February 17, 2011



Meeting Agenda

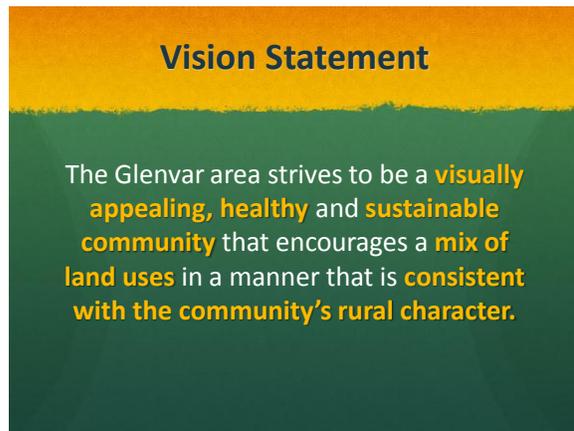
- Welcome
- Vision Statement Discussion and Revision
- Future Land Use Presentation
- Future Land Use Scenario Development (Small Groups)
- Third Focus Group Meeting



Vision Statement Development

Community Input Key Themes

- **Aesthetically pleasing / clean up** West Main St. corridor
- Preserve **rural character** of community
- **Balance** between business, aesthetics and community
- Provide commercial and to limit industrial uses to **clean, environmentally-sensitive businesses** with attractive building design and surrounding landscaping with unobtrusive signage
- **Appropriate location** for industrial/commercial uses

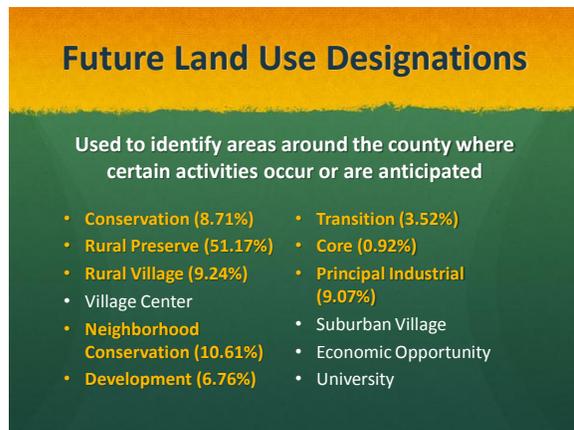


Vision Statement

The Glenvar area strives to be a **visually appealing, healthy and sustainable community** that encourages a **mix of land uses** in a manner that is **consistent with the community's rural character.**



Future Land Use
2005 Roanoke County Comprehensive Plan



Future Land Use Designations

Used to identify areas around the county where certain activities occur or are anticipated

- **Conservation (8.71%)**
- **Rural Preserve (51.17%)**
- **Rural Village (9.24%)**
- **Village Center**
- **Neighborhood Conservation (10.61%)**
- **Development (6.76%)**
- **Transition (3.52%)**
- **Core (0.92%)**
- **Principal Industrial (9.07%)**
- **Suburban Village**
- **Economic Opportunity**
- **University**

Conservation

A future land use area of **particular environmental sensitivity** due to:

- Topography
- Unique land characteristics, conservation/open space/greenway easements
- Soil types
- Proximity to other state/federally preserved lands

Land use types include:

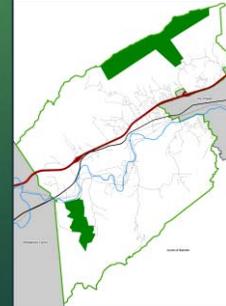
- Agricultural production
- Forest and wood products
- Parks
- Public lands
- Conservation easements
- Rural residential



Conservation

Land use determinants:

- **Existing land use pattern**
Unique/important cultural resources that deserve highest level of protection
- **Resource protection**
Valuable and irreplaceable natural areas
- **Access**
Accessible by existing (un)improved rural roads
- **Rural Sector**
Not served by urban services



Rural Preserve

Future land use area of **mostly undeveloped, outlying lands.**

These rural regions are generally stable and require a high degree of protection.

Land use types include:

- Agricultural production
- Agricultural services
- Forest and wood products
- Parks and outdoor recreation facilities
- Rural residential
- Rural institutional
- Mining and extraction operations



Rural Preserve

Land use determinants:

- **Existing land use pattern**
Agricultural and recreational uses are predominant and encouraged to expand
- **Existing zoning**
Agricultural zoning in effect
- **Rural residential and institutional areas**
Limited, very low density
- **Resource protection**
Valuable and irreplaceable natural areas
- **Access**
Accessible by existing (un)improved rural roads
- **Rural sector**
Outside urban service area



Rural Village

A future land use area where **limited development activity has historically occurred** and where suburban or urban development patterns are discouraged.

Land use types include:

- Rural housing
- Rural community centers
- Agricultural production and services
- Forest and wood products
- Small-scale commercial
- Rural parks and outdoor recreation



Rural Village

Land use determinants:

- **Existing land use pattern**
Low density residential, institutional and agricultural uses
- **Existing Zoning**
Rural residential and agricultural zoning in effect
- **Rural residential expansion area**
Small-scale, very low density rural residential housing
- **Agricultural**
Existing agricultural uses/activities
- **Access**
Accessible by existing (un)improved rural roads
- **Rural Sector**
Outside urban service area

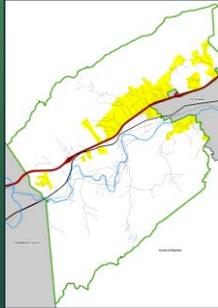


Neighborhood Conservation

A future land use area where established single-family neighborhoods are delineated and the conservation of the existing development pattern is encouraged.

Land use types include:

- Single-family residential
- Neighborhood institutional centers
- Neighborhood commercial



Neighborhood Conservation

Land use determinants:

- Existing land use pattern
Limited density residential subdivisions platted/developed
- Existing Zoning
Limited density zoning established
- Expansion areas
Expansion of existing development pattern is logical
- Infill development
Complement surrounding development pattern
- Access
Served by local street system
- Urban Sector
Served by urban services



Development

A future land use area where most new neighborhood development will occur, large-scale planned developments which mix residential with retail and office uses.

Land use types include:

- Conventional residential
- Cluster residential
- Multi-family residential
- Planned residential development
- Planned community development
- Community activity centers



Development

Land use determinants:

- Public facilities
Public facilities are adequate for increased population concentration
- Utility availability
Water and sewer exist or are scheduled to serve area
- Environmental capacity
Natural features provide optimum opportunity for urban residential development
- Access
Have/provide direct access to major street
- Urban Sector
Served by urban services



Transition

A future land use area that encourages the orderly development of highway frontage parcels.

Serve as developed buffers between highways and nearby or adjacent lower intensity development.

Land use types include:

- Office and institutional
- Retail
- Multi-family residential
- Single-family residential
- Parks



Transition

Land use determinants:

- Existing land use pattern
Limited commercial uses exist
- Existing zoning
Commercial zoning exists
- Access
Have direct frontage and access to arterial/major collector street
- Surrounding land use
Logical buffer strip between conflicting land use patterns
- Orientation
Physically oriented toward major street
- Urban Sector
Served by urban services



Core

A future land use area where **high intensity urban development is encouraged.**

May also be appropriate for larger-scale highway-oriented retail uses and regionally-based shopping facilities.

Land use types include:

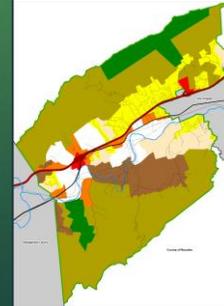
- General retail shops and personal services
- Office and institutional uses
- Limited industrial uses



Core

Land use determinants:

- Existing land use pattern
Commercial uses have been developed/likely to develop
- Existing zoning
Commercial zoning exists
- Access
Served by arterial street system
- Population center
Close proximity to projected population center
- Urban Sector
Served by urban services



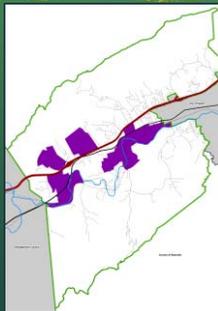
Principal Industrial

A future land use area where a **variety of industry types are encouraged to locate.**

Existing /planned regional employment centers and are distributed throughout the county, convenient to major residential areas and suitable highway access.

