

Glenvar Community Planning Area

September 24, 2024

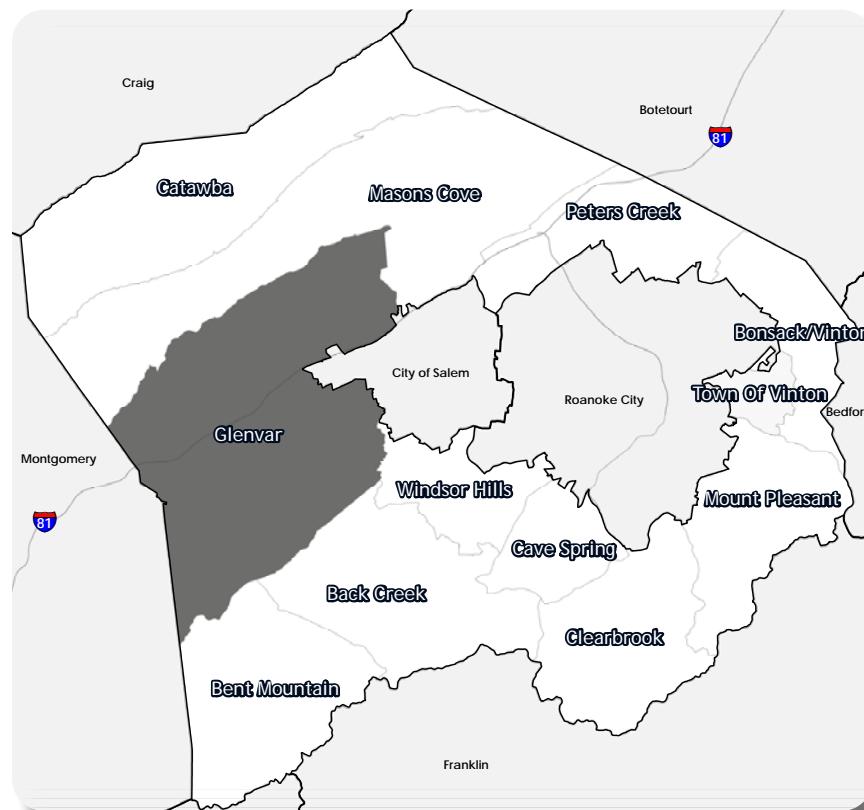


INTRODUCTION

INTRODUCTION

This Plan Summary highlights the key components of the various sections of the Glenvar Planning Area. The Existing Conditions section features the study area's demographics, community facilities, natural resources, cultural resources, land use, zoning, and the people that participated in the Plan's development.

The Glenvar Planning Area's goals were inspired by public input and used to develop the Plan's recommendations in the County's Comprehensive Plan Update. Implementation of this Plan will be completed over the next 15 years.



GLENVAR COMMUNITY PLAN (2012)

This plan summary is a supplement to the Glenvar Community Plan (2012), which is a component of Roanoke County's Comprehensive Plan. The recommendations in this plan summary are in addition to those contained in the Glenvar Community Plan.

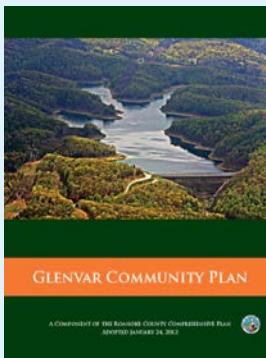


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More detailed information on all of these sections are provided in the Roanoke County 200 Plan.

SUMMARY OF RECOMMENDATIONS



Natural & Cultural Resources

Protect and improve ground, surface and stormwater resources; beautify public areas, viewsheds and roadways; clean up garbage; protect steep slope areas; and protect forests, natural areas, and wildlife habitats.

Parks, Recreation & Tourism

Continue developing programs at Camp Roanoke; evaluate opportunities for parks & trails at Poor Mountain Natural Area Preserve, Spring Hollow Reservoir, and Green Hill Park; increase trail connections; and evaluate trail and blueway options.

General Services

Support recycling options and implement recommendations from the assessments of County Fire Department Facilities and the Administration Center.

Libraries

Improve service and enhance existing facility; evaluate programming needs from consumer feedback that serve people of all ages and backgrounds; raise level of engagement with the community; and ensure timely delivery of all circulating materials.

Communications & Technology

Expand and improve high-speed broadband access and cell phone service availability in underserved areas.

Public Safety

Provide efficient delivery of public safety services with minimal response times; enhance public safety staffing; enhance facilities and equipment; and provide a high-level of citizen engagement and education opportunities.

Transportation (Roads)

Determine potential road safety improvements for Route 11/460 between Technology Drive and Montgomery County in collaboration with VDOT.

Transportation (Roads)

Improve safety at the I-81/Dow Hollow Road/West Main Street Intersection.

Transportation (Greenways)

Determine alignments for the Roanoke River Greenway between Green Hill Park and Montgomery County, in collaboration with property owners and stakeholders.

Land Use

Amend the Future Land Use Map changing Rural Preserve areas with steep slopes to Conservation, and changing certain Rural Village areas to Rural Preserve based on existing zoning. Develop a plan for the Glenvar Activity Center near the intersection of Daugherty Road and West Main Street.

EXISTING CONDITIONS



Location, Context, and Boundary

The Glenvar Community Planning Area (CPA) is the largest CPA in Roanoke County in area and is located in the western part of the County. The Glenvar CPA is bordered to the east by the City of Salem, to the west by Montgomery County, to the north by the ridge of Fort Lewis Mountain and to the south by the ridge of Poor Mountain. The study area encompasses 5,237 parcels totaling approximately 31,600 acres. The Glenvar Community Planning Area is home to approximately 9,800 people.

The Glenvar CPA includes a growing number of commercial and industrial businesses along Route 460 in the western region of the County. This planning area has many wonderful amenities including Poor Mountain Natural Area Preserve, Green Hill Park, and Havens Wildlife Management Area. The CPA is divided by Interstate 81, Route 460, the Roanoke River, and the Norfolk Southern railroad. The area is located approximately five miles from the Salem City center and ten miles from the Roanoke City center.



FORT LEWIS MOUNTAIN



Demographic Trends

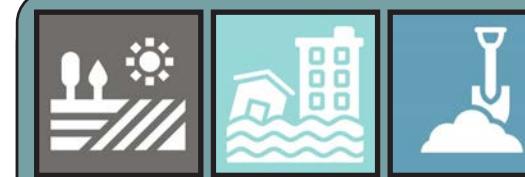
- The median age of residents continues to increase as the baby boomer generation ages. The median age in Glenvar is 46.7 years.
- Countywide, over the last few decades families living in the same house have fewer people and two-person households are increasing.
- Population in Glenvar grew 35% from 1983 to 2010, and 1% from 2010 to 2020 to 9,806 people.
- Countywide there were fewer babies born from 2010 to 2020, but population grew 4.9% due to people moving here from outside the County.
- According to most recent Census data, more than 81% of the housing units are owned, while approximately 19% (673) are rental properties.
- Per capita income is around \$33,530 in the Glenvar CPA for each individual and the average household income is approximately \$88,920.
- The average household size is 2.5 persons per household.

