



**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: <i>D. James</i>
Application fee: <i>\$157.50</i>	PC/BZA date: <i>1/6/26</i>
Placards issued:	BOS date: <i>1/27/26</i>
Case Number	<i>1-1/2026</i>

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

KATIE GRAY (PERMIT EXPEDITER),
3210 WEST END CIRCLE #101, NASHVILLE, TN 37203

Phone: [REDACTED]

Cell #: [REDACTED]

Email: [REDACTED]

Contact for Legal Ads [REDACTED]

Owner's name/address w/zip

WAL-MART REAL ESTATE BUSINESS TRUST,
2608 SE J ST, BENTONVILLE, AR 72716,
POC: KARLEN ALVARADO

Phone #: [REDACTED]

Cell #: [REDACTED]

Email: [REDACTED]

Property Location

5350 Clearbrook Village Lane, Roanoke, VA 24014

Magisterial District: Cave Spring

Community Planning area: Clearbrook

Tax Map No.: 088.03-01-09.00-0000

Existing Zoning: C-2-S

Size of parcel(s): Acres: 29.9003 AC

Existing Land Use: COMMERCIAL / RETAIL

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning: C-2-S

Proposed Land Use: COMMERCIAL / RETAIL (7066 SF ADDITION TO EXISTING WALMART BUILDING)

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/AA)

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consultation
Application
Justification

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

8 1/2" x 11" concept plan
Metes and bounds description
Water and sewer application

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

Katie Gray

Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant KATIE GRAY

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.

WALMART IS PROPOSING A 7066 SF ADDITION TO THEIR EXISTING STORE TO HELP BETTER SERVE OPERATIONS, CLIENT-EXPERIENCE, AND OVERALL NEEDS OF THE STORE. THE ADDITION WILL INCLUDE A NEW PICK UP STORAGE AREA THAT SERVES THE REST OF THE BUILDING AND ITS CUSTOMERS. MINOR SITE WORK WILL BE INCLUDED IN SCOPE.

SCOPE OF WORK OF ADDITION: CONSTRUCTION OF A ±7,066 SF BUILDING ADDITION, UTILITIES, PAVEMENT, ASSOCIATED PARKING, AND IMPROVEMENTS SHOWN ON THE SITE PLAN SET. DEMOLITION WILL ALSO INCLUDE EXISTING PAVEMENT AND UTILITIES WITHIN THE LIMITS OF DISTURBANCE AS DEPICTED ON THE EXISTING CONDITIONS/DEMOLITION PLAN, SHEET SP-1. THE AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 0.27 ACRES.

RENDERS: See sheet A2 for exterior building elevations showing the addition.

PROPOSED / EXISTING PARKING: See parking analysis table on Sheet SSM-1

SIGNAGE PROPOSED: Shown on Site Plan and Building Elevations A2.1.

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

THE ADDITION WILL CONFORM TO THE EXISTING DESIGN GUIDELINES SET BY COUNTY ZONING, THE ONLY CHANGE WILL BE THE ADDITION OF SQUARE FOOTAGE. IT STILL MEETS PARKING REQUIREMENTS AND OVERALL LAYOUT OF THE SITE.

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.

THE ADDITION IS MINIMAL, THEREFORE THERE WILL NOT BE MAJOR IMPACTS TO THE EXISTING UTILITIES, SURROUNDING PROPERTIES, LIFE SAFETY/EGRESS PATHS, AND ROADS. SITE WORK WILL OCCUR WHILE MAINTAINING THE MAJORITY OF EXISTING CONDITIONS.



POTENTIAL OF NEED FOR TRAFFIC ANALYSIS AND/OR TRAFFIC IMPACT STUDY

The following is a list of potentially high traffic-generating land uses and road network situations that could elicit a more detailed analysis of the existing and proposed traffic pertinent to your rezoning, subdivision waiver, public street waiver, or special use permit request. If your request involves one of the items on the ensuing list, we recommend that you meet with a County planner, the County traffic engineer, and/or Virginia Department of Transportation staff to discuss the potential additional traffic related information that may need to be submitted with the application in order to expedite your application process.