Land use types include:

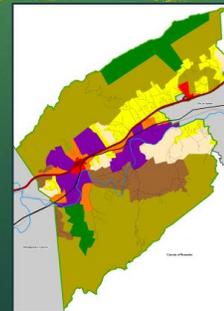
- Agricultural
- Small and custom manufacturing
- Mining and extraction
- Industrial
- Industrial parks



Principal Industrial

Land use determinants:

- **Water/sewer service and supply**
Industrial sites have been or will be developed near future
- **Access zoning**
Served by arterial street system
- **Economic opportunity areas**
These are designated in the county as economic opportunity areas
- **Transportation**
Close proximity to rail, airport & major street systems
- **Employment centers**
Developed in environmentally sensitive manner
- **Resource protection**
Served/close by urban services
No threat to valuable natural resources



Suburban Village

A future land use area that represents the **focus of surrounding, generally lower intensity commercial, institutional and residential growth for a broad mixture of surrounding development.**

Land Use Types

- Agricultural production and services
- Parks and outdoor recreation/ecotourism
- Residential
- Community activity centers
- Commercial

Land Use Determinants

- Existing land use pattern
Low- to middle-density uses are established & connected to existing rural residential, agricultural and open space uses
- Rural/suburban sector
Fringe of urban service area
- Access
Served by arterial highway and well-designed secondary street
- Environmental capacity
Physical land characteristics provide opportunity for suburban development
- Utility Availability
Public water/sewer are close to urban service area and expansion is likely

Other FLU Designations

Village center

Serves as the commercial and institutional focal point of surrounding rural residential and farming establishments

Economic opportunity

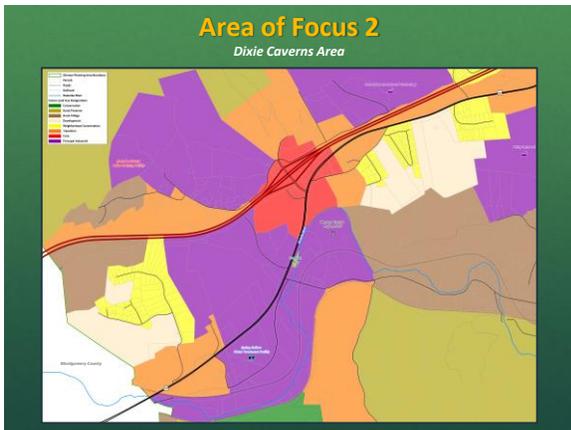
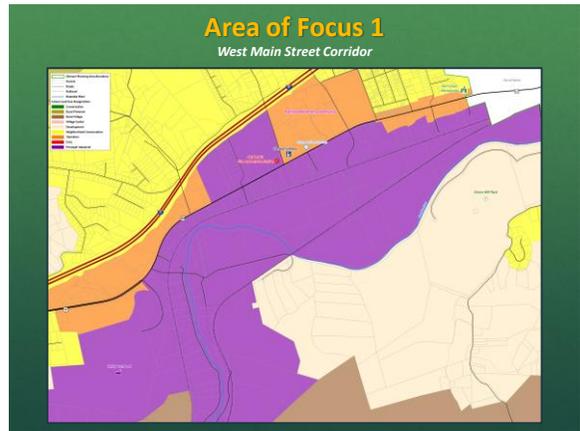
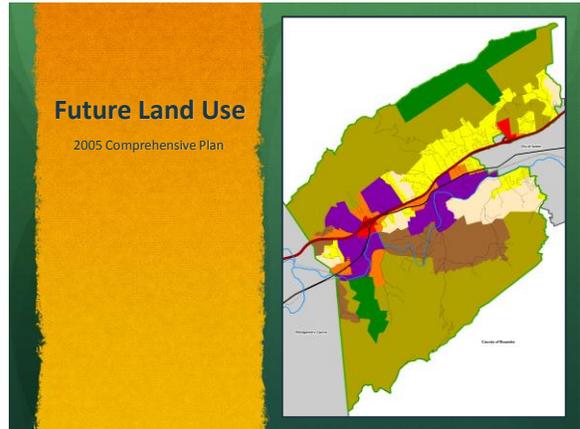
Guides a mix of commercial, tourist-related and limited industrial uses related specifically to destination resort facilities

University

Guides a mix of educational, institutional, limited commercial, recreational, and open space uses related to a college or university campus

Housekeeping Map

Suggested cleanup of 2005 Comprehensive Plan Future Land Use Map



- ## FLU Mapping Exercise
- | | |
|---|--|
| <p>Tonight – Small Group Work</p> <ol style="list-style-type: none"> 1. Housekeeping Items 2. West Main Street corridor 3. Dixie Caverns area 4. Other areas not covered | <p>Prior to the Next Meeting</p> <ol style="list-style-type: none"> 1. Staff reviews/cleans up scenarios and distributes to GFG 2. Staff begins determining implementation necessary to achieve desired FLU 3. Focus group members continue to consider designations/scenarios |
|---|--|

At the Next Meeting

- Present/discuss alternative scenarios and potential implementation strategies
- Determine how scenarios will be presented at next community meeting and how input will be gathered
- Discuss future of Glenvar Focus Group

Potential Meeting Dates:

- Thursday, March 10, 2011 at 6:30PM
- Monday, March 14, 2011 at 6:30PM

Glenvar Library Community Meetings

Wednesday, March 16, 2011
Glenvar Middle School
7:00 PM

Gather citizen input on design and function

Wednesday, April 20, 2011
Glenvar Middle School
7:00 PM

Unvell design



Glenvar Focus Group

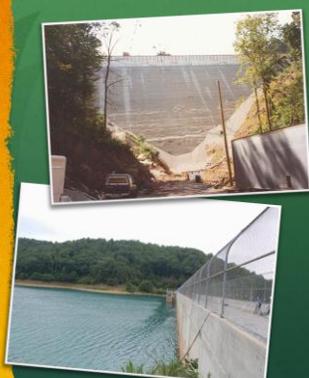
Third Meeting
March 31, 2011

Meeting Agenda

1. Spring Hollow Reservoir and Water Treatment Plant
2. Future Land Use Scenarios
 - West Main Street
 - Dixie Caverns
3. Future Land Use Designation Refinements
4. Glenvar Community Plan Timeline
 - Community Meeting, Planning Commission and Board of Supervisors

Spring Hollow Dam

Dedicated 1994



Spring Hollow Reservoir

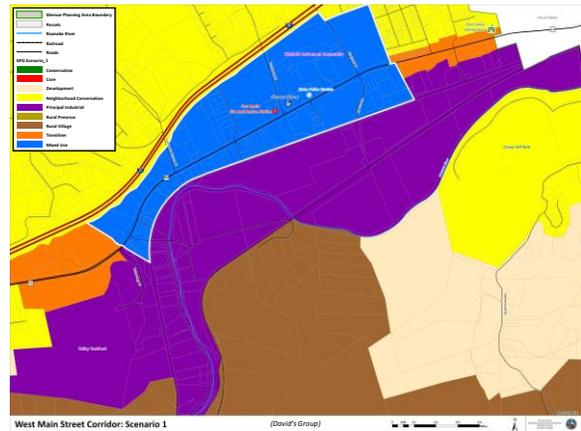
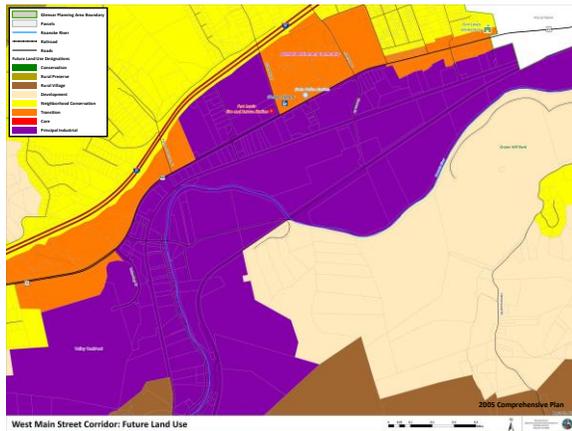


Spring Hollow Water Treatment Facility



Future Land Use Map Scenarios

West Main Street Corridor



Mixed Use

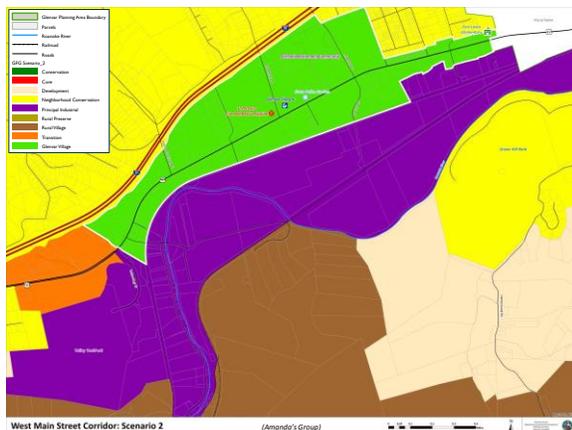
Draft
Scenario 1: David's Group

- Provides for a mix of uses to be preserved and developed
- Recognizes existing uses and includes mixture of zoning districts
- Allows more choice/opportunity in how the land can be developed
- Encourage pedestrian and vehicular connectivity between properties
- Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the area