EXISTING CONDITIONS



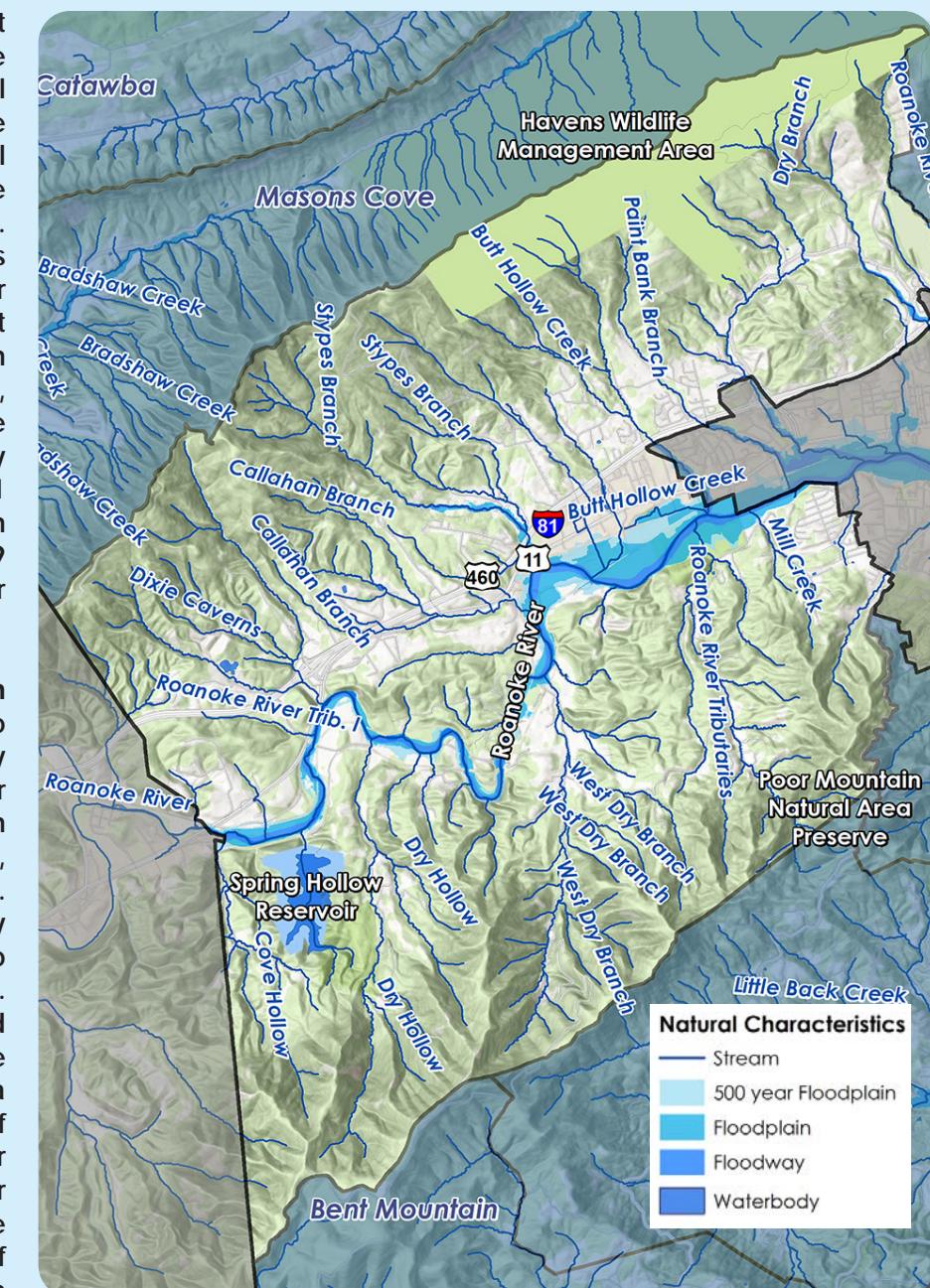
Natural Resources

Topography
Hydrology
Floodplains
Soils



The Glenvar CPA is home to abundant natural resources, including the Roanoke River, Spring Hollow Reservoir, Green Hill Park, Camp Roanoke, Havens Wildlife Management Area, Poor Mountain Natural Area Preserve, and many valley and ridge views. Water is a key asset in this community. This CPA's northern and southern boundaries are characterized by steep slopes (greater than 33%) and a network of streams that drain into the Roanoke River. Flooding on the Roanoke River near West River Road, Poor Mountain Road and Diuguids Lane has caused repetitive losses for nearby properties. In the Glenvar CPA there are 981 acres, or 3.1% of all total land, located within the 100-year floodplain. An additional 279 acres (0.9%) are located within the 500-year floodplain.

Approximately 47% of the acreage in this CPA is calculated as having a "steep slope," greater than 33%. Approximately 939 acres of land (3%) in this CPA are under conservation easements. A conservation easement is designed to protect agricultural, forest, historic, or open space resources. It prevents the development of a property while allowing continued private ownership and rural use such as farming or forestry. An additional 4,332 acres (14%) of land is under public and private protective management. Poor Mountain Natural Area Preserve, managed by the Department of Conservation & Recreation, includes over 900 wooded acres, largely in the Glenvar CPA. Poor Mountain Natural Area Preserve protects the world's largest population of piratebush, a globally rare shrub, which is restricted to only a handful of sites in the Central Appalachian Mountains.



EXISTING CONDITIONS

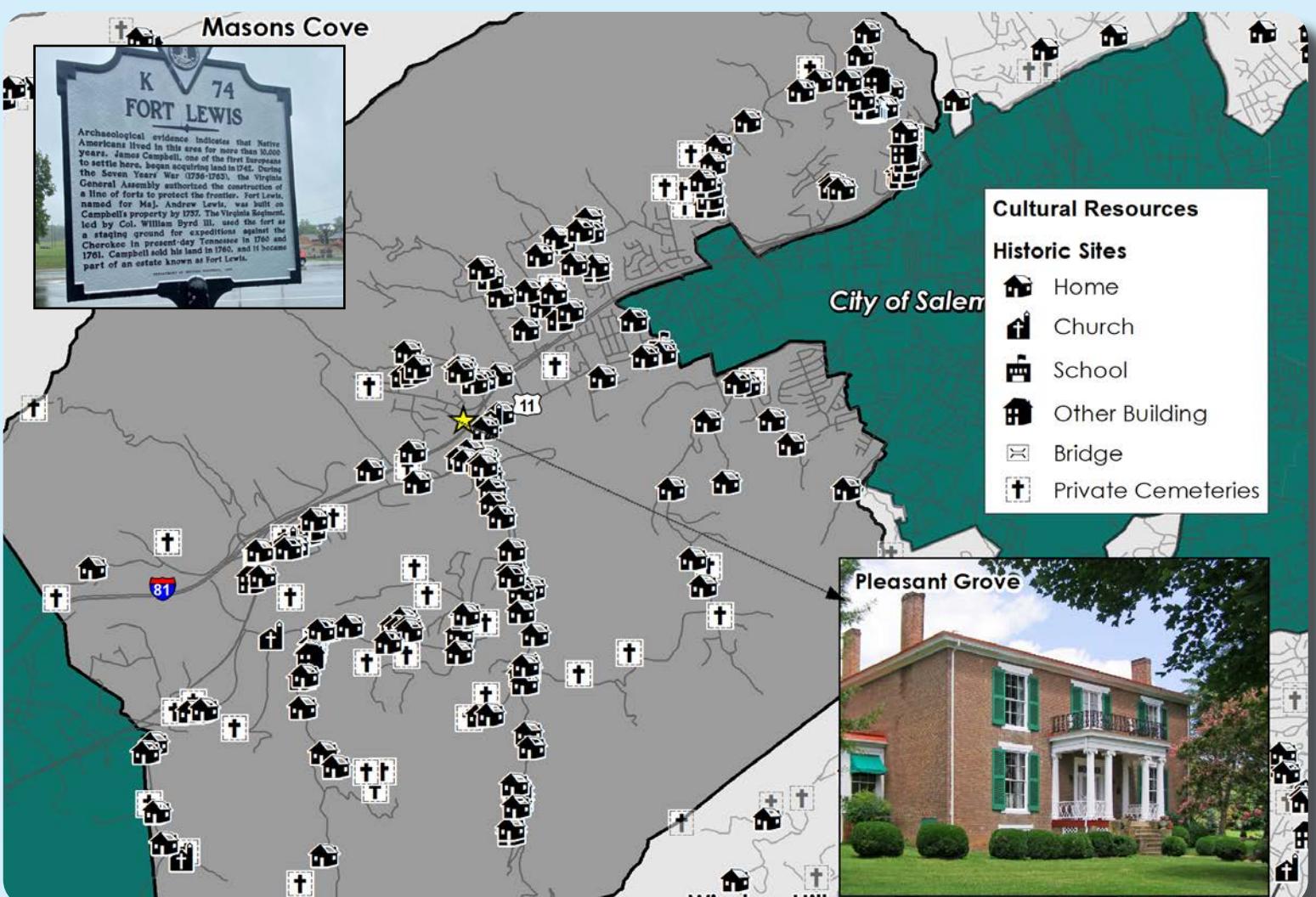


Cultural Resources

Districts
Buildings
Cemeteries

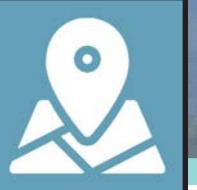
Located in Glenvar, Pleasant Grove is a historic farmstead on the National Register of Historic Places and the Virginia Landmarks Register that exemplifies the regional Greek Revival style. Originally called the Joseph Deyerle House, Pleasant Grove was built on a mid-19th-century 1,150-acre plantation. The collection of buildings (main house, springhouse, smokehouse, and servants' house) constitutes one of the finest examples of historic domestic architecture in the region. Glenvar is home to numerous historic resources and private cemeteries.

The Glenvar Community Plan identifies that scenic views of Fort Lewis Mountain, Poor Mountain and the Roanoke River support a number of important community elements including the natural environment, quality of life, community character and the local economy.



