STAFF REPORT

Petitioner: Engineering Concepts, Inc. - Lighthouse Bible Church

Request: Rezone property to remove the proffered conditions on approximately 2.66 acres zoned C-1C, Low Intensity Commercial, District with conditions, and to obtain a special use permit for religious assembly in a R-1, Low Density Residential, District, C-1C, Low Intensity Commercial, District with conditions, and C-2 High Intensity Commercial, District on approximately 10.68 acres

Location: 2500 Washington Avenue

Magisterial District: Vinton

Proffered Condition (To Be Removed)
1. The site plan shall be developed in substantial conformity with the preliminary plan dated August 5, 2002, prepared by Lumsden & Associates, P.C.

Suggested SUP Condition
1. The site shall be developed in substantial conformance with the concept site plan prepared by Engineering Concepts, Inc. dated September 24, 2020, subject to any changes required during the site plan review process.

EXECUTIVE SUMMARY:

Engineering Concepts, Inc., is petitioning to rezone property to remove the proffered conditions on approximately 2.66 acres zoned C-1C, Low Intensity Commercial, District with conditions, and to obtain a special use permit for religious assembly in a R-1, Low Density Residential, District, C-1C, Low Intensity Commercial, District with conditions, and C-2 High Intensity Commercial, District on approximately 10.68 acres, located at and near 2500 East Washington Avenue, Vinton Magisterial District.

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designation of these parcels are Neighborhood Conservation and Transition. Neighborhood Conservation is a future land use area where established single-family neighborhoods are delineated and the conservation of the existing development pattern is encouraged. Transition is a future land use area that encourages the orderly development of highway frontage parcels. Transition areas generally serve as developed buffers between highways and nearby or adjacent lower intensity development. Intense retail and highway oriented commercial uses are discouraged in transition areas, which are more suitable for office, institutional and small-scale, coordinated retail uses.

The existing church facilities are located on a parcel with the future land use designation of Neighborhood Conservation. The proposed facility is located on the parcels designated for Transition. Religious assembly is consistent with the Transition future land use designation and the Neighborhood Conservation future land use designations.

1. APPLICABLE REGULATIONS

Section 30-29-3 defines religious assembly as follows: “a use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities”.

1
A religious assembly use requires a special use permit in the R-1, Low Density Residential; C-1, Low Intensity Commercial; and C-2 High Intensity Commercial districts subject to Use and Design Standards in Article IV of the Roanoke County Zoning Ordinance. Section 30-83-9, Use and Design Standards for religious assembly, is attached to this report.

If this request is approved, development of the site would require comprehensive site plan review(s) and building permit review(s).

2. ANALYSIS OF EXISTING CONDITIONS

Background – This application involves three properties. Parcel 1 (TM# 061.02-01-58.00-0000) is 7.61 acres in size, is zoned R-1, and is where the existing church facilities are located (2500 Washington Avenue). Parcel 2 (TM# 061.02-01-59.00-0000) is 2.66 acres in size, is zoned C-1C, is currently vacant, and has been through two previous zoning actions. The first occurred in 1985 when the Board of Supervisors approved a rezoning from R-1 to B-1 (classified as C-1 in the current Roanoke County Zoning Ordinance) for the purpose of constructing office buildings. With this rezoning, the Board accepted a proffered condition that the property would be developed in conformance with the site plan submitted with the rezoning application. In 2002, the Board of Supervisors approved another rezoning of the property to amend the aforementioned proffered condition. This rezoning was also for the development of office buildings; however, conformance with the site plan from 1985 was not desired by the applicant. The condition placed on the property with the 1985 rezoning was removed, and a new condition was placed on the property for development to conform with a new site plan submitted with the 2002 rezoning application. Parcel 3 (TM# 061.15-01-08.00-0000) is 0.41 acre in size, is zoned C-2, and is currently vacant.

Topography/Vegetation – Parcel 2, where most of the proposed development would occur, is considerably level in grade with Washington Avenue. The elevation decreases approximately 30 feet from Washington Avenue to the rear of the parcel. The portion of the parcel fronting Washington Avenue is an open grassy area while the back portion of the lot contains a wooded area approximately 150-190 feet in depth.

Parcel 3 is of similar topography as Parcel 2 with a decrease in elevation of approximately 30 feet from Washington Avenue to the rear of the parcel. The parcel is primarily an open grassy field with a row of trees along the northwest portion of the property.

Parcel 1 contains the existing church facilities which are set back over 650 feet from the road. Approaching the church facilities from Washington Avenue, the parking lot area is located in front of the existing buildings. There is an open field area approximately 2.3 acres in size located behind these existing buildings. There is a forested area along the north property line that varies from approximately 130 feet at the widest to approximately 20 feet. A line of vegetation exists along the southern property line as well.

Surrounding Neighborhood – The subject property is surrounded to the north by the Spring Grove neighborhood, with approximately 350 parcels zoned R-1, Low Density Residential, District. William Byrd High School and Middle School are located to the northeast. Blue Ridge Manor Apartments borders the property to the south and are zoned R-4, High Density Multi-Family Residential, District. Goode Park and Wolf Creek Greenway adjoin the property to the west and northwest.

3. ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture – The provided concept site plan shows proposed construction on the site for two phases. Phase One would consist of the construction of a new church building approximately 10,350 square feet in size that would accommodate 377 seats in the sanctuary. 95 parking spaces are also
proposed in Phase One. Phase Two would consist of expanding the new building approximately 11,375 square feet. The existing sign on site is planned to remain to serve the property.