Mixed Use

Draft
Scenario 1: David's Group

<p><u>Land Use Types</u></p> <ul style="list-style-type: none"> • Community Activity Centers • Commercial • General Retail Shops and Personal Services • Limited Industrial • Mixed Use • Office and Institutional • Parks and Outdoor Recreation/Ecotourism • Residential 	<p><u>Land Use Determinants</u></p> <ul style="list-style-type: none"> • Existing Land Use Pattern • Existing Zoning • Access • Utility Availability
--	--



Glenvar Village

Draft
Scenario 2: Amanda's Group

- Serve as focal point for the community; New Glenvar Library, Richfield Retirement Community, Fire and Rescue Station, Fort Lewis Elementary, Entrance to Glenvar Schools Complex; Pleasant Grove and Fort Lewis Baptist Church
- Provide for a mix of uses on a parcel and/or along the **Route 11/460 Corridor**
- Encourage cluster development and pedestrian/vehicular connectivity between properties
- Encourage a high degree of architectural and creative site design that enhances the rural and historic character of the community

Glenvar Village

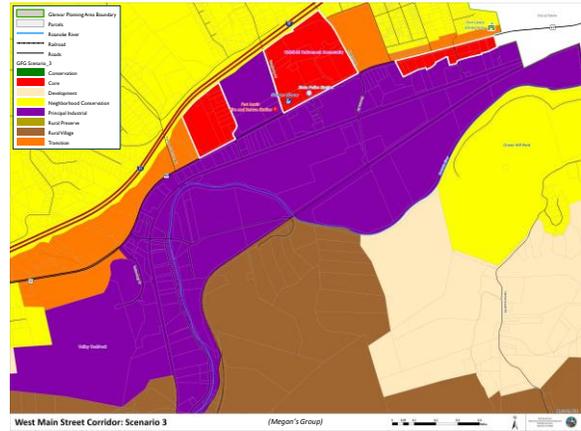
Draft
Scenario 2: Amanda's Group

Land Use Types

- Community Activity Centers
- Commercial
- General Retail Shops and Personal Services
- Limited Industrial
- Mixed Use
- Office and Institutional
- Parks and Outdoor Recreation/ Ecotourism
- Residential

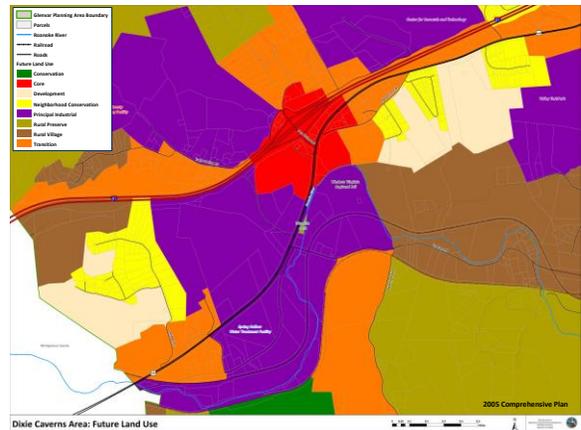
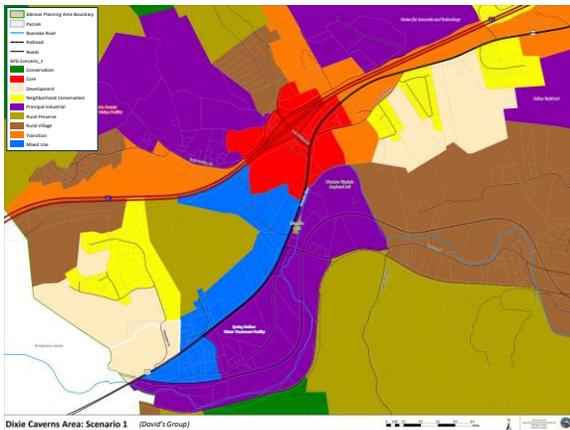
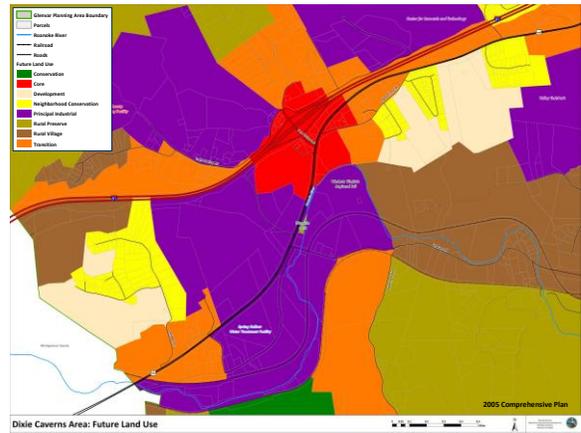
Land Use Determinants

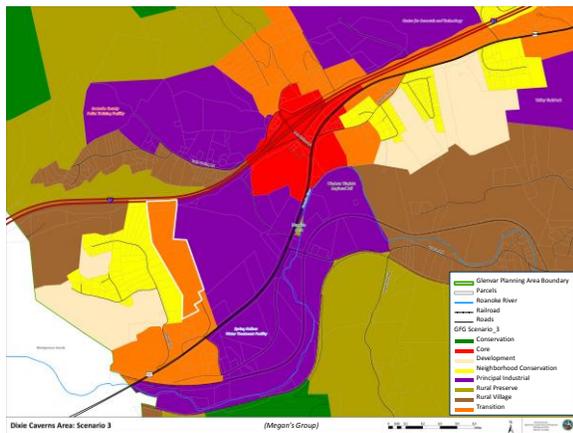
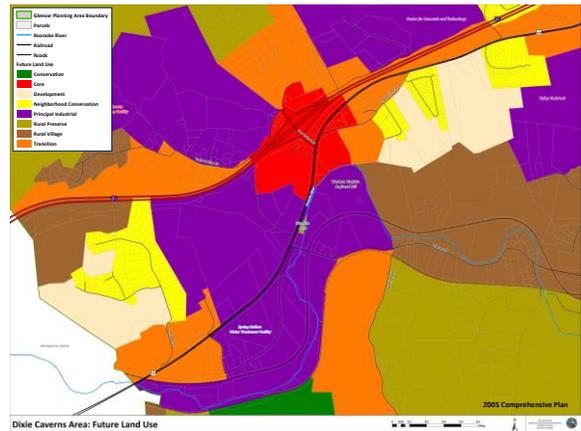
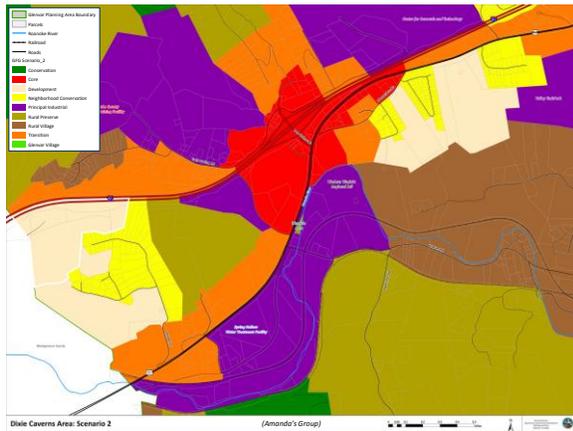
- Existing Land Use Pattern
- Existing Zoning
- Access
- Utility Availability



Future Land Use Map Scenarios

Dixie Caverns Area





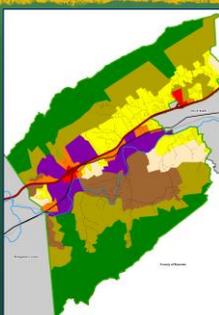
Principal Industrial

Draft

- Technology-based businesses and low intensity industrial uses are most appropriate;
- Uses which have the potential to be dangerous or extremely obnoxious are not appropriate;
- Industrial development should be located in existing technology parks;
- High intensity industrial uses should be located south of Route 11/460. Low intensity or technology-based industrial uses are appropriate for either side of Route 11/460;
- Development should be sensitive to the natural environment and include a high degree of architectural and creative site design that is compatible with the rural and historic character of the community;
- Does not preclude commercial uses from being developed.

Principal Industrial

Draft



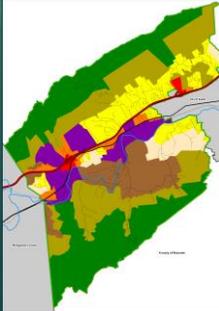
Route 11/460: Industrial uses should not be prominent in the corridor and/or are buffered from the right-of-way.

High intensity uses should be located south of Route 11/460.

Low intensity or technology-based industrial uses are appropriate for either side of Route 11/460.