Source: Historical Architecture Reconnaissance Survey Report (1992) and National Register of Historic Places

EXISTING CONDITIONS



Community Facilities

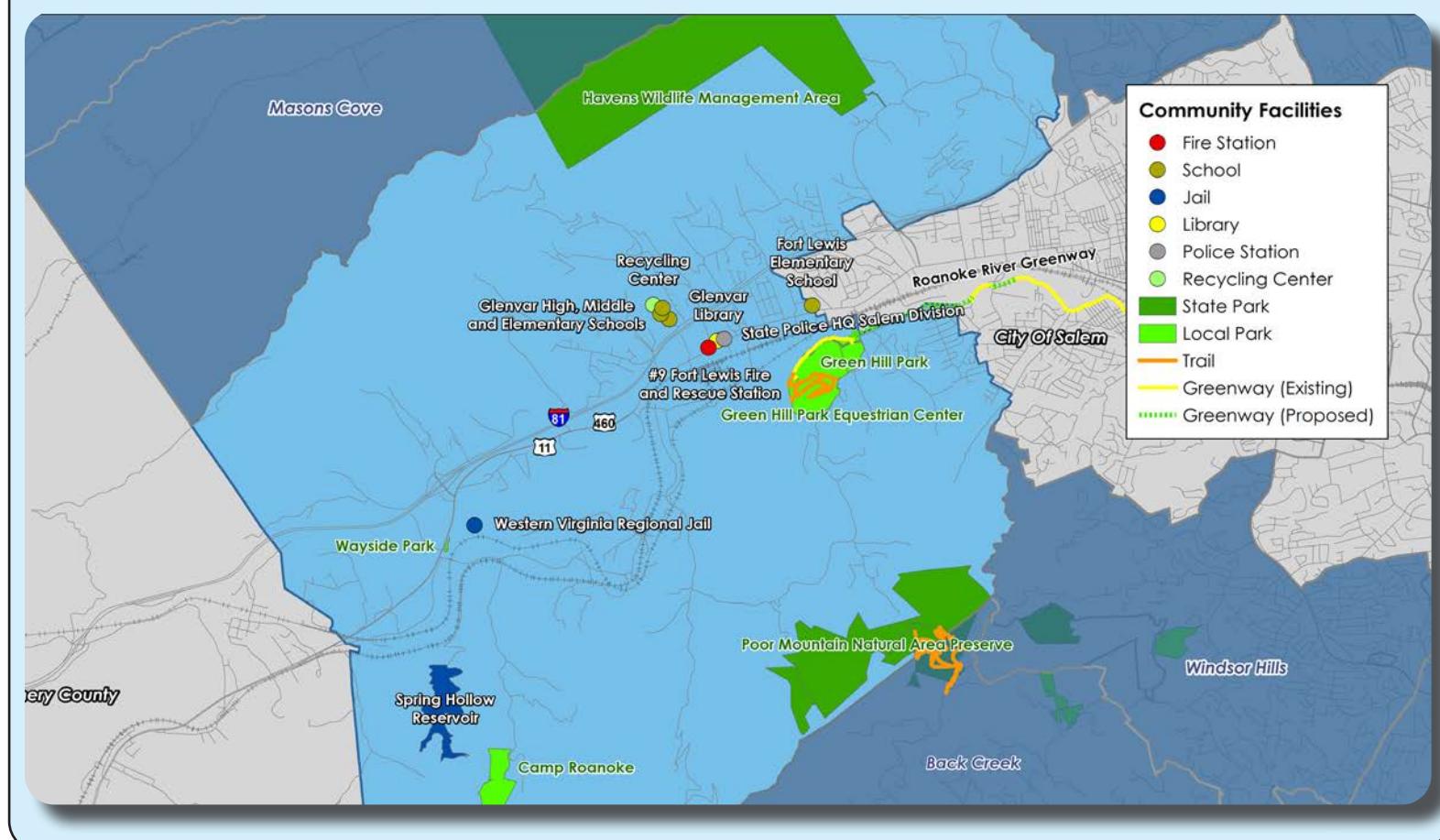
Schools
Libraries
Public Safety
Parks, Recreation & Tourism

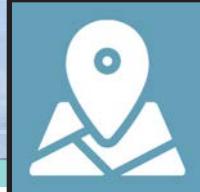
The Glenvar CPA is characterized by infrastructure resources including Interstate 81, Route 11/460 (West Main Street) and the Norfolk Southern railroad, all of which run east to west across the area. In 2025 the railroad is expected to expand passenger rail services to the New River Valley from Downtown Roanoke. The Glenvar community includes important community resources such as the Glenvar Library and public schools, Fort Lewis Fire Station, Green Hill Park, Camp Roanoke, Spring Hollow Reservoir and the Western Virginia Regional Jail.



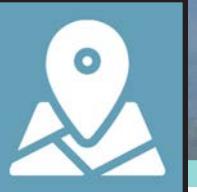
Glenvar is served by the Glenvar Library. The Glenvar Library is 15,230 square feet and opened in 2013. The library offers a variety of services for adults, teenagers, children and families. Schools serving the Glenvar area are under enrollment capacity. This is consistent with most Roanoke County Public School trends. Glenvar Elementary, Fort Lewis Elementary, Masons Cove Elementary, Glenvar Middle, and Glenvar High are all under maximum capacity.

Of the 11 Roanoke County Community Planning Areas, Glenvar ranks in the higher half for Fire-EMS and Police service calls.