The existing facilities on Parcel 1 are planned to remain and will compliment the new facility. The existing building to the south will be modified for use as an educational space. The existing building to the north will continue to be used as a gym and for youth activities.

Renderings of the concept site plan, buildings, and floor layouts are provided in the application.

Access/Traffic Circulation – The site currently has one point of access on Washington Avenue. An additional access is proposed off of Spring Grove Drive as part of Phase One. The existing access road off of Washington Avenue would be shifted to the west as part of Phase Two. All proposed entrance modifications would be reviewed by VDOT for conformance during the site plan review process.

Adjoining Properties - Due to the current health situation regarding COVID-19, a community meeting could not be held for this project. In order to adequately inform all surrounding neighbors, staff expanded the adjacent property notice letter that is typically sent to adjoining property owners. Approximately 485 mailers were sent out and contained the application and hearing dates information along with direct contact information for staff and instructions for how to submit comments.

Agencies Comments: The following agencies provided comments on this application:

Office of Building Safety – All construction shall meet the requirements of the current Virginia Uniform Statewide Building Code.

Roanoke County Transportation – 1. Washington Avenue in front of the subject property is identified in the Bikeway Plan for the Roanoke Valley Area MPO – 2012 Update as a Vision alignment, meaning bicycle accommodations are desirable along this corridor. 2. The Regional Pedestrian Vision Plan for the Roanoke Valley (2015) identifies Washington Avenue as a corridor where pedestrian improvements are needed. Maps and excerpts from both plans are attached.

Economic Development – Economic Development supports uses that further the County’s objective to increase the tax base and grow its commercial footprint, particularly in high traffic commercial corridors. The proposed site appears to be viable for future commercial development, and would be best utilized for this purpose. It is understood that current market demand is limited due to COVID-19 however, support for the proposed rezoning is withheld unless it is demonstrated that the site is not viable for commercial development.

Fire and Rescue – This project will not increase the services provided by Fire and Rescue. However, fire flow and access requirements will need to be met during the site plan review process. If there is added vehicular traffic, there could be potential for increased accidents.

Solid Waste – Solid Waste does not currently provide service to the church and we do not anticipate a request from the new facility. I believe their volume would exceed our capacity limits.

Bedford County – No concerns regarding the proposal.

Vinton Public Works - There is an 8-inch water main on Washington Avenue. The current church facility has a service connection to this line. The new structure would require a new connection.
There is a sanitary sewer main on the north side of the creek that is to the north of the property in question. The sewer line runs in an easement through the residential properties fronting Spring Grove Drive. The existing facility has a sewer lateral crossing the creek farther north.

The Town of Vinton follows the Western Virginia Regional Water and Sewer Design and Construction Standards. This facility is to meet standards for non-residential facilities.

**Stormwater** – 1. The adjacent drainage area does fall within the "100 acre watershed flood study requirement". The applicant can expect a HEC RAS flood study requirement with floodway analysis (Pre and Post analysis). There are adjacent properties that could have a negative impact if the floodway is filled in. Note that the limits of the FEMA flood study end near the western property line. The engineer would be required to tie into this elevation with the flood study. Also, the lowest floor elevation of the proposed structure will need to be 1 foot above Base Flood Elevation.

**VDOT** – 1. A Land Use Permit will be required if a new entrance is needed from the VDOT right-of-way or for the change in use of an existing entrance. 2. The VDOT Road Design Manual, Appendix F: Access Management Design Standards for Entrances and Intersections must be adhered to where applicable for commercial entrances. This includes but is not limited to commercial entrance spacing and intersection sight distance. The intersection sight distance must be field verified and measures taken to ensure the minimum required distances can be met. 3. A full TIA analyzing traffic impacts on Routes 24 and 673 generated from this development may be required during the plan review process. 4. The department will not issue an approval of the plans or any necessary Land Use Permits until the locality approves this request. In addition, information regarding any changes to the existing drainage system should also be included for review.

### 4. CONFORMANCE WITH ROANOKE COUNTY COMMUNITY PLAN

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use designations of these parcels as Neighborhood Conservation and Transition.

Neighborhood Conservation is a future land use area where established single-family neighborhoods are delineated and the conservation of the existing development pattern is encouraged. Suitable use types include neighborhood institutional centers that serve the neighborhood residents including parks, schools, religious assembly facilities, recreational and park facilities, community meeting areas and clubs. These facilities should be linked to the residential areas by greenways, bike trails and pedestrian paths. Religious assembly is an appropriate use in the Neighborhood Conservation land use designation.

Transition is a future land use area that encourages the orderly development of highway frontage parcels. Transition areas generally serve as developed buffers between highways and nearby or adjacent lower intensity development. Intense retail and highway oriented commercial uses are discouraged in transition areas, which are more suitable for office, institutional, and small-scale coordinated retail uses. Religious assembly is an appropriate use in the Transition future land use designation.

### 5. STAFF CONCLUSIONS

Engineering Concepts, Inc., is petitioning to rezone property to remove the proffered conditions on approximately 2.66 acres zoned C-1C, Low Intensity Commercial, District with conditions, and to obtain a special use permit for religious assembly in a R-1, Low Density Residential, District, C-1C, Low Intensity Commercial, District with conditions, and C-2 High Intensity Commercial, District on approximately 10.68 acres, located at and near 2500 East Washington Avenue, Vinton Magisterial District.
The existing church facilities are located on a parcel with the future land use designation of Neighborhood Conservation. The proposed facility is located on the parcels designated for Transition. Religious assembly is consistent with the Transition future land use designation and the Neighborhood Conservation future land use designation.