Principal Industrial

Draft

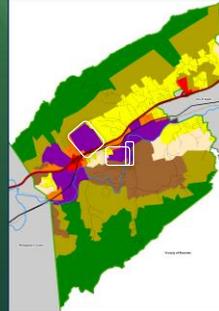


Roanoke River/Floodplain: Development or expansion of industrial uses along the Roanoke River and in the floodplain should be limited. Appropriate uses include:

- Manufacturing, storage, marketing and wholesaling of agricultural products;
- Low intensity industrial uses and custom manufacturing; and
- Warehousing and distribution

Principal Industrial

Draft

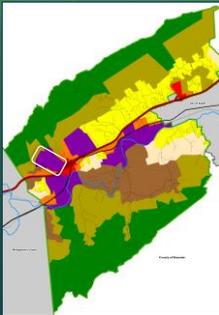


Poor Mountain Road: Uses should be limited to environmentally sensitive small manufacturing and low intensity industrial along the Roanoke River and railroad tracks (*Scenario 3*).

Center for Research and Technology & Valley TechPark: These areas are the most appropriate for high-tech manufacturing operations, research and development companies and corporate headquarters. Uses, site design and aesthetics are regulated by each park's respective covenants, master plan and/or conditions.

Principal Industrial

Draft



Twine Hollow Road: Development or expansion of industrial uses along Twine Hollow Road should be limited to:

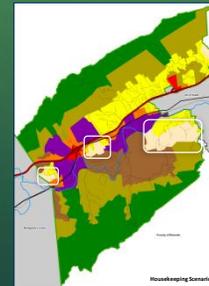
- Manufacturing, storage, marketing and wholesaling of agricultural products;
- Low intensity industrial uses and custom manufacturing;
 - Warehousing and distribution; and
 - Mining and resource extraction.

Development

Draft

The future land use area where most new neighborhood development should occur. In the Glenvar Planning Area, development should be consistent with the existing land use pattern. Appropriate uses include:

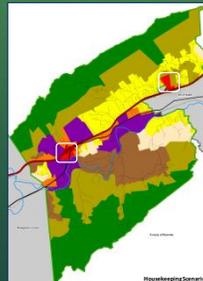
- Conventional residential
- Cluster or planned residential
- Community activity centers



Core

Draft

- Serve as a gateway to both the Glenvar Community and Roanoke County;
- Development that enhances the rural and historic character of the area is encouraged;
- Truck stops should be avoided;
- Businesses should be distinctive in appearance and include a high degree of architectural and creative site design;
- Industrial uses should be redirected to land designated as Principal Industrial.



Comments or Questions

Regarding the Future Land Use Map Scenarios and Potential Text Amendments?

Glenvar Community Plan Timeline

- Community Meeting – May 2, 2011
- Planning Commission Work Session – Status Update, May 17, 2011
- Fourth Focus Group Meeting – Early/Mid-June 2011*
- Planning Commission Work Session (with Glenvar Focus Group)
- Planning Commission Public Hearing
- Board of Supervisors Work Session
- Board of Supervisors Public Hearing (Plan Adoption)
- Implementation and Monitoring



Questions and Comments?



Design Concept for New Library to be Revealed

Glenvar Library Community Meeting

Wednesday, April 20, 2011

Glenvar Middle School

7:00 PM

Glenvar Focus Group PowerPoint Presentation - Fourth Meeting

Glenvar Focus Group Fourth Meeting

June 16, 2011

Community Meeting Summary

May 2, 2011 @ Glenvar Middle School

- Approx. 45 citizens attended
- Received 22 comment sheets

Housekeeping Changes

- 4 hard copy responses
- 3 (75%) had all "likes"

Area	Like	No
1	✓	
2	✓	
3	✓	
4	✓	
5	✓	
6	✓	
7	✓	
8	✓	
9	✓	
10	✓	

Comment: Orange going up Big Hill would be commercial/residential purple

West Main Street Corridor

Results:

- 9 responses; 6 hard copy, 3 online
- 8 favored the **Glenvar Village** (Scenario 2)
- 1 favored the **Mixed-Use** (Scenario 1)

Comments:

- Additional Uses in the Mixed-Use Designation: No Heavy Industrial
- Additional Uses in the Glenvar Village Designation: Non-fat food restaurant
- Worded in actual zoning statement should make it clear that no high intensity industrial use may be located in the green (Glenvar Village) area; object to including "Principal Industrial" in the use description.
- Main street in Salem is filled with big box corporations (ie. Walmart, Applebee's, Kroger, Taco Bell, KFC, McDonalds, etc). It would be nice to have a local foods restaurant or a place selling fresh produce, but please, something LOCAL. I would like to see the Glenvar Village to be similar to the Grandin Village. I think this would encourage young people to move to the area.

Dixie Caverns Area

Future Land Use Scenario 1

Area	Change	Yes	No	Comments
1	TR to RP	2	1	
2	RP to CD	2	2	* Great idea, Seven Hollow close to Interstate, commercial use I like #1 from Scenario 2 better
3	RP to MC and TR to MC	3		
4	RP to RP	3		
5	TR to DE	3		

Future Land Use Scenario 2

Area	Change	Yes	No	Comments
1	Expansion of Core	2	1	* Should be kept in core * Number 2 makes the most sense!
2	RP to RP	4		
3	RP to TR	3	1*	* Should be mixed use like in Scenario 1
4	RP to CD	3		

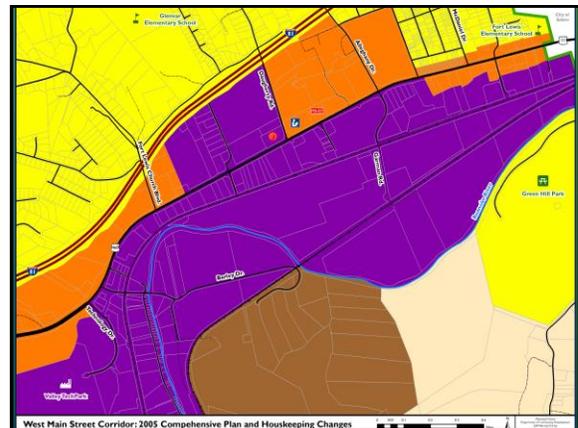
Future Land Use Scenario 3

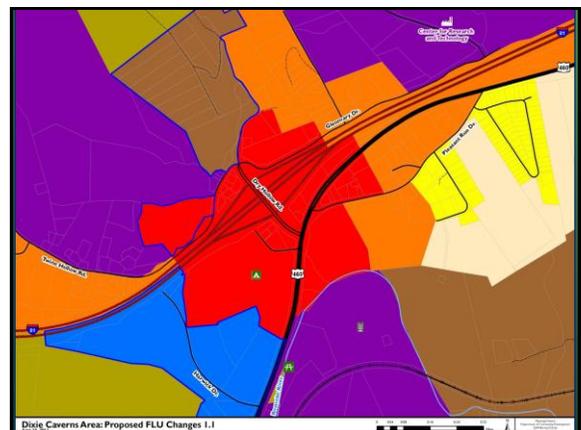
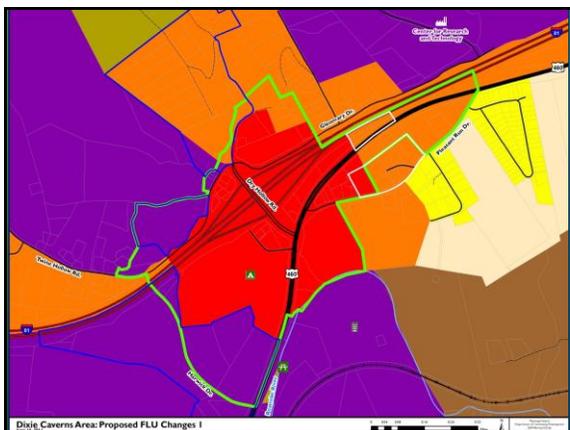
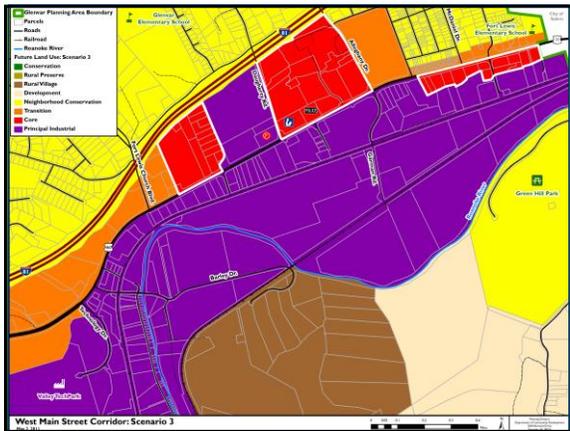
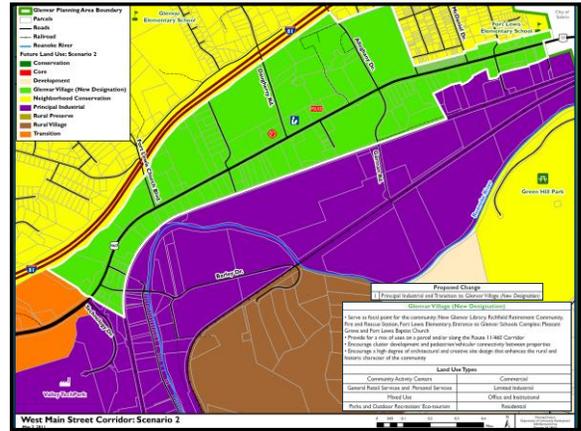
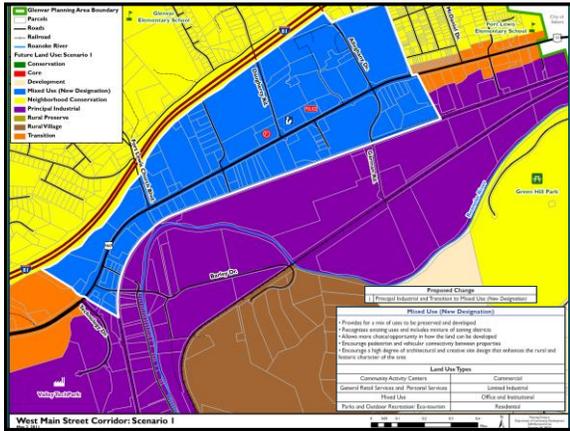
Area	Change	Yes	No	Comments
1	TR to CD	2	1	
2	TR to MC	4	1	
3	RP to RP	3	1	
4	TR to RP	3	1	
5	TR to RP	3	1	
6	RP to TR	3	1	