EXISTING CONDITIONS



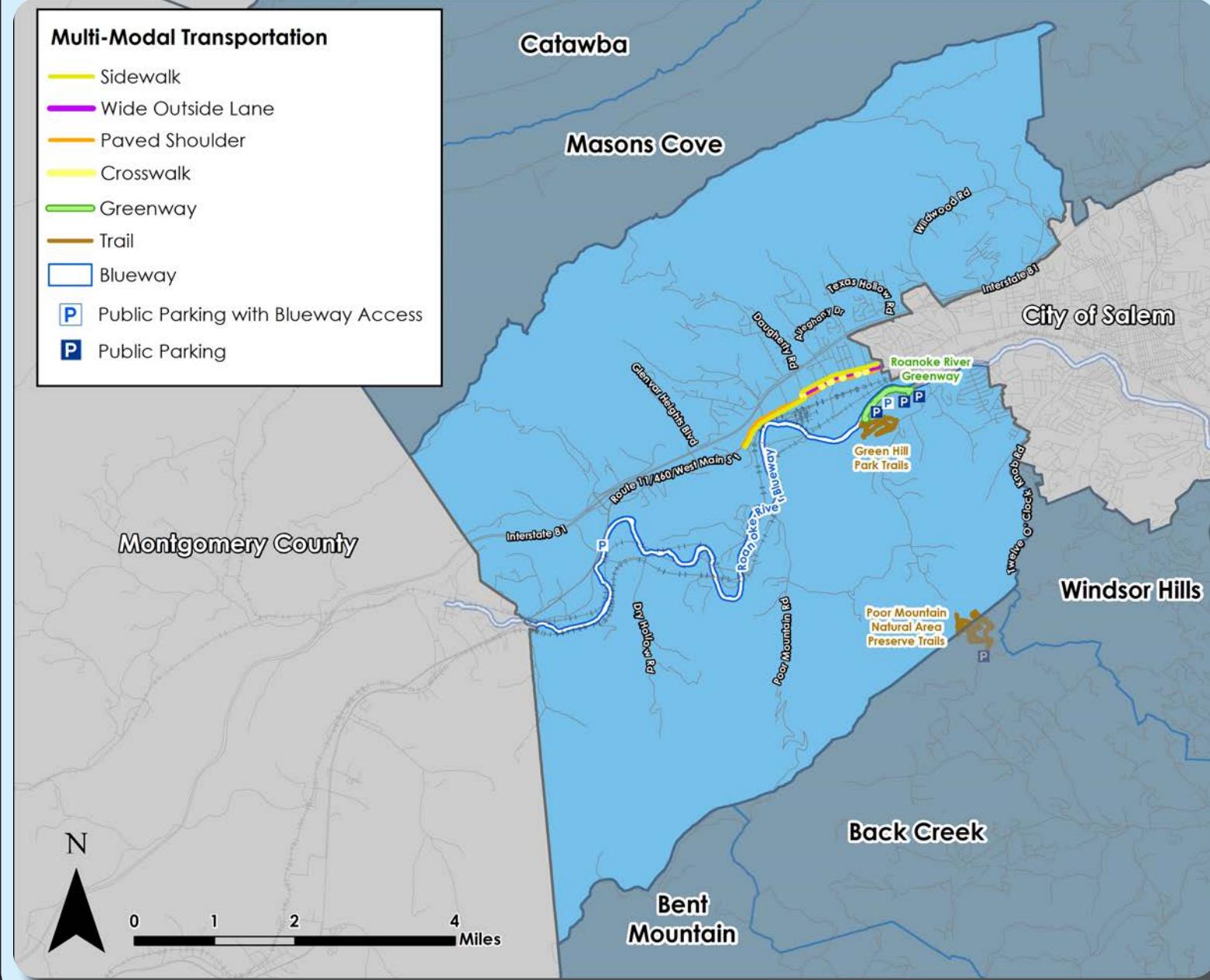
EXISTING CONDITIONS



Transportation

Roads
Transit
Greenways/Trails
Bicycle & Pedestrian Accommodations

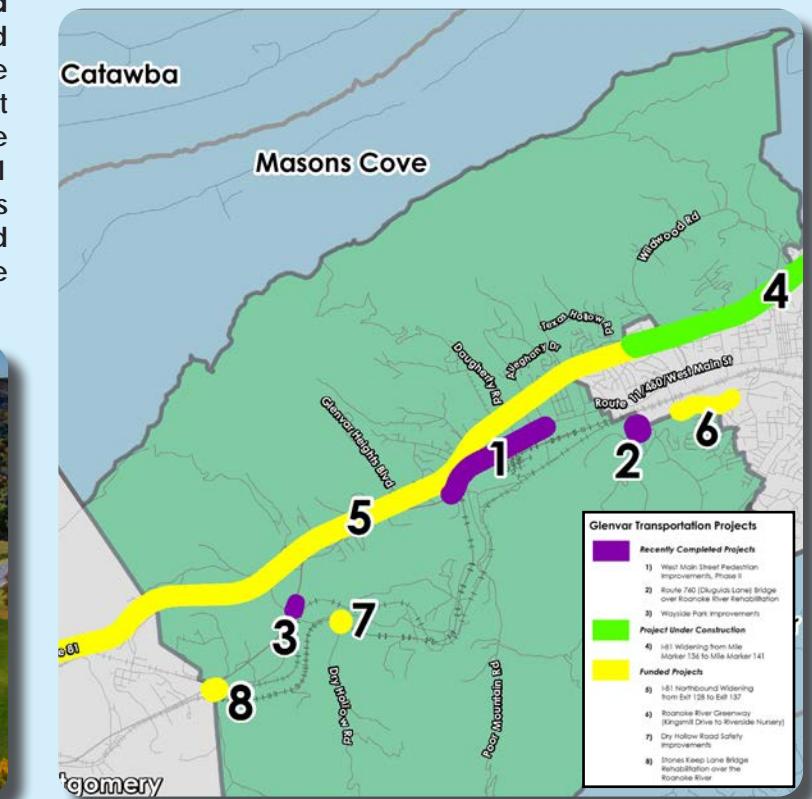
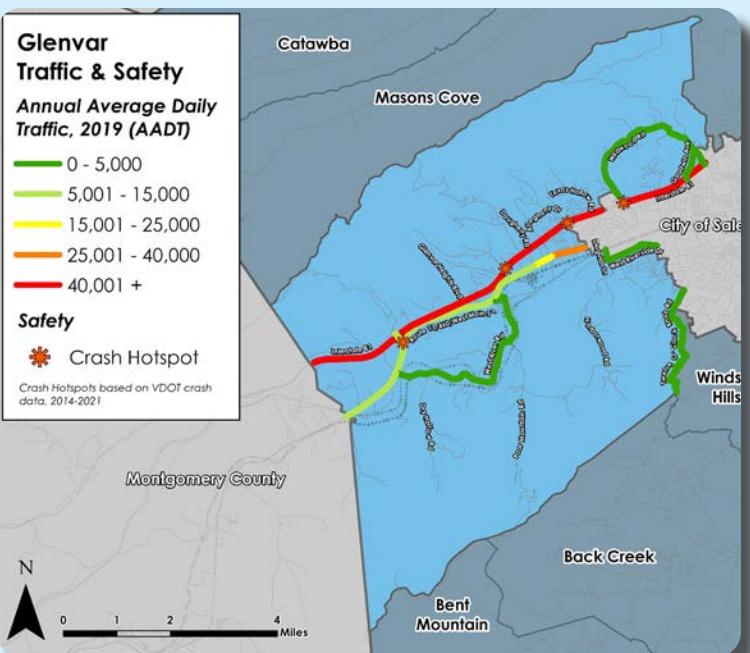
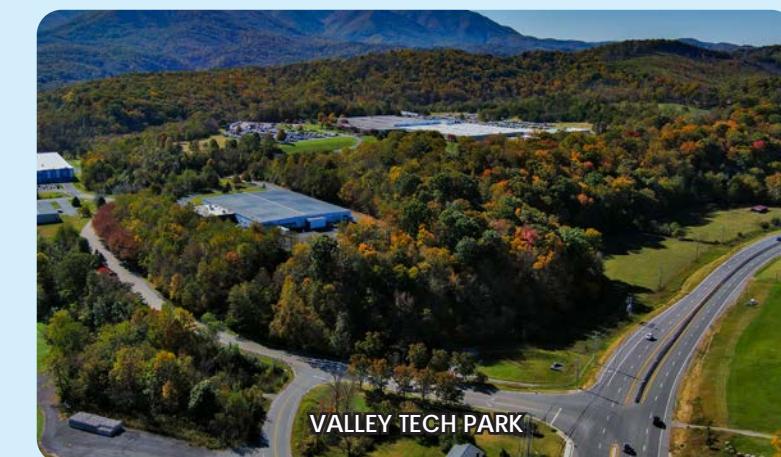
Glenvar is home to Roanoke County's longest existing section of the Roanoke River Greenway, the section at Green Hill Park. This section of the Roanoke River Greenway connects to Green Hill Park's substantial trail network. Glenvar is also home to a long section of the Roanoke River Blueway, with access points at Green Hill Park and Wayside Park. In addition, two-thirds of a mile of sidewalk is located on the north side of Route 11/460/West Main Street between the City of Salem and Alleghany Drive.



Interstate 81 is by far the busiest roadway in the Glenvar CPA with between 50,000 and 63,000 vehicle trips per day on segments located between Montgomery County and the City of Salem and the eastern section of Wildwood Road. Route 11/460, West Main Street, carries about half of that traffic between Alleghany Drive and the City of Salem with about 28,000 vehicle trips per day. Crash hotspots are also located along these two roadways, with 68 percent occurring on Interstate 81. Some multimodal infrastructure exists in Glenvar with the Roanoke River Greenway in Green Hill Park, sidewalk along West Main Street, trails at the Poor Mountain Natural Area Preserve and the Roanoke River Blueway.

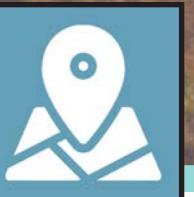
The West Roanoke River Greenway Feasibility Study is underway to explore potential routes for the Roanoke River Greenway between Green Hill Park and Montgomery County.

New sidewalk has just been completed along West Main Street. Wayside Park improvements have been finished to improve access to the Roanoke River Blueway and another segment of the Roanoke River Greenway will be constructed shortly. Roadway projects include the recent completion of the Diuguids Lane bridge superstructure replacement over the Roanoke River, Interstate 81 widening underway, planned safety improvements along Dry Hollow Road under a railroad bridge, and rehabilitation of the Stones Keep Lane bridge over the Roanoke River.





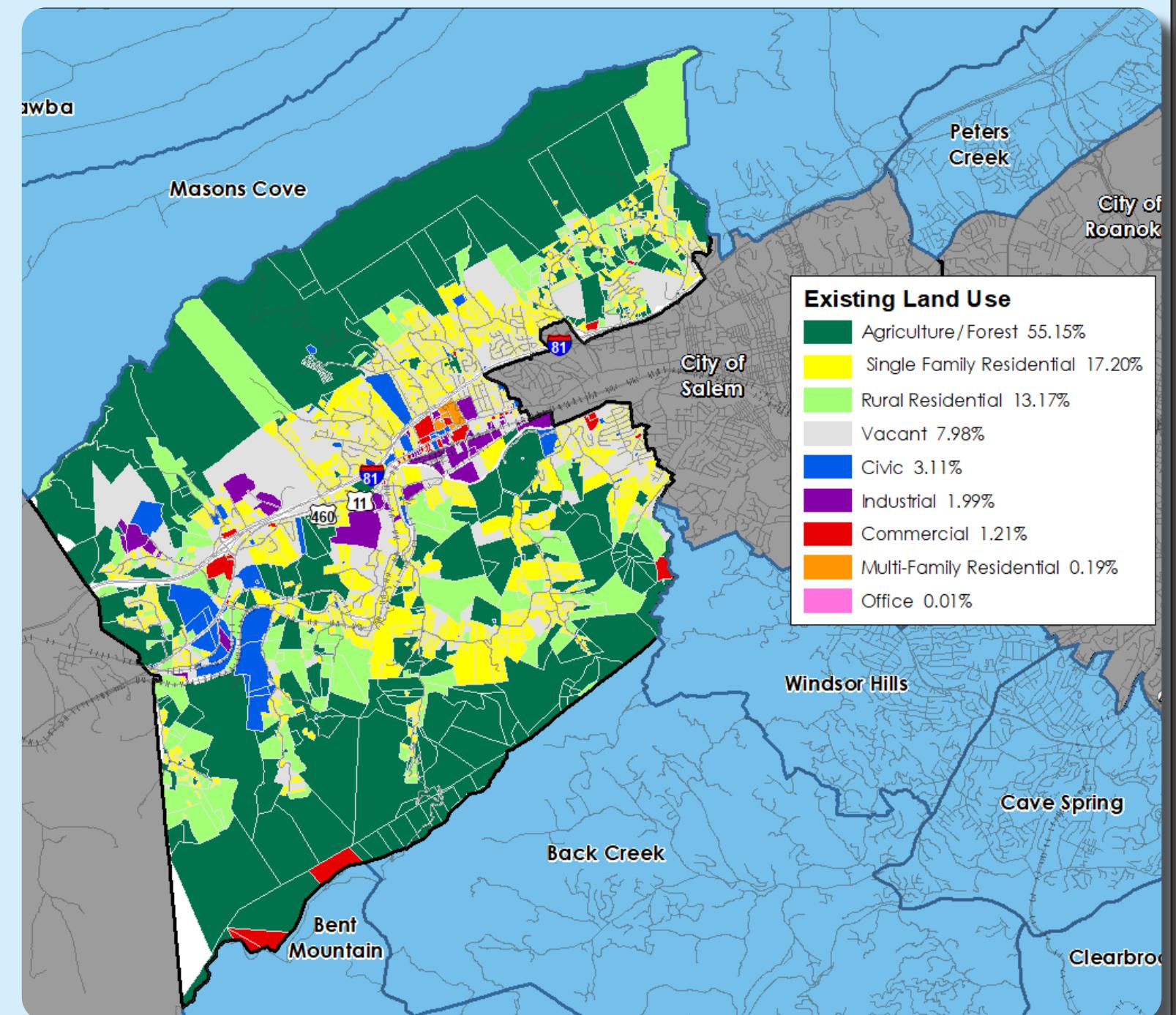
EXISTING CONDITIONS

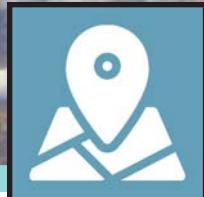


Existing Land Use

The Glenvar CPA is a mix of suburban and rural communities characterized by natural resources such as the Roanoke River, Fort Lewis Mountain and Poor Mountain, as well as infrastructure resources including Interstate 81, U.S. Route 11/460 (West Main Street) and the Norfolk Southern railroad, all of which run east to west across the area. The Glenvar community is home to several internationally-recognized businesses and industries.