When reviewing a special use permit adverse impacts shall be considered as well as the design, scale, use and operation of any proposed use and how well the proposed use conforms to the County’s Comprehensive Plan as well as the purposes of the Zoning Ordinance.

If the Planning Commission recommends approval of the proposed project, staff has suggested one condition regarding conformance with the submitted concept site plan.

CASE NUMBER:  # 6-10/2020
PREPARED BY:  Alyssa Dunbar
HEARING DATES:  PC:  October 5, 2020  BOS:  October 20, 2020
ATTACHMENTS:  Application Materials
                Revised Concept Plan
                Aerial Map
                Zoning Map
                Future Land Use Map
                Photographs
                R-1 District Regulations
                C-1 District Regulations
                C-2 District Regulations
                Religious Assembly Use and Design Standards (Section 30-83-9)
                Maps and Excerpts related to Roanoke County Transportation Review Comments
                Neighborhood Conservation Future Land Use Designation
                Transition Future Land Use Designation
ALL APPLICANTS

Check type of application filed (check all that apply)

- Rezoning □ Special Use □ Variance □ Waiver □ Administrative Appeal □ Comp Plan (15.2.2232) Review

Applicants name/address w/zip
Engineering Concepts, Inc.
94 Greenfield Street
Daleville, VA 24083

Phone: (540) 473-1253
Work:
Cell #:
Fax No.:

Owner’s name/address w/zip
Rev. Jay Richards - Lighthouse Bible Church
2500 East Washington Ave
Vinton, VA 24179

Phone #: (540) 890-3304
Work:
Cell #:
Fax No.:

Property Location
2500 East Washington Ave
Vinton, VA 24179

Magisterial District: Vinton Magisterial District
Community Planning area:

Tax Map No.: 061.02-01-59.00-0000
Existing Zoning: C1C
Existing Land Use: Vacant

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2.2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning: C1
Proposed Land Use: Church

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ☑ No □ IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).

Does the parcel meet the minimum criteria for the requested Use Type in Article IV (Special Use Permit)? Yes ☑ No □ IF NO, A VARIANCE IS REQUIRED FIRST

If rezoning request, are conditions being proffered with this request? Yes ☑ No □

VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/A/A)

Variance/Waiver of Section(s) ______________ of the Roanoke County Zoning Ordinance in order to:

Appeal of Zoning Administrator’s decision to ______________
Appeal of Interpretation of Section(s) __________________________ of the Roanoke County Zoning Ordinance
Appeal of Interpretation of Zoning Map to ______________

Is the application complete? Please check if enclosed. APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.

R/S/W/CP V/AA
Consultation ☑
Application ☑
Justification ☑

R/S/W/CP V/AA
8 1/2” x 11” concept plan ☑
Metes and bounds description ☑
Water and sewer application ☑

R/S/W/CP V/AA
Application fee ☑
Proffers, if applicable ☑
Adjoining property owners ☑

I hereby certify that I am either the owner of the property or the owner’s agent or contract purchaser and am acting with the knowledge and consent of the owner.

Owner’s Signature
County of Roanoke
Community Development
Planning & Zoning
5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068  FAX (540) 776-7155

FOR STAFF USE ONLY

Date received: 
Received by: 
Application fee: 
PC/BZA date: 
Placards issued: 
BOB date: 

Case Number

APPLICANTS

Check type of application filed (check all that apply)
☐ Rezoning ☐ Special Use ☐ Variance ☐ Waiver ☐ Administrative Appeal ☐ Comp Plan (15-2-233) Review

Applicant's name/address w/zip:
Engineering Concepts, Inc.
94 Greenfield Street
Delmarva, VA 24083

Phone: (540) 473-1263
Work: 
Cell #: 
Fax No.: 

Owner's name/address w/zip:
Rev. Jay Richards - Lighthouse Bible Church
2500 East Washington Ave
Vinton, VA 24179

Phone: (540) 890-3304
Work: 
Cell #: 
Fax No.: 

Property Location:
2500 East Washington Ave
Vinton, VA 24179

Magisterial District: Vinton Magisterial District

Community Planning area:

Tax Map No(s): 06-10-01-00-00-000
Exisiting Zoning:
C2

Size of parcels: 0.41 acres, 0.61 acres, 2.06 acres (respectively)
Existing Land Use: Church & Vacant (respectively)

Proposed Zoning: No changes proposed to zoning; remove conditions from C1C

Existing Land Use: Church

Proposed Land Use: Church

IF NO A VARIANCE IS REQUIRED FIRST (Rezoning)

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?

☐ Yes ☐ No

IF NO A VARIANCE IS REQUIRED FIRST (Rezoning)

Does the parcel meet the minimum criteria for the requested Use Type in Article IV (Special Use Permit) Yes (☐) No (☐)

IF NO A VARIANCE IS REQUIRED FIRST

Does the rezoning request, are conditions being proposed with this request? ☐ Yes ☐ No

REZONING REQUEST FOR ADDITIONAL PURPOSES (PDU) OR DISTRICT CHANG (PDC)

Variance/Variances or Section(s):

Appeal of Zoning Administrator's decision to:
Appeal of Interpretation of Section(s): of the Roanoke County Zoning Ordinance:
Appeal of Interpretation of Zoning Map to:

If the application complete? Please check each box. APPLICATION WILL NOT BE ACCEPTED IF ANY OF THE ITEMS ARE MISSING OR INCOMPLETE:

☐ YES ☐ NO

If necessary, attach additional sheets if space does not allow:

I hereby certify that I am either the owner or the agent of the owner of the property of which this application pertains:

[Signature]
[Date]
Applicant: Lighthouse Bible Church

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

See Attached

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

See Attached

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

See Attached
CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:

ALL APPLICANTS
✓ a. Applicant name and name of development
✓ b. Date, scale and north arrow
✓ c. Lot size in acres or square feet and dimensions
✓ d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
✓ e. Physical features such as ground cover, natural watercourses, floodplain, etc.
✓ f. The zoning and land use of all adjacent properties
✓ g. All property lines and easements
✓ h. All buildings, existing and proposed, and dimensions, floor area and heights
✓ i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
✓ j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

✓ k. Existing utilities (water, sewer, storm drains) and connections at the site
✓ l. Any driveways, entrances/exits, curb openings and crossovers
✓ m. Topography map in a suitable scale and contour intervals
✓ n. Approximate street grades and site distances at intersections
✓ o. Locations of all adjacent fire hydrants
✓ p. Any proffered conditions at the site and how they are addressed
✓ q. If project is to be phased, please show phase schedule

I certify that all items required in the checklist above are complete.

Signature of applicant ____________________________ Date ____________________________
1) The purpose of this zoning request is to allow for the development of a new church building and associated parking on existing Roanoke County parcel #061.02-01-59.00-0000 totaling 2.66 acres. The parcel is currently zoned C1C and we are requesting a rezoning to C1 with a Special Use Permit to allow for religious assembly in accordance with Sec. 30-53-2 (B) of the Roanoke County Ordinance. The parcel is located on the northwest corner of Washington Avenue and Spring Grove Drive, adjacent to various commercial and residential properties. The current owners of the parcel, Lighthouse Bible Church, are seeking to develop this parcel as a relocation of their existing church worship facility located directly to the north on tax parcel # 061.02-01-58.00-0000. We are also seeking an SUP on the other parcels owned by the church #061.02-01-58.0000 and # 061.15-01-08.00-0000 to account for the existing use and possible facility expansion in the future.

The existing facilities on the property are planned to remain and will compliment the new facility. The facility to the west will be modified for use as an educational space and will likely not be used while worship services are being conducted in the new facility. The existing facility to the east will continue to be used as a gym and youth activities.

The Phase II expansion is shown for planning purposes and the exact use is speculative at this time. The likely use in the Phase II expansion will be for adult educational space.

The existing sign is planned to remain to serve the property.

This request furthers the purpose of the Roanoke County Ordinance by providing an attractive and important religious assembly location to serve the community and county-wide needs. The proposed church building will provide 377 seats to congregation members of Roanoke County and the greater Roanoke area. The proposed relocation of the church and additional entrance will help to divert a portion of the right-turning traffic from the existing entrance on Washington Ave to the entrance proposed on Spring Grove Drive. This will create more efficient traffic patterns and improve overall public safety along this section of Washington Avenue. Additionally, this will serve as a logical buffer between the C2 Commercial properties to the west and the R1 Residential properties to the north.

The proposed development will include a Phase 1 building of approximately 10,350 sf with approximately 95 proposed parking spaces. Phase 2 will expand the building by approximately 11,375 sf. The proposed location of this buildings will bring a key civic resource to the forefront of the Washington Avenue corridor and will provide better access for local neighborhoods and other residents of Roanoke County.

2) This project conforms to the general guidelines and policies of the Roanoke Comprehensive Plan by offering a place of gathering and support, in order to promote Community Identity. The proposed project is located within the Vinton Area Corridor and will enhance this area plan by providing an important community facility at a prominent location within the corridor. The site’s location within the Transition zone, on the Vinton Future Land Use map, suggests this would be a logical location for a civic use. Additionally, the Town of Vinton’s desire to maintain a “small-town atmosphere” would be enhanced with the relocation of this place of religious assembly, by placing an important civic institution along the prominent Washington Ave. corridor.
3) No negative impacts to the Roanoke County infrastructure are anticipated with this project. The specifics of this impact are listed below.

- General components such as building and site signage, landscaping, stormwater management, and site lighting will be provided on-site and will meet the provisions of the Roanoke County ordinance.
- Fire and Rescue access has been provided on the concept plan including adequate turning room for access vehicles.
- All Water and Sanitary will be coordinated with the Roanoke County Western Virginia Water Authority and all road improvements will be coordinated with Virginia Department of Transportation.
BEGINNING at Corner #1, said corner located on the northerly right-of-way of VA Route 24, said point also located on the easterly property line of Tract "A", New Testament Baptist Church and an existing 30 foot right-of-way; thence leaving VA Route 24 and said 30' right-of-way and New Testament Baptist Church, N. 8 deg. 56' 34" W. 252.04 feet to Corner #2, said corner located on the southerly boundary of Tract "A" of New Testament Baptist Church; thence leaving said 30' right-of-way and with New Testament Baptist Church for the following 5 courses: N. 66 deg. 07' 37" E. 251.21 feet to Corner #3; thence N. 34 deg. 45' 38" E. 22.34 feet to Corner #4; thence 70 deg. 31' 00" E. 58.44 feet to Corner #5; thence S. 83 deg. 48' 44" E. 25.23 feet to Corner #6, said corner located on the westerly right-of-way of Spring Grove Drive; thence leaving New Testament Baptist Church and with Spring Grove Drive for the following 2 courses, S. 39 deg. 47' 38" E. 252.74 feet to Corner #7; thence with a curve to the right, which said curve is defined by a delta angle of 101 deg. 01' 01", a radius of 25.00 feet, an arc of 44.08 feet, a chord of 38.59 feet and bearing S. 10 deg. 42' 52" W. to Corner #8, said corner located on the northerly right-of-way of VA Route 24; thence leaving Spring Grove Drive and with VA Route 24 for the following two courses: thence with a curve to the right, which said curve is defined by a delta angle of 14 deg. 38' 41", a radius of 1335.40 feet, an arc of 341.33 feet, a chord of 340.40 feet and bearing S. 68 deg. 40' 39" W. to Corner #9; thence S. 75 deg. 56' 53" E. 120.18 feet to Corner #1, the place of beginning, and containing 2.66 acres, being Roanoke County Tax Parcel 81-021-59.
TRAFFIC INFO:
Roanoke County –
Rte 24 Washington Ave – from ECL
Vinton to Bedford Co. Line = AADT 20000