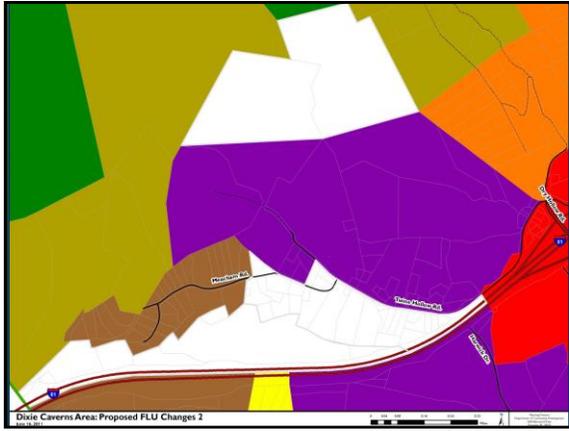
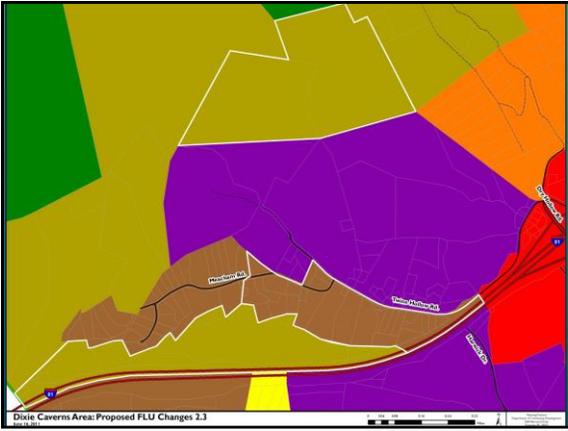
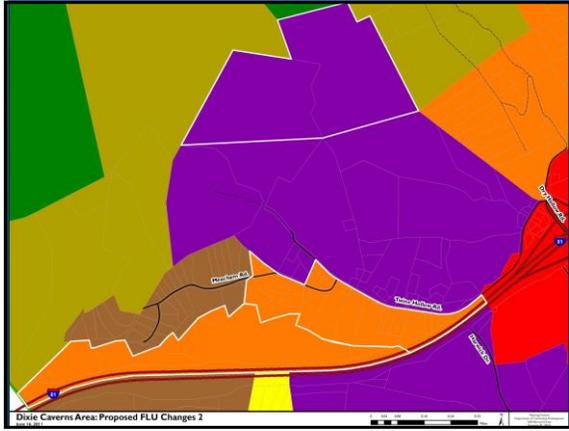
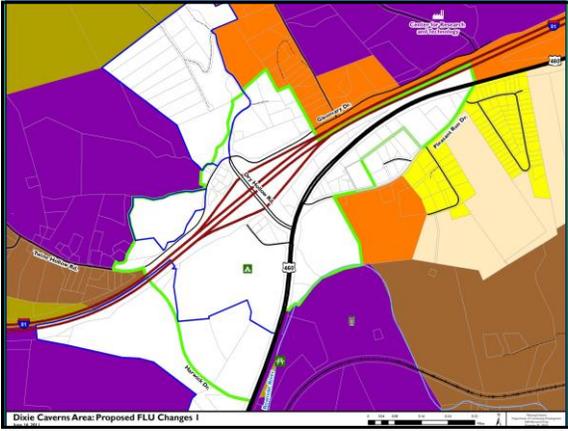
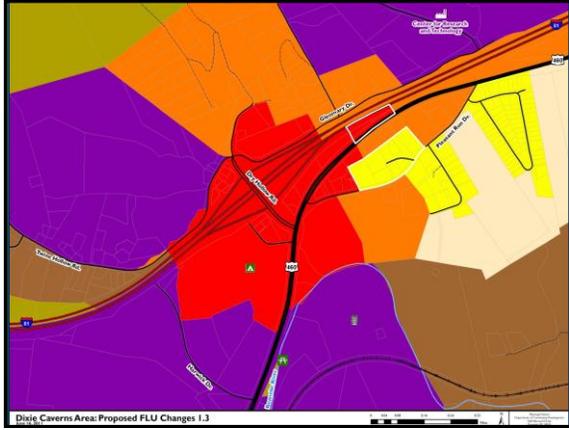
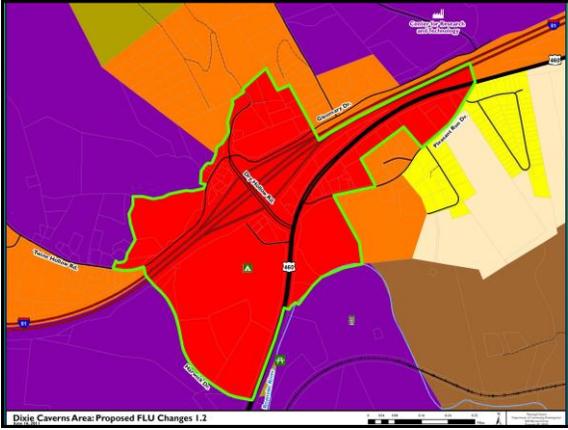
Comment: Scenario #1 [is] the best; all [of] Twine Hollow should be red core at [the] entrance

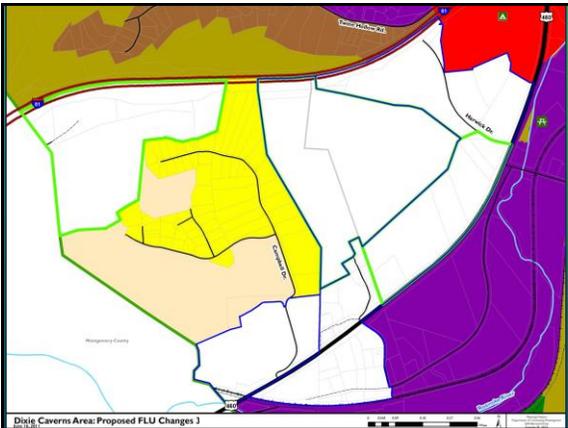
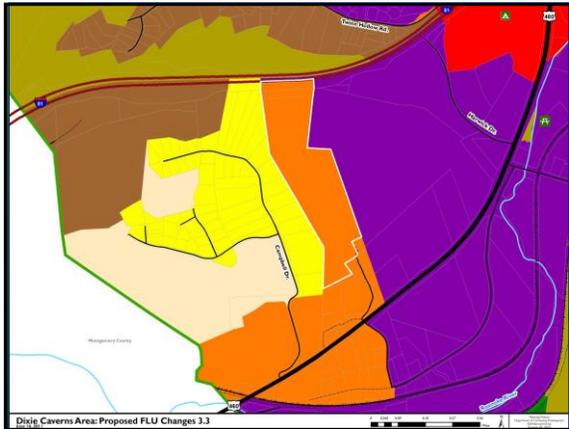
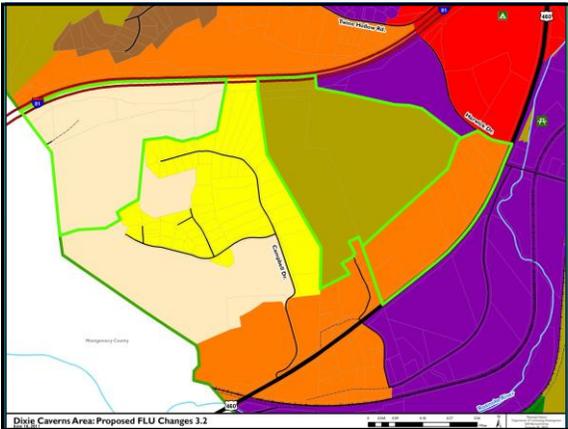
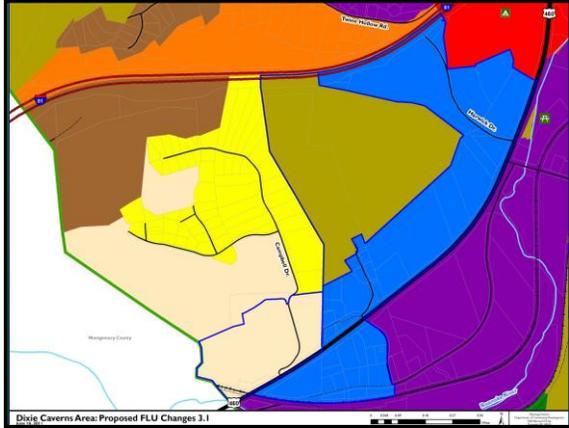
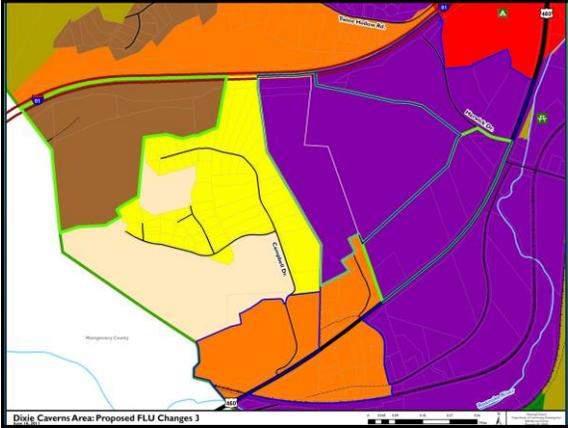
Future Land Use Recommendation