55% of the land in this CPA is agricultural and/or forested. Glenvar is home to Fort Lewis Mountain and Poor Mountain, two of the biggest mountains in Roanoke County. Havens Wildlife Management Area, Green Hill Park, Camp Roanoke, Poor Mountain Natural Area Preserve and the Roanoke River are important outdoor recreation and tourism assets for Glenvar and the wider region. 17% of the land is developed by single-family neighborhoods. 14% of the land is split amongst vacant, civic, industrial, commercial, multi-family housing and office uses. 13% of the land is developed by rural residential homes.





EXISTING CONDITIONS



Zoning

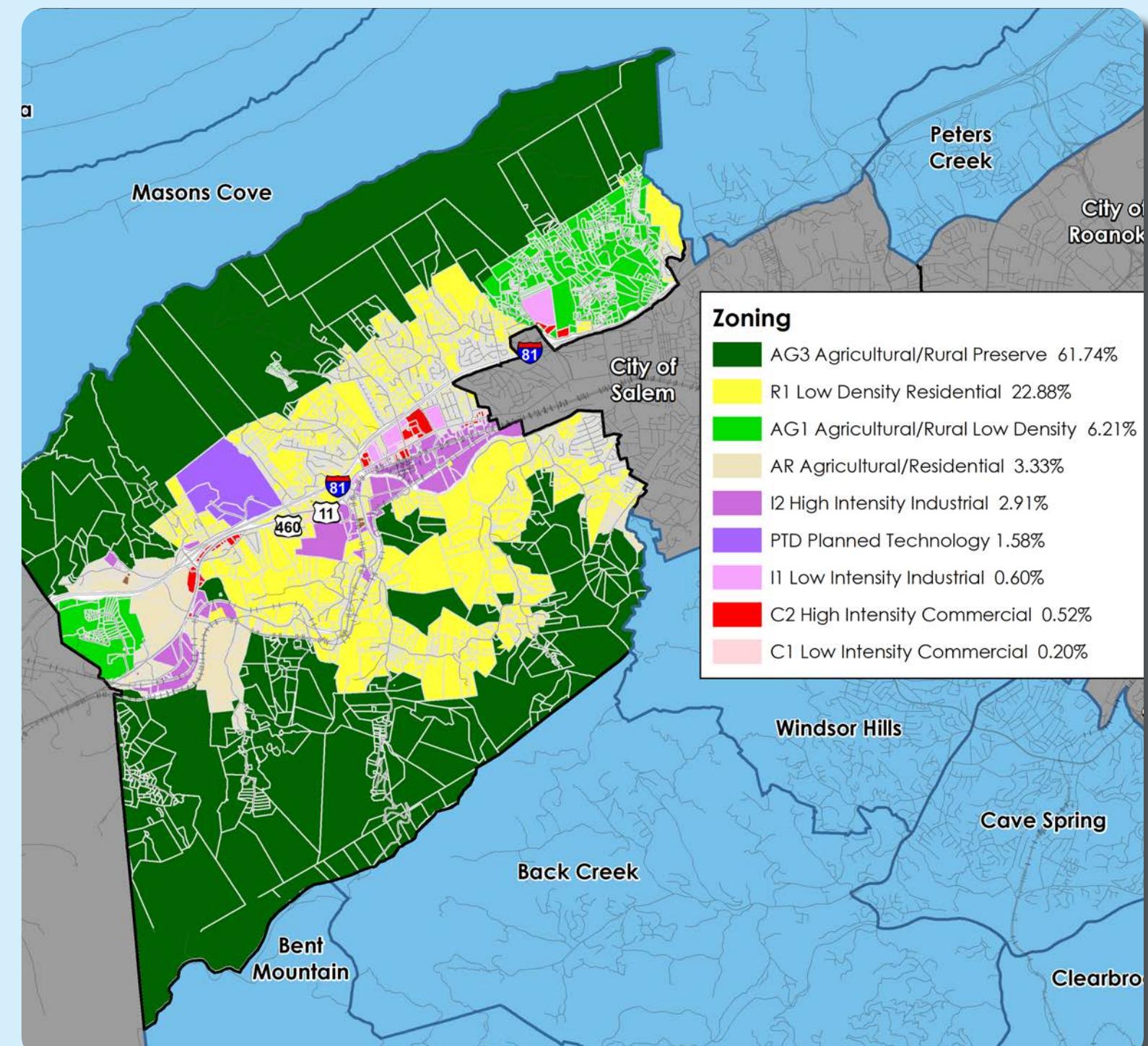
The mountainous areas of Glenvar (62%) are zoned Agricultural/Rural Preserve. 33 percent of the land is zoned for low density neighborhoods and rural home sites, while the remaining land falls under Industrial and Commercial zoning districts.

The AG-3 Agricultural/Rural Preserve district and the AG-1 Agricultural/Rural Low-density district, consist of land primarily used as farmland, woodlands, and widely scattered residential development located within the rural service area. The AR Agricultural/Residential district is generally characterized by very low density residential and institutional uses mixed with smaller parcels that have historically contained agricultural uses, forest land and open space outside the urban service area. The R-1 Low Density Residential district is established for areas of the County within the urban service area with low and medium density residential development. The C-1 Low Intensity Commercial district provides low-intensity commercial land uses within the urban service area, including **small-scale office and retail businesses**. In contrast to the C-1 district, the C-2 High Intensity Commercial district provides for a much wider variety of commercial land uses at a regional scale within the urban service area. The I-2 High Intensity Industrial district allows for high-intensity, industrial land uses within the urban service area. The I-1 Low Intensity Industrial district allows for low-intensity industrial land uses. These districts are provided to promote economic activity in the region. The PTD Planned Technology Development district is intended to function as a well designed industrial park with architecture and landscaping that complements the surrounding properties and natural resources. This district is also provided to provide flexibility and incentives for potential developers.

The Glenvar CPA has a higher amount of industrial zoning (5.09%) compared to other CPAs due to its prime location on I-81 and access to the Norfolk Southern Railroad. Glenvar has many other advantages that make it a great location for other economic development opportunities.



EXISTING CONDITIONS





EXISTING CONDITIONS



Future Land Use

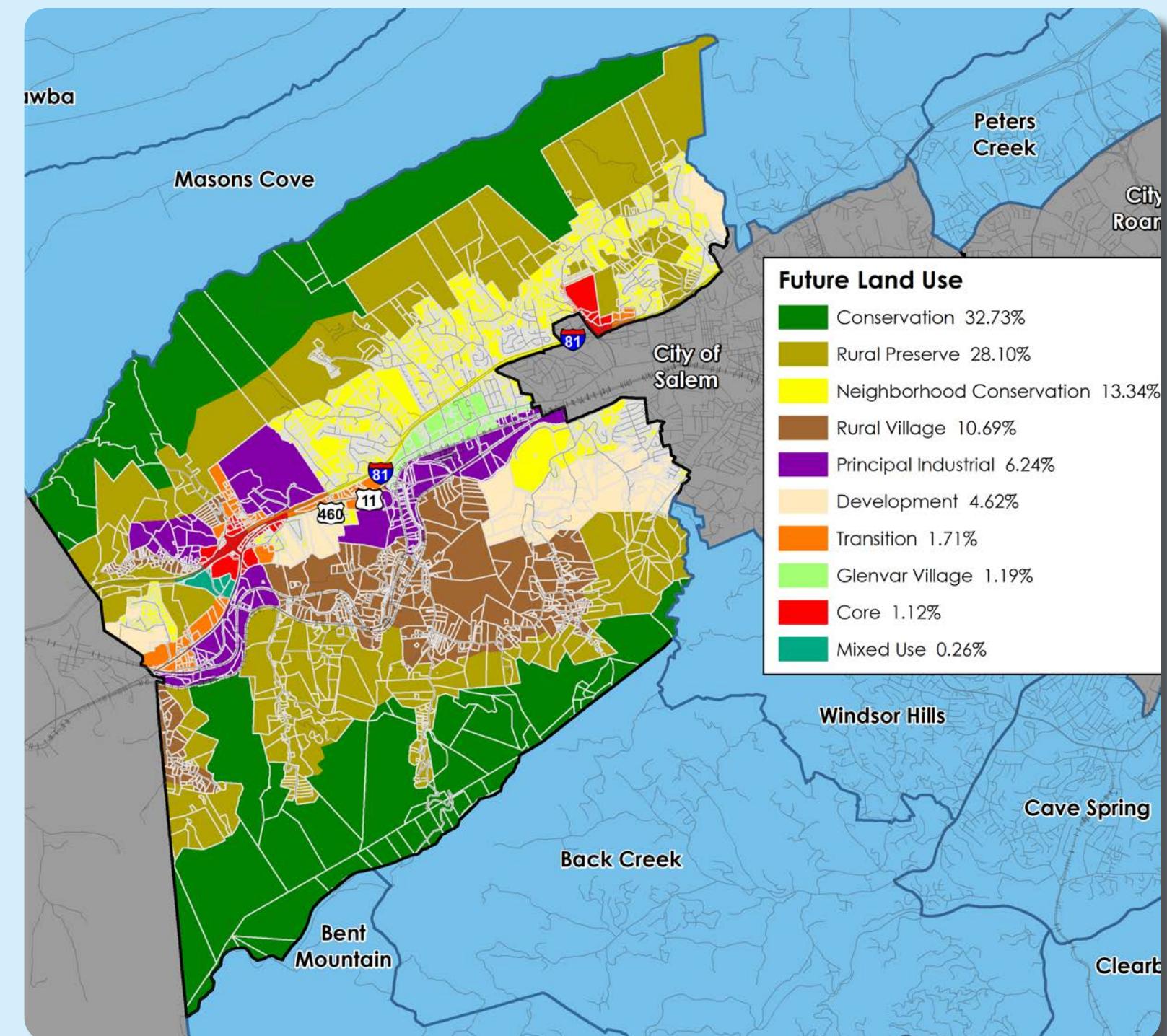
The map to the right shows the future land use designations in the Glenvar CPA from the 2005 Comprehensive Plan.