Average Peak Hour Sunday trips 204
100 trips entering (49%)
104 trips exiting (51%)

RIGHT TURN AND TAPER
EXPECTED ENTRANCE USAGE (OF TOTAL VPH)
30% – EXISTING DRIVE – TAPER NOT REQUIRED
70% – SPRING GROVE DRIVE – EXISTING TURN AND TAPER
AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, AUGUST 27, 2002

ORDINANCE 082702-13 TO CHANGE THE ZONING CLASSIFICATION OF 2.66 ACRES FROM C-1C, OFFICE DISTRICT WITH CONDITIONS TO C-1C, OFFICE DISTRICT WITH AMENDED CONDITIONS, LOCATED ON THE NORTHWEST CORNER OF WASHINGTON AVENUE AND SPRING GROVE DRIVE INTERSECTION, (TAX MAP NO. 61.02-1-59) IN THE VINTON MAGISTERIAL DISTRICT UPON THE APPLICATION OF R. W. AND JOAN C. BOWERS

WHEREAS, the first reading of this ordinance was held on July 23, 2002, and the second reading and public hearing were held August 27, 2002; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on August 6, 2002; and

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the zoning classification of a certain tract of real estate containing 2.66 acres, as described herein, and located on the northwest corner of Washington Avenue and Spring Grove Drive intersection (Tax Map #61.02-1-59) in the Vinton Magisterial District, is hereby changed from the zoning classification of C-1C, Office District with conditions, to the zoning classification of C-1C, Office District with AMENDED conditions. That the conditions imposed by Final Order of the Board of Supervisors of Roanoke County in 1985 are hereby removed as follows:

   (4) The petitioner agrees to develop the subject property in substantial compliance with the site plan dated 22 November 1985, attached
hereto as Exhibit "C", and agrees to modify such plan to accommodate Roanoke County site plan requirements.

2. That this action is taken upon the application of R. W. and Joan C. Bowers.

3. That the owners of the property has voluntarily proffered in writing the following condition which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

   (1) The site plan shall be developed in substantial conformity with the preliminary plan dated August 5, 2002, prepared by Lumsden & Associates, P.C.

4. That said real estate is more fully described as follows:

BEGINNING at Corner #1, said corner located on the northerly right-of-way of VA Route 24, said point also located on the easterly property line of Tract "A", New Testament Baptist Church and an existing 30 foot right-of-way; thence leaving VA Route 24 and with said 30' right-of-way and New Testament Baptist Church, N. 9 deg. 56' 34" W. 252.04 feet to Corner #2, said corner located on the southerly boundary of Tract "A" of New Testament Baptist Church; thence leaving said 30' right-of-way and with New Testament Baptist Church for the following 5 courses:  N. 66 deg. 07' 37" E. 251.21 feet to Corner #3; thence N. 34 deg. 45' 38" E. 22.34 feet to Corner #4; thence 70 deg. 31' 00" E. 58.44 feet to Corner #5; thence S. 83 deg. 48' 44" E. 25.23 feet to Corner #6, said corner located on the westerly right-of-way of Spring Grove Drive; thence leaving New Testament Baptist Church and with Spring Grove Drive for the following 2 courses, S. 39 deg. 47' 38" E. 252.74 feet to Corner #7; thence with a curve to the right, which said curve is defined by a delta angle of 101 deg. 01' 01", a radius of 25.00 feet, an arc of 44.08 feet, a chord of 38.59 feet and bearing S. 10 deg. 42' 52" W. to Corner #8, said corner located on the northerly right-of-way of VA Route 24; thence leaving Spring Grove Drive and with VA Route 24 for the following two courses: thence with a curve to the right, which said curve is defined by a delta angle of 14 deg. 38' 41", a radisu of 1335.40 feet, an arc of 341.33 feet, a chord of 340.40 feet and bearing S. 66 deg. 40' 39" W. to Corner #9; thence S. 75 deg. 56' 55" ? 120.19 feet to Corner #1, the place of beginning, and containing 2.66 acres, being Roanoke County Tax Parcel 61.02-1-59.
5. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Nickens to adopt the ordinance based on the site plan dated 08/27/02, and with the understanding that petitioner will work with county staff regarding parking issues, and carried by the following recorded vote:

AYES: Supervisors Flora, McNamara, Minnix, Nickens, Church
NAYS: None

A COPY TESTE:

Diane S. Childers
Clerk to the Board of Supervisors

cc: File
Arnold Covey, Director, Community Development
Janet Scheid, Chief Planner
William E. Driver, Director, Real Estate Valuation
Paul M. Mahoney, County Attorney
Aerial View

Engineering Concepts
Lighthouse Bible Church
2500 Washington Ave
Vinton, VA 24179

Tax Map Number:
061.02-01-58.00-0000
Lot size: 7.61 Acres
Existing Zoning: R-1
Proposed Zoning: R-1S