West Main Street Corridor









**Preliminary Draft
Goals and Objectives**

Draft June 16, 2011

Vision Statement and Goals

The Glenvar area strives to be a visually appealing, healthy and sustainable community that encourages a mix of land uses in a manner that is consistent with the community's rural character.

Plan Goals

- Community Facilities
- Land Use
- Natural Resources
- Sense of Community
- Transportation

Community Facilities

Ensure that public services and facilities will adequately serve the needs of residents and businesses within the Glenvar community and that such services and facilities are adaptable to future growth.

- Infrastructure should be maintained and improvements focused in existing neighborhoods.
- Work with the Western Virginia Water Authority and other agencies to develop a utility phasing plan for water and sewer expansion in the Glenvar area.
- Develop a comprehensive system of public and private parks, trails and open spaces that meet the needs of all age groups within the Glenvar community [and Roanoke County].

Land Use

Provide a mix of environmentally-sensitive commercial and industrial uses at appropriate locations in the Glenvar community that meet the needs of current and future residents.

- Encourage the development of planned commercial areas in the Glenvar community.
- Encourage the continued development and redevelopment of planned industrial areas to provide jobs and increase the County's tax base, while minimizing negative impacts on other land uses.

Provide a diverse, affordable and sustainable housing mix for a varied population, while preserving the natural resources and rural character of the community.

Natural Resources

Conserve and appropriately use the Glenvar community's natural resources in a manner that ensures their long-term viability and recreational, natural, scenic and economic value.

- Conserve existing visual resources that are of value to the Glenvar community.
- Maintain the Roanoke River as a focal point of the community that is enjoyed from both the land and the water.
- Use environmentally-sensitive development practices to minimize the environmental impacts of development.
- Maintain and increase efforts to improve air and water quality in the Glenvar community.

Sense of Community

Preserve, enhance and promote the unique, historic and cultural richness of the Glenvar community.

- Preserve and promote the historic character of the Glenvar community.
- Encourage the development and redevelopment of the Glenvar area with quality architecture and site design that enhances the rural and historic character of the community.

Maintain a healthy, safe and sustainable community that ensures opportunities for a multi-generational community to live, work, recreate and raise a family.

- Revitalize the West Main Street Corridor
- Encourage new businesses and employment opportunities in the Glenvar community that contribute to the long-term economic health of the County and are compatible with the community's character.

Transportation

Develop a safe, efficient transportation system that provides a range of transportation choices, reinforces the livability of neighborhoods [reduces air, noise and water pollution and lessens reliance on the automobile while maintaining accessibility].

- Maintain and improve the community's network of highways and streets.
- Promote alternative modes of transportation.

Next Steps

(Tentative Schedule)

Tonight

- Glenvar Focus Group Fourth Meeting

July 19, 2011

- Planning Commission Work Session with Focus Group

August 2011

- Final Document to Planning Commission

September 2011

- Planning Commission Public Hearing in Glenvar

October 2011

- Board of Supervisors Public Hearing

Questions/Comments?

**Joint Glenvar Focus
Group / Planning
Commission Work
Session**

September 20, 2011

Agenda

- 1) Introductions and Background
- 2) First GFG Meeting – *Vision Statement Development*
- 3) Second GFG Meeting – *Future Land Use Scenario Development*
- 4) Third GFG Meeting – *Future Land Use Scenario and Designation Refinement*
- 5) Fourth GFG Meeting – *Future Land Use Scenario Recommendation*
- 6) Looking Ahead - Tentative Schedule

January 24, 2011

First GFG Meeting

Vision Statement Development

- 1) Divided into three small groups
- 2) Developed themes and ideas based on community input and personal involvement
- 3) Staff put all themes/ideas together in one statement (presented at first meeting)

January 24, 2011

Community Input Key Themes

- **Aesthetically pleasing / clean up** West Main Street corridor
- Preserve **rural character** of community
- **Balance** between business, aesthetics and community
- Provide commercial and to limit industrial uses to **clean, environmentally-sensitive businesses** with attractive building design and surrounding landscaping with unobtrusive signage
- **Appropriate location** for industrial or commercial uses

Vision Statement

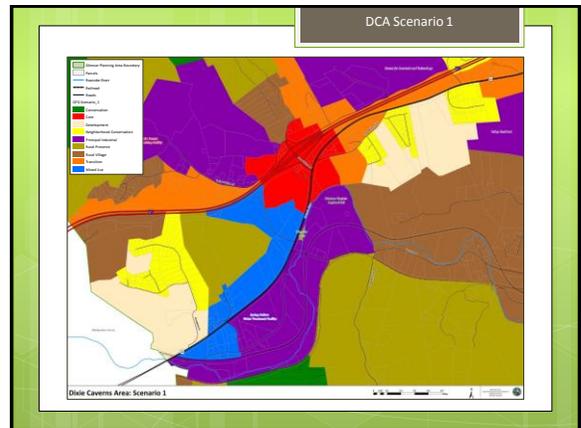
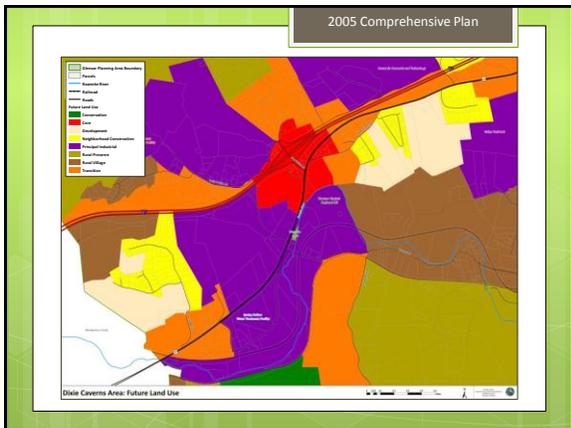
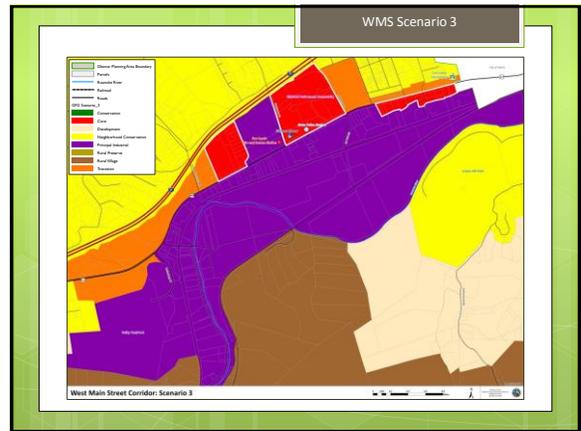
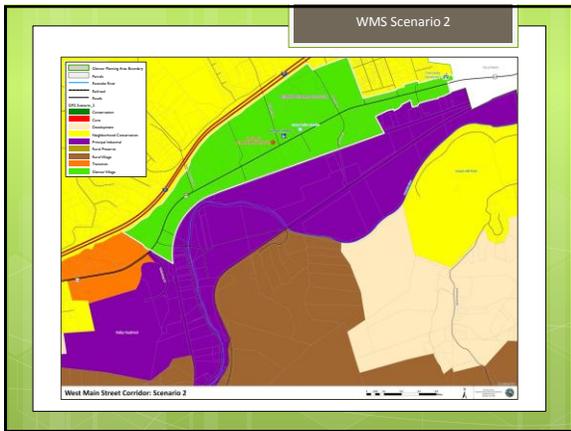
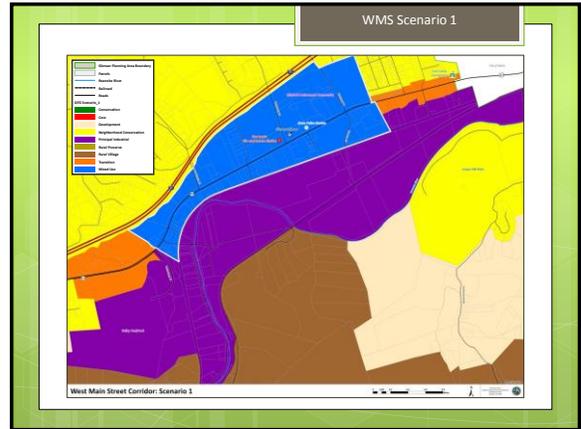
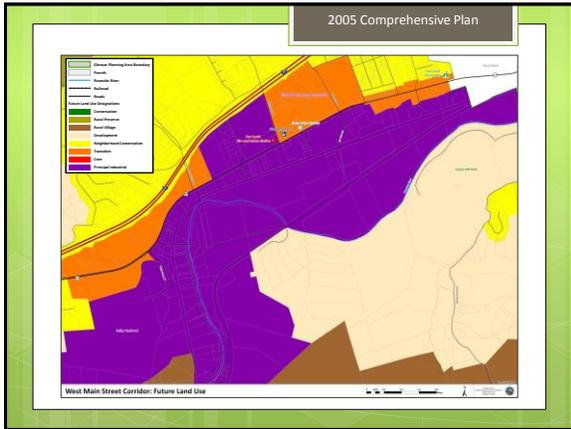
The Glenvar area strives to be a **visually appealing, healthy and sustainable community** that encourages a **mix of land uses** in a manner that is **consistent with the community's rural character.**