A wide variety of future land use designations are present in the Glenvar area, ranging from Conservation and Rural Preserve to Principal Industrial and Core. Despite this range of uses, Glenvar is intended to mostly remain rural. 72% of the land is designated for Conservation, Rural Preserve and Rural Village. 18% is designated to protect or promote residential development. 6.24% is designated for industrial uses and 2.83% for commercial uses. Approximately 83 acres of land near the Dow Hollow Road freeway interchange is designated for Mixed Use development.

Unique to Glenvar is the Glenvar Village future land use designation located on West Main Street. It is intended to serve as a focal point for the Glenvar Community and includes a mix of civic, residential, office, low density retail, and low intensity industrial uses with pedestrian and vehicular connectivity.



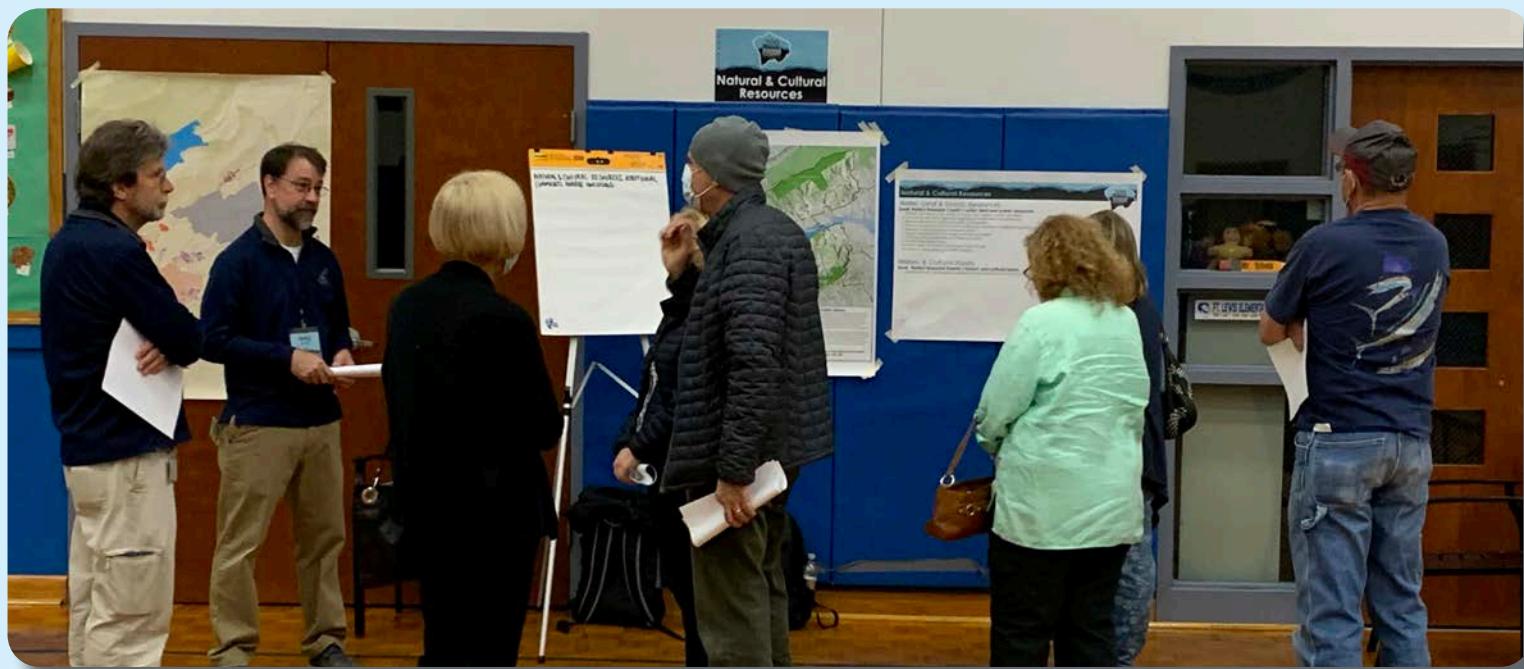
EXISTING CONDITIONS





Fall 2021 Community Meetings - Existing Conditions

Twelve (12) planning meetings were held around Roanoke County in Fall 2021 to collect preliminary feedback about community issues and needs. The community meeting for the Glenvar CPA was held on November 8, 2021, at Fort Lewis Elementary School. There were 56 attendees. Citizens were invited to comment on Land Use, Community Facilities, Transportation, and Protection and Preservation. Comments and suggestions from citizens were collected and assembled by staff into a "Post Meeting Summary" document. A digital copy of this document can be found on the Roanoke County 200 Plan webpage.



Fall 2021 Community Input Highlights:

- Some Glenvar residents wanted the area to remain exactly as it is, while others want to see modest commercial additions, improvements and opportunities.
- Overall, citizens are pleased with community facilities in the Glenvar area, but would like more funding to go towards their existing facilities.
- Residents of Glenvar see it as a leader for the region due to high quality schools and the parks within easy driving distance of Roanoke and the New River Valley for families who work in both areas.
- There was a lot of positive interest in all of the transportation projects proposed to the residents.



Spring 2022 Open House Meetings - Draft Goals and Recommendations

Seven (7) Roanoke County 200 Plan open house planning meetings were held around Roanoke County in Spring 2022 for citizens to review draft goals and recommendation options based on the feedback received throughout the Fall 2021 community engagement. Draft goals were developed based on input that we received at the community meetings and online surveys in Fall 2021. Citizens reviewed and provided comments on the new draft goals and recommendations that will shape the draft Roanoke County 200 Plan document. The draft goals and recommendations displayed included natural and cultural resources, land use, community facilities and infrastructure, and transportation. The community meeting for the Glenvar CPA was held on April 7, 2022, at the Fort Lewis Elementary School. There were 13 attendees.

Spring 2022 Community Survey Highlights:

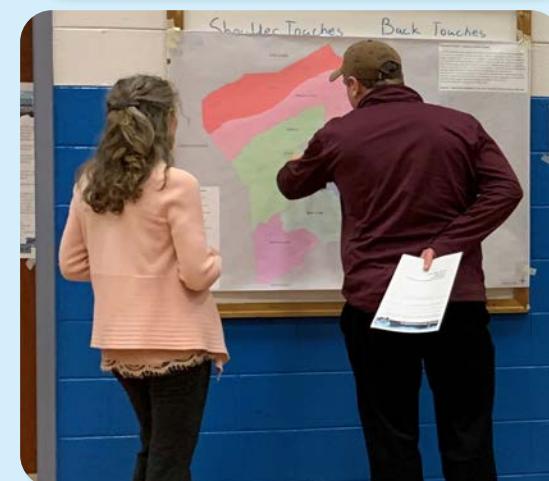
Natural and Cultural Resources:

The majority (89%) of survey respondents and community meeting participants support recommendations to protect and improve ground, surface and stormwater resources; beautify the County's public areas, viewsheds and roadways; clean up garbage; protect steep slope areas; protect trees and forests, natural areas and wildlife habitats; as well as protection of historic and cultural resources.



Community Facilities and Infrastructure:

- Parks, Recreation and Tourism: 90% of respondents support the Countywide recommendations as well as the following items pertaining to the Glenvar CPA: 1. Explore new park, greenway and blueway opportunities. 2. Evaluate recreation alternatives at Spring Hollow Reservoir.
- General Services: 90% of respondents support recycling options and assessments of County Fire Department Facilities and the Administration Center building.
- Public Libraries: 85% of respondents support the Countywide library system recommendations.
- Communications and Information Technology: 100% of respondents support expansion and improvement of broadband and cell phone access.
- Public Safety: 98% of respondents support Countywide public safety recommendations.



Land Use:

73% of respondents support the activity centers as shown on the Activity Center Map, while 30% indicated interest in additional activity centers near the Kroger warehouse, and in vacant building areas along West Main street. 88% of respondents support the proposed changes to the Future Land Use Map.