Tax Map Number:
061.02-01-59.00-0000
Lot size: 2.66 Acres
Existing Zoning: C-1C
Proposed Zoning: C-1S

Tax Map Number:
061.15-01-08.00-0000
Lot size: 0.41 Acres
Existing Zoning: C-2
Proposed Zoning: C-2S

Magisterial District:
Vinton

Subject Sites
Zoning Map

Engineering Concepts
Lighthouse Bible Church
2500 Washington Ave
Vinton, VA 24179

Tax Map Number: 061.02-01-58.00-0000
Lot size: 7.61 Acres

Tax Map Number: 061.02-01-59.00-0000
Lot Size 2.66 Acres

Tax Map Number: 061.15-01-08.00-0000
Lot Size: 0.41 Acres

Magisterial District: Vinton

Subject Sites

Zoning
AG-3
C-1
C-2
R-1
R-3
R-4

Roanoke Co. Planning
(540) 772-2068
5204 Bernard Dr.
Roanoke VA 24018

Date: 8/25/2020 1:4,514
Zoning Map

Engineering Concepts
Lighthouse Bible Church
2500 Washington Ave
Vinton, VA 24179

Tax Map Number: 061.02-01-58.00-0000
Lot size: 7.61 Acres

Tax Map Number: 061.02-01-59.00-0000
Lot Size 2.66 Acres

Tax Map Number: 061.15-01-08.00-0000
Lot Size: 0.41 Acres

Magisterial District: Vinton

Future Land Use
- Development
- Neighborhood Conservation
- Transition
- Core
SEC. 30-41. R-1 LOW DENSITY RESIDENTIAL DISTRICT.

Sec. 30-41-1. Purpose.

(A) The R-1, low density residential district is established for areas of the county within the urban service area with existing low-middle density residential development, with an average density of from one (1) to three (3) units per acre, and land which appears appropriate for such development. These areas are generally consistent with the neighborhood conservation land use category as recommended in the comprehensive plan. In addition, where surrounding development and the level of public services warrant, these areas coincide with the development category recommended in the plan. This district is intended to provide the highest degree of protection from potentially incompatible uses and residential development of a significantly different density, size, or scale, in order to maintain the health, safety, appearance and overall quality of life of existing and future neighborhoods. In addition to single-family residences, only uses of a community nature which are generally deemed compatible are permitted in this district. This would include parks and playgrounds, schools and other similar neighborhood activities.

(Ord. No. 042799-11, § 1f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-41-2. Permitted uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. **Agricultural and Forestry Uses**

   Stable, Private *

2. **Residential Uses**

   Accessory Apartment *

   Home Beauty/Barber Salon *

   Home Occupation, Type I *

   Manufactured Home *

   Manufactured Home, Emergency *

   Multiple Dog Permit *
Residential Human Care Facility

Single Family Dwelling, Attached *

Single Family Dwelling, Attached (Cluster Subdivision Option) *

Single Family Dwelling, Detached

Single Family Dwelling, Detached (Cluster Subdivision Option) *

Single Family Dwelling, Detached (Zero Lot Line Option) *

3. **Civic Uses**

Community Recreation *

Family Day Care Home *

Park and Ride Facility *

Public Parks and Recreational Areas *

Utility Services, Minor

4. **Commercial Uses**

Bed and Breakfast *

5. **Miscellaneous Uses**

Amateur Radio Tower *

Wind Energy System, Small *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. **Residential Uses**

Alternative Discharging Sewage System *

2. **Civic Uses**

Cemetery *
Crisis Center

Day Care Center *

Educational Facilities, Primary/Secondary *

Religious Assembly *

Utility Services, Major *

3. Commercial Uses

Golf Course *

4. Miscellaneous Uses

Outdoor Gatherings *

(Ord. No. 42793-20, § II, 4-27-93; Ord. No. 62293-12, §§ 3, 8, 6-22-93; Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042500-9, § II, 4-25-00; Ord. No. 072605-7, § 1, 7-26-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052609-22, § 1, 5-26-09; Ord. No. 030811-1, § 1, 3-8-11; Ord. No. 052411-9, § 1, 5-24-11, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-41-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. All lots served by private well and sewage disposal systems:
   a. Area: 0.75 acre (32,670 square feet).
   b. Frontage: 90 feet on a publicly owned and maintained street.

2. Lots served by either public sewer or water:
   a. Area: 20,000 square feet.
   b. Frontage: 75 feet on a publicly owned and maintained street.

3. All lots served by both public sewer and water:
   a. Area: 7,200 square feet.
b. Frontage: 60 feet on a publicly owned and maintained street.

(B) Minimum setback requirements.

1. Front yard:
   a. Principal structures: 30 feet.
   b. Accessory structures: Behind the front building line.

2. Side yard:
   a. Principal structures: 10 feet.
   b. Accessory structures: 10 feet behind front building line or 3 feet behind rear building line.

3. Rear yard:
   a. Principal structures: 25 feet.
   b. Accessory structures: 3 feet.

4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

(C) Maximum height of structures.

1. Height limitations:
   a. Principal structures: 45 feet.
   b. Accessory structures: 15 feet, or 25 feet provided they comply with the setback requirements for principal structures.

(D) Maximum coverage.

1. Building coverage: 35 percent of the total lot area for all buildings and 7 percent for accessory buildings.

2. Lot coverage: 50 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 42694-12, § 8, 4-26-94; Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13)
SEC. 30-53. C-1 LOW INTENSITY COMMERCIAL DISTRICT.