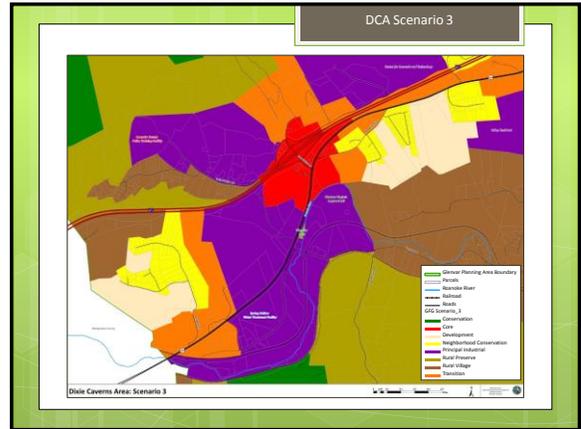
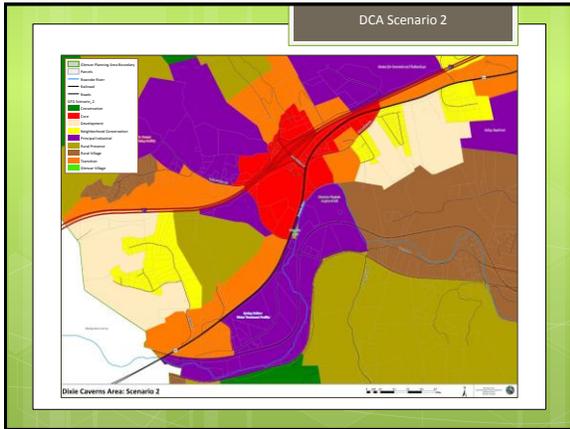
February 17, 2011

Second GFG Meeting

Future Land Use Scenario Development

- 1) Presented FLU "build" and housekeeping changes
- 2) Divided into three small groups
- 3) Focused on two "areas of concern"
 - *West Main Street Corridor*
 - *Dixie Caverns Area*





February 17, 2011

Third GFG Meeting

Future Land Use Scenario and Designation Refinement

- 1) Presented FLU scenarios developed at second meeting to ensure they met the intent of the focus group
- 2) Discussed draft FLU designation refinements
- 3) Prepared for Community Meeting

February 17, 2011

Future Land Use Designation Refinements

- **Principal Industrial** – Use type specification for overall planning area; Route 11/460; Roanoke River/Floodplain; Poor Mountain Road; CRT; Twine Hollow Rd.
- **Development** – Appropriate uses include conventional and cluster or planned residential; Community activity centers
- **Core** – should enhance character of area; truck stops should be avoided

Community Meeting

- **May 2, 2011** - Held between third and fourth GFG meetings

West Main Street Comments:

- 9 responses; 6 hard copy, 3 online
- 8 favored the **Glenvar Village** (Scenario 2)
- 1 favored the **Mixed-Use** (Scenario 1)

Comments:

- Additional Uses in the Mixed-Use Designation: No Heavy Industrial
- Additional Uses in the Glenvar Village Designation: Non-Fast Food restaurant
- Wording in actual zoning statement should make it clear that no high intensity industrial use may be located in the green (Glenvar Village) area. I object to including "Principal Industrial" in the use description.
- Main street in Salem is filled with big box corporations (ie, Walmart, Applebee's, Kroger, Taco Bell, KFC, McDonalds, etc). It would be nice to have a local foods restaurant or a space selling local products and things. Something LOCAL. I would like to see the Glenvar Village to be similar to the Grandin Village. I think this would encourage young people to move to the area.

West Main Street Corridor

Results:

- 9 responses; 6 hard copy, 3 online
- 8 favored the **Glenvar Village** (Scenario 2)
- 1 favored the **Mixed-Use** (Scenario 1)

Comments:

- Additional Uses in the Mixed-Use Designation: No Heavy Industrial
- Additional Uses in the Glenvar Village Designation: Non-Fast Food restaurant
- Wording in actual zoning statement should make it clear that no high intensity industrial use may be located in the green (Glenvar Village) area. I object to including "Principal Industrial" in the use description.
- Main street in Salem is filled with big box corporations (ie, Walmart, Applebee's, Kroger, Taco Bell, KFC, McDonalds, etc). It would be nice to have a local foods restaurant or a space selling local products and things. Something LOCAL. I would like to see the Glenvar Village to be similar to the Grandin Village. I think this would encourage young people to move to the area.

Dixie Caverns Area

Future Land Use Scenario 1

Area	Change	L Use		Comments
		Old	New	
1	TR to RP	3	1	
2	PL to CD	7	2	* Good idea, some hollows close to Interstate, commercial use * like #1 from Scenario 2 better
3	PL to MU and TR to MU	3		
4	PL to RP	3		
5	TR to CD	3		

Future Land Use Scenario 2

Area	Change	L Use		Comments
		Old	New	
1	Expansion of Core	2	1	* Should be kept in core * Number 2 makes the most sense!
2	PL to RP	4		
3	PL to TR	3	1*	* Should be mixed use like in Scenario 1
4	RP to CD	3		

Future Land Use Scenario 3

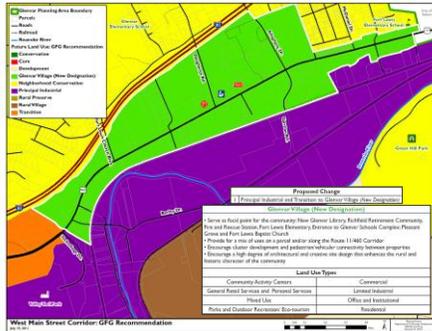
Area	Change	L Use		Comments
		Old	New	
1	TR to CD	3	1	
2	TR to MC	4	1	
3	PL to RP	3	1	
4	TR to RP	3	1	
5	TR to RP	3	1	
6	PL to TR	3	1	

Comment: Scenario #1 [is] the best, all [of] Twine Hollow should be red core at [the] entrance

Glenvar Focus Group Future Land Use Recommendation

West Main Street Corridor

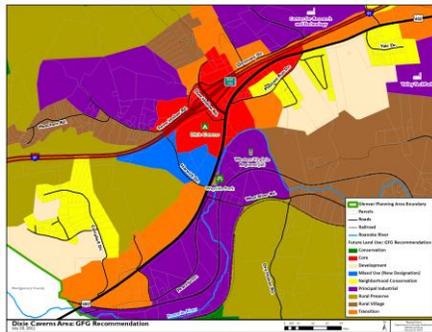
GFG Recommendation



Glenvar Focus Group Future Land Use Recommendation

Dixie Caverns Area

GFG Recommendation



Additional Planning Commission or Focus Group Questions/Comments?