Winter 2023 Community Meetings - Draft Plan Reveal

Six (6) Roanoke County 200 Plan open house planning meetings were held around Roanoke County in Winter 2023 for citizens to review the Draft Roanoke County 200 Plan Countywide Summary Document and Draft Community Planning Area Documents based on the feedback received throughout the community engagement process. Citizens reviewed and provided comments on the draft Roanoke County 200 Plan documents. The community meeting for the Glenvar CPA was held in conjunction with the Masons Cove CPA and the Catawba CPA on February 27, 2023, at Glenvar Middle School. There were 37 attendees.

In general, the comments provided by residents were concerned with the following:

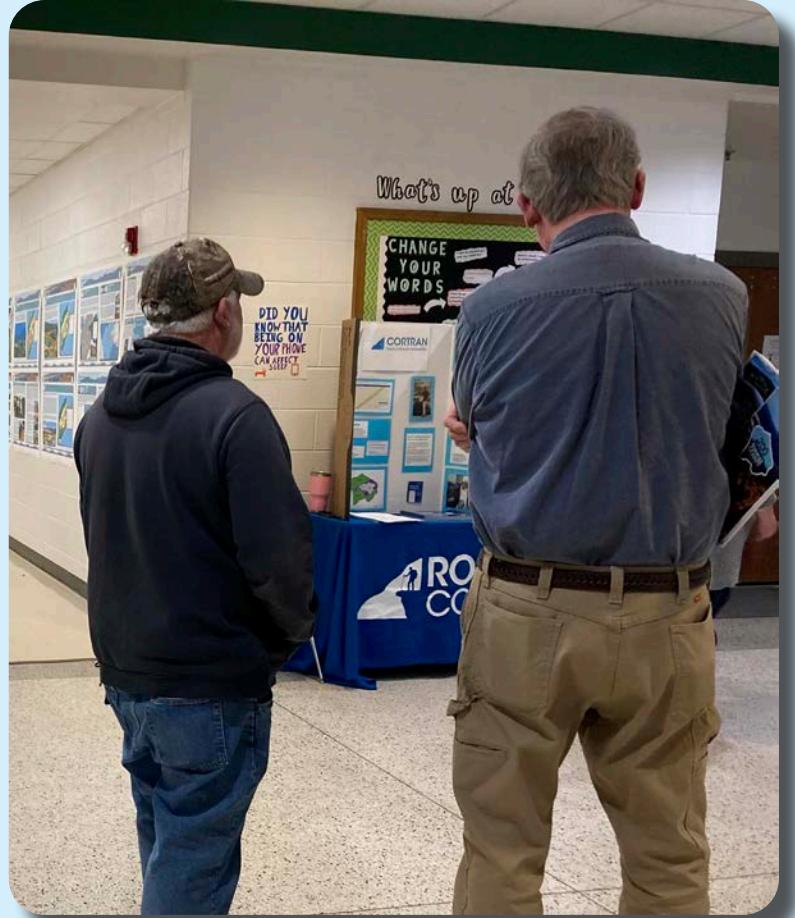
- a. The lack of broadband services and cell phone service in rural areas.
- b. The lack of sidewalks connecting the Glenvar schools to West Main Street.
- c. The location of the West Roanoke River Greenway, both in favor and against building it along the river banks.

These issues and concerns are addressed by recommendations in the Glenvar CPA Summary Document and the Countywide Summary Document. These recommendations include:

- a. Explore opportunities to extend broadband service with universal availability and access to high-speed Internet in unserved and underserved areas.
- b. Explore alternative broadband and cell phone service providers for choice and competition.
- c. Explore more public-private partnerships to implement more stages of Roanoke County's Rural Broadband Initiative to bring high-speed Internet to homes without broadband access.
- d. Explore providing improved cell phone service in unserved and underserved areas.
- e. Provide pedestrian accommodations to connect the Glenvar Schools to businesses along West Main Street.
- f. Determine alignments for the Roanoke County Greenway between Green Hill Park and Montgomery County.
- g. Complete the Roanoke River Greenway between Montgomery County and Franklin County.

By way of information, the West Roanoke River Greenway Feasibility Study is separate from the 200 Plan and is expected to be adopted in 2025.

In addition to the Draft Plan reveal meetings, the Planning Commission and the Board of Supervisors held public hearings on the Roanoke County 200 Plan. Information on these hearings is contained in the main document of the Roanoke County 200 Plan.





RECOMMENDATIONS



Natural & Cultural Resources

Topography/Viewsheds
Hydrology/Floodplains
Water Quality/Pollution Prevention
Vegetation/Natural Areas
Historic & Cultural Resources

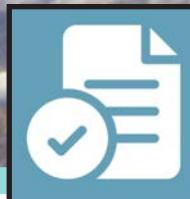
Recommendations

1. Protect and improve the quality of water in our streams, creeks and rivers.
2. **Coordinate with State agencies regarding floodplain risks and prevention.**
3. Reduce quantity and improve quality of stormwater.
4. Protect and prevent risks to surface waterways, reservoirs, underground aquifers and drinking water wells.
5. Beautify County roadways and public areas.
6. Protect viewsheds from the ridges and from the valleys.
7. Clean up and prevent litter and illegal dumping.
8. Protect steep slope areas.
9. Protect trees and forests and increase tree canopy.
10. Protect natural areas and wildlife habitats.
11. Coordinate with State agencies regarding historic and cultural resources, including cemeteries and archaeological sites.



RECOMMENDATIONS





RECOMMENDATIONS

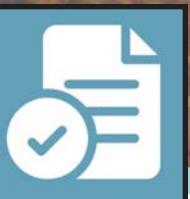


Community Facilities & Infrastructure

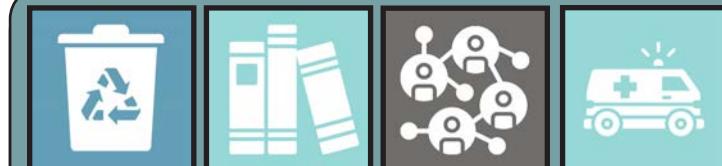
Parks, Recreation & Tourism

Parks, Recreation and Tourism Recommendations

1. Evaluate new park, greenway, and blueway opportunities in the community.
2. Evaluate on- and off- road connectivity options between parks, neighborhoods, and community facilities.
3. Continue coordination on regional efforts to enhance and develop outdoor recreation opportunities in our communities.
4. Update the Parks, Recreation & Tourism Master Plan.
5. Continue promotion of the Park Partners Program to encourage citizens and businesses, and organizations to adopt a park, greenway, or trail.
6. Educate citizens on park ordinance updates (i.e., park sign updates, dog-friendly parks/special events and leash laws, drones, etc.).
7. **Continue developing programs that balance community needs with available staffing resources.**
8. Evaluate the needs of existing parks and trails (i.e., trail maintenance, tennis court conversion to pickleball, etc.).
9. Coordinate with the Western Virginia Water Authority to evaluate recreation programming and public access alternatives at Spring Hollow Reservoir.



RECOMMENDATIONS



Community Facilities & Infrastructure

General Services
Libraries
Communication & Information Technology
Public Safety

General Service Recommendations

1. Evaluate recycling program options.
2. Implement recommendations from the Roanoke County Fire Department Facilities Assessment.
3. Implement recommendations from the Roanoke County Administration Center Assessment.



Public Libraries Recommendations

1. Improve services and continue enhancing facilities.
2. Evaluate programming needs and wants based on a variety of data and customer feedback.
3. Implement responsive, community focused program that serves people of all ages and backgrounds.
4. Ensure timely delivery of all circulating materials.
5. Raise level of engagement with the community, and increase awareness about library services and programs.



Communication & Information Technology Recommendations

1. Explore opportunities to extend broadband service with universal availability and access to high-speed Internet in unserved and underserved areas.
2. Explore alternative broadband and cell phone service providers for choice and competition.
3. Explore more public-private partnerships to implement more stages of Roanoke County's Rural Broadband Initiative to bring high-speed Internet to homes without broadband access.
4. Explore providing improved cell phone service in unserved and underserved areas.