Sec. 30-53-1. Purpose.

(A) The purpose of the C-1 low intensity commercial district is to provide for the development of attractive and efficient office and commercial uses in the urban service area which serve both community and county-wide needs. The C-1 district allows for varying intensities of office and commercial development as part of either a planned office complex or, to a limited degree, small scale office and commercial uses. The C-1 districts are most appropriately found along or near major arterial streets where existing commercial development has occurred and/or where commercial zoning has been established, or near existing residential development where it would serve as a logical buffer strip between conflicting land use types. Land uses permitted in the C-1 district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development standards are intended to ensure compatibility with adjacent land uses.

(Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-53-2. Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. Residential Uses
   Accessory Apartment *
   Home Beauty/Barber Salon *
   Home Occupation, Type I *
   Multi-family Dwelling *
   Two-family Dwelling *

2. Civic Uses
   Administrative Services
   Clubs
   Cultural Services
3. Office Uses

Financial Institutions *

General Office

Medical Office

4. Commercial Uses

Agricultural Services *

Antique Shops

Bed and Breakfast *

Business Support Services

Business or Trade Schools *

Communications Services

Consumer Repair Services

Personal Improvement Services

Personal Services
Studio, Fine Arts
Veterinary Hospital/Clinic

5. **Miscellaneous Uses**

Amateur Radio Tower *
Parking Facility *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. **Civic Uses**

Religious Assembly *
Utility Services, Major *

2. **Office Uses**

Laboratories

3. **Commercial Uses**

Automobile Rental/Leasing
Commercial Indoor Sports and Recreation
Restaurant, Drive-in or Fast Food *
Restaurant, General
Retail Sales

4. **Industrial Uses**

Landfill, Rubble *
Recycling Centers and Stations *

5. **Miscellaneous Uses**

Broadcasting Tower *
Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042203-13, § 1, 4-22-03; Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13, Ord. No. 062816-4, § 1, 6-28-16)

Sec. 30-53-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. Lots served by private well and sewage disposal system;
   a. Area: 1 acre (43,560 square feet).
   b. Frontage: 100 feet on a publicly owned and maintained street.

2. Lots served by either public sewer or water, or both:
   a. Area: 15,000 square feet.
   b. Frontage: 75 feet on a publicly owned and maintained street.

(B) Minimum setback requirements.

1. Front yard:
   a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
   b. Accessory structures: Behind front building line.

2. Side yard: None.

3. Rear yard:
   a. Principal structures: 15 feet.
   b. Accessory structures: 3 feet.

4. Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.

(C) Maximum height of structures.
1. Height limitations:

   a. Principal structures: When adjoining property zoned R-1 or R-2, forty-five (45) feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two (2) feet for each foot in height over forty-five (45) feet. In all other locations the height is unlimited unless otherwise restricted by this ordinance.

   b. Accessory structures: 15 feet.

(D) Maximum coverage.

   1. Building coverage: 50 percent of the total lot area.

   2. Lot coverage: 80 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 052411-9, § 1, 5-24-11)
SEC. 30-54. C-2 HIGH INTENSITY COMMERCIAL DISTRICT.

Sec. 30-54-1. Purpose.

(A) The purpose of this district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. High intensity commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. The C-2 district permits a wide variety of retail and service related uses. Land uses permitted in this district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development regulations are designed to ensure compatibility with adjoining land uses.

(Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-54-2. Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. Residential Uses

   Accessory Apartment *
   Home Beauty/Barber Salon *
   Home Occupation, Type I *
   Multi-Family Dwelling *
   Two-Family Dwelling *

2. Civic Uses

   Administrative Services
   Clubs
   Cultural Services
   Day Care Center *
Educational Facilities, College/University
Educational Facilities, Primary/Secondary *
Family Day Care Home *
Guidance Services
Park and Ride Facility *
Post Office
Public Assembly
Public Parks and Recreational Areas *
Safety Services *
Utility Services, Minor

3. Office Uses

Financial Institutions *
General Office
Medical Office
Laboratories

4. Commercial Uses

Agricultural Services *
Antique Shops
Automobile Dealership *
Automobile Repair Services, Minor *
Automobile Rental/Leasing
Automobile Parts/Supply, Retail *
Bed and Breakfast *
Boarding House
Business Support Services
Business or Trade Schools *
Commercial Indoor Entertainment
Commercial Indoor Sports and Recreation
Commercial Outdoor Entertainment
Commercial Outdoor Sports and Recreation
Communications Services
Construction Sales and Services *
Consumer Repair Services
Convenience Store *
Fuel Center *
Funeral Services
Garden Center *
Gasoline Station *
Hospital
Hotel/Motel/Motor Lodge
Kennel, Commercial *
Pawn Shop
Personal Improvement Services
Personal Services
Restaurant, Drive-in or Fast Food *
Restaurant, General
Retail Sales
Studio, Fine Arts
Veterinary Hospital/Clinic

5. Industrial Uses
Recycling Centers and Stations *

6. Miscellaneous Uses
Amateur Radio Tower *
Parking Facility *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. Civic Uses
Adult Care Residences
Halfway House
Life Care Facility
Nursing Home
Religious Assembly *
Utility Services, Major *

2. Commercial Uses
Adult Business *
Automobile Repair Services, Major *
Car Wash *
Commercial Indoor Amusement
Dance Hall
Equipment Sales and Rental *
Manufactured Home Sales *
Mini-warehouse *
Outpatient Mental Health and Substance Abuse Center
Recreational Vehicle Sales and Service *
Surplus Sales
Truck Stop *

3. Industrial Uses

Custom Manufacturing *
Industry, Type I
Landfill, Rubble *
Transportation Terminal

4. Miscellaneous Uses

Broadcasting Tower *
Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 022796-14, § 1, 2-27-96; 042297-14, § 1, 4-22-97;
Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 102803-15, § 2, 10-28-03; Ord. No. 102505-7, § 2,
10-25-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9, § 1, 5-24-11, Ord. No. 111213-
15, § 1, 11-12-13, Ord. No. 062816-4, § 1, 6-28-16)

Sec. 30-54-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see
Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. Lots served by private well and sewage disposal system;

   a. Area: 1 acre (43,560 square feet).
b. Frontage: 100 feet on a publicly owned and maintained street.