Tentative Schedule

Tonight

- Joint Glenvar Focus Group/Planning Commission

October 18, 2011

- Final Document to Planning Commission

November 14, 2011

- Planning Commission Public Hearing (in Glenvar)

January 2012

- Board of Supervisors Public Hearing

Thank You!

Table of Implementation Strategies

Implementation Strategy	Timetable		
	Tier 1	Tier 2	Tier 3
	0-5 Years	5-10 Years	10+ Years
Zoning and Design Recommendations			
Develop Glenvar Village Overlay District regulations that limit uses and implement revised Design Guidelines. Properties that could be included are those along West Main Street and within the Glenvar Village Future Land Use Designation.	▪		
Develop Gateway Overlay District regulations at major entrance points into the Glenvar Community and incorporate features that reflect the Community's character into signs and streetscape elements throughout the area.	▪		
Review the existing Route 11/460 Design Guidelines to incorporate sign and screening/landscaping standards that achieve quality commercial and office development that is consistent with the Glenvar Community's vision.	▪		
Economic Development Recommendations			
Review and consider expanding boundaries for the Commercial Matching Grant Program along the Route 11/460 Corridor.	▪		
Identify state incentives for businesses to locate in the Glenvar Community such as Enterprise Zones, Jobs Investment Program and Technology Zones.	▪	▪	▪
Streetscape Recommendations			
Enhance streetscapes to include underground utilities and pedestrian-friendly features such as sidewalks, street trees and furniture, trash receptacles and pedestrian-scale lighting.	▪	▪	▪
Transportation Recommendations			
Conduct an access management study along Route 11/460 from Technology Drive to the Montgomery County line.	▪	▪	
Consider the recommendations of the Bikeway Plan for the Roanoke Valley MPO and the Rural Bikeway Plan.	▪	▪	▪
Utilize cost-effective techniques to better accommodate cyclists. Possible techniques include the installation of signage along the roadway and bicycle racks at community facilities.	▪	▪	▪
Explore opportunities to expand public transportation into the Glenvar Community.	▪	▪	▪
Residential Development Recommendations			
Encourage higher density residential uses near interchanges and business parks to attract residents and employers to the community.	▪	▪	▪
Develop and incorporate standards for townhouse and small-scale, multi-family developments into revised Design Guidelines.	▪		

Implementation Strategy	Timetable		
	Tier 1	Tier 2	Tier 3
	0-5 Years	5-10 Years	10+ Years
Outdoor Recreation and Park Recommendations			
Implement the recommendations of the Roanoke County Parks, Recreation and Tourism's Master Plan.	▪	▪	▪
Work with the Western Virginia Water Authority and Roanoke County Parks, Recreation and Tourism to explore potential recreation opportunities at Spring Hollow Reservoir and consider updating the Spring Hollow Master Plan accordingly.	▪	▪	▪
Construct the Roanoke River Greenway and Extensions from Green Hill Park to the Montgomery County line with connections to residential neighborhoods and community facilities.	▪	▪	▪
Explore other opportunities for greenway connections to the Glenvar Village Overlay District and Glenvar Schools Complex.	▪	▪	▪
Improve existing river access at Green Hill Park and Wayside Park by constructing access ramps and related facilities for canoes and kayaks.	▪	▪	▪
Explore opportunities for other river access points on property owned by Roanoke County.	▪	▪	▪
Promote the outdoor recreation opportunities in the Glenvar Community such as hiking and bird watching in Poor Mountain Natural Area Preserve, caving at Dixie Caverns and mountain biking on Poor Mountain.	▪	▪	▪

Viewshed Conservation Recommendations			
Identify and protect critical viewsheds from and within the Glenvar Community using appropriate land use tools.	▪	▪	▪
Review the Roanoke River Conservation Overlay District to ensure adequate protection of this natural resource.	▪		

Community Involvement Recommendations			
Explore opportunities for public/private cooperation in Community maintenance and enhancement efforts such as street medians and gateway areas.	▪	▪	▪

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATOR CENTER ON TUESDAY, JANUARY 24, 2012

RESOLUTION 012412-4 APPROVING AND ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR ROANOKE COUNTY, VIRGINIA, INCORPORATING THE GLENVAR COMMUNITY PLAN

WHEREAS, on November 14, 2011, the Planning Commission held a public hearing on an amendment to the Comprehensive Plan incorporating the Glenvar Community Plan, after advertisement and notice as required by Section 15.2-2204 of the Code of Virginia; and

WHEREAS, on January 24, 2012, the Board of Supervisors held a public hearing on an amendment to the Comprehensive Plan incorporating the Glenvar Community Plan, after advertisement and notice as required by Section 15.2-2204 of the Code of Virginia; and

WHEREAS, Roanoke County, Virginia, has a long and successful history of community planning that has emphasized citizen involvement and participation; and

WHEREAS, Section 15.2-2223 of the Code of Virginia requires that the Planning Commission of every jurisdiction shall prepare and recommend a comprehensive plan for the physical development of their jurisdiction; and

WHEREAS, the Planning Commission has reviewed and recommended an amendment to the Comprehensive Plan for Roanoke County entitled "Glenvar Community Plan" and said plan has been prepared in accordance with Sections 15.2-2223, 2224, and 2229 of the Code of Virginia.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the Comprehensive Plan is hereby amended by the adoption of the Glenvar Community Plan, with the recommended "housekeeping changes" to the Future Land Use Map as well as the Land Use Map changes for West Main Street and the Dixie Caverns area as recommended by the Glenvar Focus Group and Planning Commission.

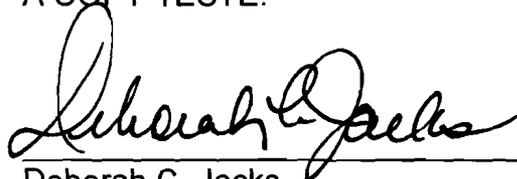
2. That this Resolution is effective from and after its adoption.

On motion of Supervisor Church to adopt the resolution, and carried by the following recorded vote:

AYES: Supervisors Moore, Altizer, Church, Elswick, Flora

NAYS: None

A COPY TESTE:

A handwritten signature in black ink, appearing to read "Deborah C. Jacks", written over a horizontal line.

Deborah C. Jacks
Clerk to the Board of Supervisors

cc: Arnold Covey, Director of Community Development
Tarek Moneir, Deputy Director of Development
Philip Thompson, Deputy Director of Planning

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Glenvar Community Plan Graphic Sources

Cover

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Chapter 1

Graphic 1.01

Roanoke County Department of Community Development. (2010). *Roanoke River* [Photograph]. Taken September 24, 2010 in Salem, Virginia.

Graphic 1.02

Blue Jay Motel Vintage Postcard. (ca 1950s). Retrieved from <http://cgi.ebay.com/ws/eBayISAPI.dll?VISuperSize&item=270732126043>.

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Glenvar Planning Area [Map]. 1:140,000. Roanoke County, Virginia GIS Databases. Roanoke, Virginia, 2011. Using ArcGIS [GIS software]. Version 10.0. Redlands, CA: Environmental Systems Research Institute, 1999-2010.

Graphic 1.04

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Chapter 2

Graphic 2.01

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Graphic 2.02

Artifacts from Fort Lewis Excavation. (1969). *Two Fort Sites Explored*. *Journal of the Roanoke Historical Society*, 6(1), 54-55.

Graphic 2.03

Roanoke County Department of Community Development. (2010). *Pleasant Grove*. [Photograph]. Taken April 15, 2010 in Salem, Virginia.

Graphic 2.04

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Graphic 2.05

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Graphic 2.06

Norfolk & Western Historical Photograph Collection. (1929). *Station in Glenvar, Virginia: NS1167*. [Photograph]. Taken 1929 in Glenvar, VA. Norfolk Southern Archives, reprinted with permission.

Graphic 2.07

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Graphic 2.09

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Graphic 2.10

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Graphic 2.11

Norfolk & Western Historical Photograph Collection. (1929). *Track Scene Near Glenvar, Virginia: NS4009*. [Photograph]. Taken 1929 at Glenvar, VA. Norfolk Southern Archives, reprinted with permission.

Graphic 2.12

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Graphic 2.13

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Graphic 2.14

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Graphic 2.15

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Graphic 2.16

Source unknown.

Graphic 2.17

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Chapter 3

Graphic 3.01

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Graphic 3.02

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Glenvar Community Plan Slope [Map]. 1:71,132. Roanoke County, Virginia GIS Databases. Roanoke County, 2011. Using ArcGIS [GIS software]. Version 10.0. Redlands, CA: Environmental Systems Research Institute, 1999-2010.

Graphic 3.05

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