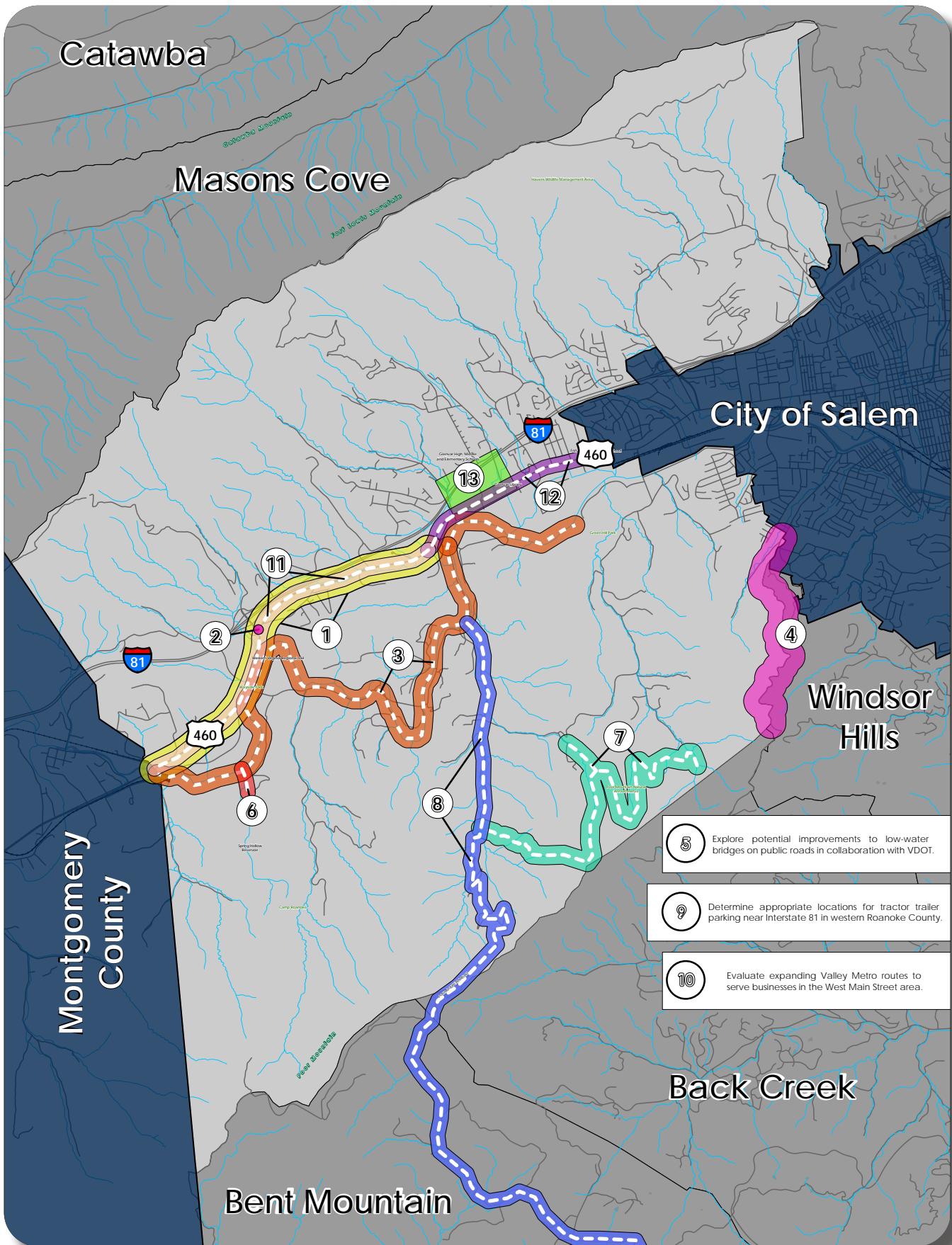
Public Safety Recommendations

1. **Provide the efficient delivery of public safety services with minimal response times.**
2. **Enhance and maintain public safety staffing.**
3. Enhance and maintain facilities and equipment.
4. Provide a high-level of citizen engagement and educational opportunities.





RECOMMENDATIONS



RECOMMENDATIONS



Transportation

Roads
Transit
Greenways/Trails
Bicycle & Pedestrian Accommodations

Recommendations

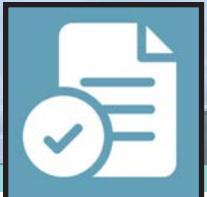
Priority transportation projects:

1. Determine potential road safety improvements for Route 11/460/West Main Street between Technology Drive and Montgomery County in collaboration with VDOT.
2. Improve safety at the I-81/Dow Hollow Road/West Main Street Intersection.
3. Determine alignments for the Roanoke River Greenway between Green Hill Park and Montgomery County, in collaboration with property owners and stakeholders.

Other transportation projects:

4. Determine appropriate safety improvements for Twelve O' Clock Knob Road in collaboration with VDOT.
5. Explore potential improvements to low-water bridges on public roads in collaboration with VDOT.
6. Provide a connection from the Roanoke River Greenway to future recreation opportunities at Spring Hollow Reservoir.
7. Expand the trail network at the Poor Mountain Natural Area Preserve to connect to Poor Mountain Road and Harborwood Road.
8. Construct the Perimeter Trail south to connect the Roanoke River Greenway along Poor Mountain Road to the Blue Ridge Parkway on Bent Mountain.
9. Determine appropriate locations for tractor trailer parking near Interstate 81 in western Roanoke County.
10. Evaluate expanding Valley Metro routes to serve businesses in the West Main Street area.
11. Determine appropriate pedestrian/bicycle infrastructure on Route 11/460/West Main Street between Technology Drive and Montgomery County.
12. Complete sidewalk on both sides of West Main Street between the City of Salem and Technology Drive.
13. Provide pedestrian accommodations to connect the Glenvar Schools to businesses along West Main Street.





RECOMMENDATIONS



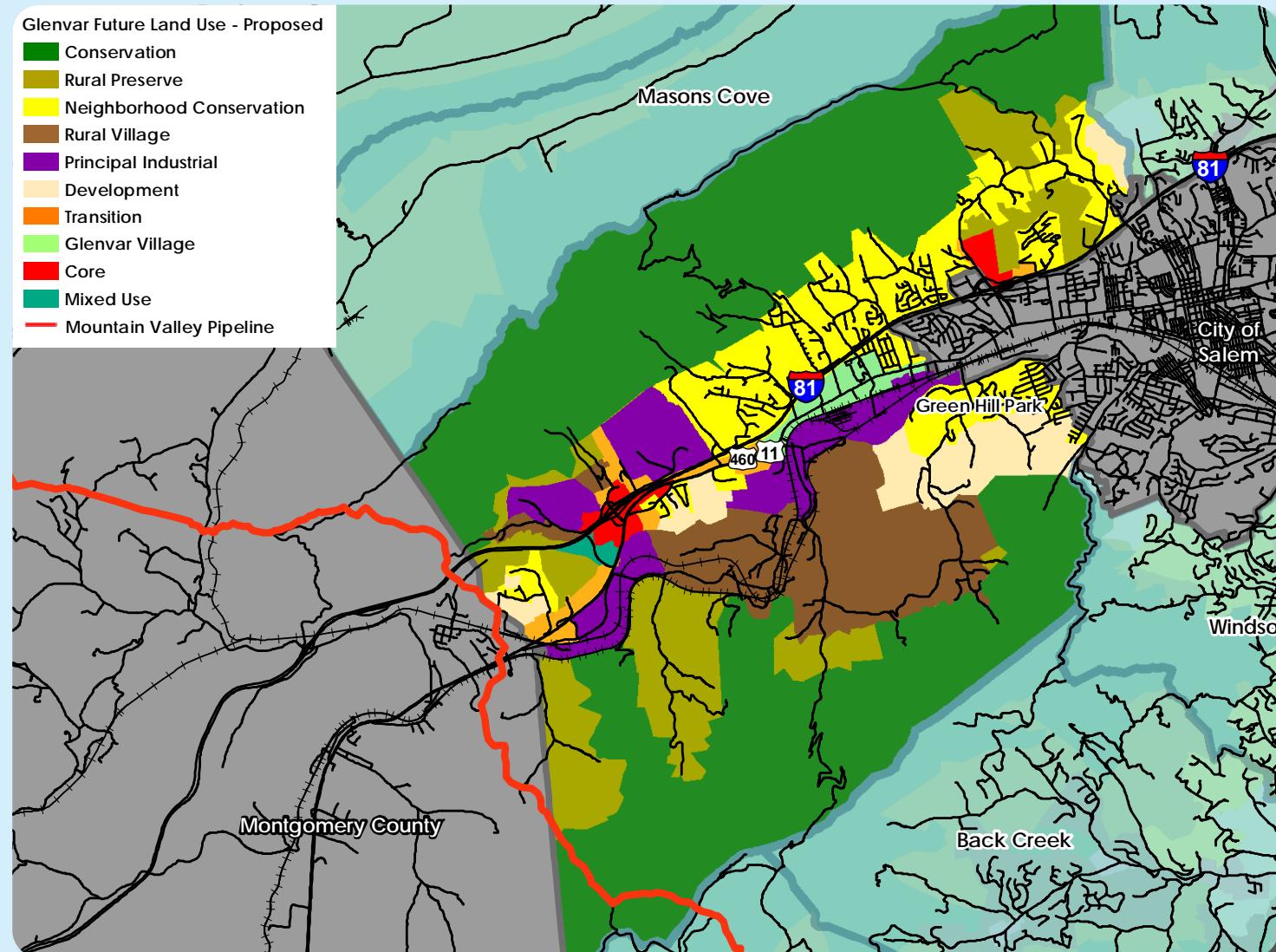
Land Use

Future Land Use
Activity Center

Residents supported the seven (7) proposed changes to the future land use map in the Glenvar CPA during the Spring 2022 open house and on the accompanying survey. Six (6) of these changes were from Rural Preserve to Conservation due to steep slopes greater than 33%. The last change, located in the Cove Hollow Road area along the Montgomery County line, was from Rural Village to Rural Preserve due to the existing zoning.

Recommendations

1. Amend the Future Land Use Map as shown below to conserve the natural beauty of Glenvar.
2. Develop an Activity Center Plan in the Glenvar area near the intersection of Daugherty Road and West Main Street.



RECOMMENDATIONS





GLENVAR

Roanoke County 200 Plan
2024 - 2038



Glenvar Community Planning Area
September 24, 2024