2. Lots served by either public sewer or water, or both:
   a. Area: 15,000 square feet.
   b. Frontage: 75 feet on a publicly owned and maintained street.

(B) Minimum setback requirements.

1. Front yard:
   a. Principal structures: 30 feet, or 20 feet when all parking is located behind
      the front building line.
   b. Accessory structures: Behind the front building line.

2. Side yard: None.

3. Rear yard:
   a. Principal structures: 15 feet.
   b. Accessory structures: 3 feet.

4. Where a lot fronts on more than one street, front yard setbacks shall apply to all
   streets.

(C) Maximum height of structures.

1. Height limitations:
   a. Principal structures: When adjoining property zoned R-1 or R-2, 45 feet,
      including rooftop mechanical equipment. The maximum height may be
      increased, provided each required side and rear yard adjoining the R-1 or
      R-2 district is increased two feet for each foot in height over 45 feet. In all
      locations the height is unlimited unless otherwise restricted by this
      ordinance.

(D) Maximum coverage.

1. Building coverage: 50 percent of the total lot area.

2. Lot coverage: 90 percent of the total lot area.
(Ord. No. 62293-12, § 10, 6-22-93)
Sec. 30-83-9. Religious Assembly.

(A) General standards:

1. Any outdoor activity area, swimming pool, or ball field or court which adjoins a residential use type shall be landscaped with one (1) row of small evergreen trees in accordance with Section 30-92 along the property line adjoining the residential use type. Where night-time lighting of such areas is proposed large evergreen trees shall be required.

2. When a place of religious assembly adjoins a residential use type, a Type C buffer yard in accordance with Section 30-92 shall be provided between the parking area(s) and the residential use type.

3. Expansions of existing uses are permitted by right.

(Ord. No. 42694-12, § 19, 4-26-94; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 052411-9, § 1, 5-24-11, Ord. No. 111213-15, § 1, 11-12-13)
Disclaimer: It is understood that the data displayed through this application is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you as is, with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Table 4.7
Bikeway Plan Priority List and Vision List Corridors
Town of Vinton

<table>
<thead>
<tr>
<th>STREET</th>
<th>FROM</th>
<th>TO</th>
<th>BIKEWAY PLAN</th>
<th>LOCALITY</th>
<th>INTERJURISDICTIONAL CONNECTION</th>
<th>GREENWAY CONNECTION</th>
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</tbody>
</table>
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: Single-Family Residential - Attached and detached housing at a reasonable density that is not significantly higher than the existing neighborhood. Infill lots or community re-development should be designed to be sensitive to the surrounding neighborhood but can be at reasonably higher density. New single-family residential developments should incorporate greenways and bike and pedestrian trails. Cluster developments are encouraged.

Neighborhood Institutional Centers - Uses that serve the neighborhood residents including parks, schools, religious assembly facilities, recreational and park facilities, community meeting areas and clubs. These facilities should be linked to the residential areas by greenways, bike trails and pedestrian paths.

Neighborhood Commercial - Low impact services to serve the local neighborhood that are consistent with the Community Plan design guidelines.

Land Use Determinants: EXISTING LAND USE PATTERN - Locations where limited density residential subdivisions have been platted and developed.

EXISTING ZONING - Locations where limited density residential zoning has been established.

EXPANSION AREAS - Locations where the expansion of the existing development pattern is logical.

INFILL DEVELOPMENT - Locations where infill areas complement the surrounding development pattern.

ACCESS - Locations served by a local street system.

URBAN SECTOR - Locations served by urban services.
**Transition**: A future land use area that encourages the orderly development of highway frontage parcels. Transition areas generally serve as developed buffers between highways and nearby or adjacent lower intensity development. Intense retail and highway oriented commercial uses are discouraged in transition areas, which are more suitable for office, institutional and small-scale, coordinated retail uses.

**Land Use Types**:

- **Office and Institutional** - Planned office parks and independent facilities in park-like surroundings are encouraged. A high degree of architectural design and environmentally sensitive site design is encouraged.

- **Retail** - Small-scale planned and clustered retail uses.

- **Multifamily Residential** - Garden apartments at a density of 12 to 24 units per acre.

- **Single-Family Attached Residential** - Planned townhouse communities of 6 or more units per acre.

- **Parks** - Public and private recreational facilities. These facilities should be linked to residential areas by greenways, bike and pedestrian trails.

**Land Use Determinants**:

- **EXISTING LAND USE PATTERN** - Locations where limited commercial uses exist.

- **EXISTING ZONING** - Locations where commercial zoning exists.

- **ACCESS** - Locations where properties have direct frontage and access to an arterial or major collector street.

- **SURROUNDING LAND USE** - Locations which serve as a logical buffer strip between conflicting land use patterns.

- **ORIENTATION** - Locations which are physically oriented toward the major street.

- **URBAN SECTOR** - Locations served by urban services.