(Note this list is not inclusive and the County staff and VDOT reserve the right to request a traffic study at any time, as deemed necessary.)

High Traffic-Generating Land Uses:

- Single-family residential subdivisions, Multi-family residential units, or Apartments with more than 75 dwelling units
- Restaurant (with or without drive-through windows)
- Gas station/Convenience store/Car wash
- Retail shop/Shopping center
- Offices (including: financial institutions, general, medical, etc.)
- Regional public facilities
- Educational/Recreational facilities
- Religious assemblies
- Hotel/Motel
- Golf course
- Hospital/Nursing home/Clinic
- Industrial site/Factory
- Day care center
- Bank
- Non-specific use requests

Road Network Situations:

- Development adjacent to/with access onto/within 500-ft of intersection of a roadway classified as an arterial road (e.g., Rte 11, 24, 115, 117, 460, 11/460, 220, 221, 419, etc)
- For new phases or changes to a development where a previously submitted traffic study is more than two (2) years old and/or roadway conditions have changed significantly
- When required to evaluate access issues
- Development with ingress/egress on roads planned or scheduled for expansion, widening, improvements, etc. (i.e. on Long Range Transportation Plan, Six-Yr Road Plan, etc.)
- Development in an area where there is a known existing traffic and/or safety problem
- Development would potentially negatively impact existing/planned traffic signal(s)
- Substantial departure from the Community Plan
- Any site that is expected to generate over one hundred (100) trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over seven hundred fifty (750) trips in an average day

Effective date: April 19, 2005

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE
COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION
CENTER ON TUESDAY, DECEMBER 15, 2009

**ORDINANCE 121509-10 TO OBTAIN A SPECIAL USE PERMIT TO
AMEND CONDITIONS REGARDING EXTERIOR BUILDING COLORS AND
SIGN PANEL COLORS, AND TO INCREASE THE MAXIMUM SIZE OF A
MONUMENT SIGN IN A C-2/CVODS, GENERAL
COMMERCIAL/CLEARBROOK OVERLAY DISTRICT WITH SPECIAL USE
PERMIT ON APPROXIMATELY 41 ACRES LOCATED IN THE 5200
BLOCK OF FRANKLIN ROAD, STABLE ROAD, CLEARBROOK LANE,
SINGING HILLS ROAD, AND SUNSET DRIVE, CAVE SPRING
MAGISTERIAL DISTRICT UPON THE APPLICATION OF WAL-MART
REAL ESTATE BUSINESS TRUST**

WHEREAS, Ordinance 102406-7 adopted by the Board of Supervisors on October 24, 2006 rezoned approximately 4.1 acres from AR, Agricultural Residential District, to C-2, General Commercial District, and CVOD, Clearbrook Village Overlay District, and granted a Special Use Permit with conditions to Wal-Mart Real Estate Business Trust to operate a retail sales establishment with a gross floor area greater than 50,000 square feet, garden center, and minor automobile repair facility on approximately 41 acres located in the 5200 block of Franklin Road; and

WHEREAS, Wal-Mart Real Estate Business Trust has petitioned the County for approval of certain amendments to the Special Use Permit conditions imposed by the above ordinance; and

WHEREAS, the first reading of this ordinance was held on November 17, 2009 and the second reading and public hearing were held December 15, 2009; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on December 14, 2009; 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 Board finds that the granting of a special use permit with the following amended conditions to Wal-Mart Real Estate Business Trust to operate a retail sales establishment with gross floor area greater than 50,000 square feet, garden center, and minor automobile repair facility on approximately 41 acres as described in Exhibit B attached to ordinance 102406-7 adopted by the Board of Supervisors on October 24, 2006, and located in the 5200 block of Franklin Road, Stable Road, Clearbrook Lane, Singing Hills Road and Sunset Drive (Tax Map Numbers 88.04-1-35, 88.03-1-9, 88.03-1-4.1, 88.03-1-2, 88.04-1-38, 88.04-1-41, 88.04-1-36, 88.04-1-34, 88.03-1-1.3, 88.04-1-26, 88.03-1-6, 88.03-1-3, 88.03-1-1.1, 88.04-1-39, 88.04-1-40, 88.04-1-39.1, and 88.03-1-1.2) in the Cave Spring Magisterial District is substantially in accord with the adopted 2000 Community Plan, as amended, pursuant to the provisions of Section 15.2-2232 of the 1950 Code of Virginia, as amended. The Board also finds that this proposal as modified by the following conditions conforms to the Design Guidelines for the Clearbrook Village Commercial Overlay District, and that any adverse impacts to the surrounding neighborhood or community shall be minimized by the following conditions. The special use permit is hereby approved with the following **AMENDED** conditions:

- 1) The 41 +/- acre site shall be developed in substantial conformance with the site plan prepared by Wolverton & Associates, dated October 13, 2006.
- 2) All buildings on the 41 +/- acre site shall be constructed in substantial conformance with the architectural plans, including exterior materials and colors, prepared by Perkowitz & Ruth, dated September 30, 2009, entitled “#1301-02 Roanoke, VA Exterior Elevations – Proposed Color Scheme”.
- 3) All roof top mechanical and other equipment shall be screened from view from the Blue Ridge Parkway and U.S. Rt. 220.
- 4) All retaining walls shall have a maximum height of 12 feet and shall match the

exterior material "Quick Brick" and color "Heritage" as shown on the architectural plans prepared by Perkowitz & Ruth, dated October 13, 2006. Retaining walls within any required buffer yard shall not exceed 4 feet.

- 5) All freestanding signs shall be monument style with a maximum height of 10 feet and a maximum width of 10 feet. The monument sign, exclusive of the sign panels to be installed thereon, shall be constructed with materials and colors that match the buildings, per the architectural plans prepared by Perkowitz & Ruth, dated September 30, 2009, entitled "#1301-02 Roanoke, VA Exterior Elevations – Proposed Color Scheme." The tenant panels shall remain Camel Brown until utilized by a tenant, at which time the background shall be white.
- 6) The 41 +/- acre site shall be developed in substantial conformance with the landscaping plan prepared by Hill Studio, dated 9/26/06, and including the specific details shown on the "Singing Hills Rd Landscape Buffer" plan prepared by Hill Studio, dated October 13, 2006.
- 7) Construction entrance shall be located at the Clearbrook Village Lane entrance as shown on the site plan prepared by Wolverton & Associates, dated October 13, 2006. All construction traffic shall use Clearbrook Village Lane.
- 8) The applicant/developer shall be responsible for constructing reasonable and necessary off-site improvements to the public road system the need for which is substantially generated and reasonably required by the development.
- 9) The Route 220/Stable Road intersection and the new Stable Road alignment depicted on the site plan prepared by Wolverton & Associates dated October 13, 2006 will be modified so that:
 - a. The northernmost access to Stable Road located at the rear of the Anchor 1 building will be eliminated.
 - b. Subject to VDOT approval, the Stable Road intersection will be redesigned to safely separate neighborhood and commercial traffic with the traffic engineer for the Singing Hills Road and Stable Road residents having an opportunity for input in the redesign.
 - c. Trucks servicing the development on this 41 +/- acre site shall not use Stable Road for ingress and egress.

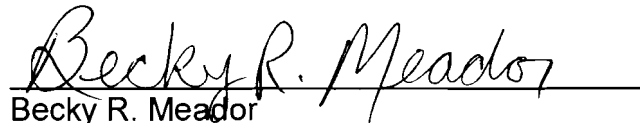
- d. Internal truck circulation on the site shall be addressed and provided.
 - e. Pedestrian conflicts on the site shall be identified and addressed.
 - f. An alternate entrance onto Route 220 Northbound may be evaluated.
2. That this action is taken upon the application of Wal-Mart Real Estate Business Trust.
3. 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 Moore to adopt the ordinance, and carried by the following recorded vote:

AYES: Supervisors Moore, Church, Flora, McNamara, Altizer

NAYS: None

A COPY TESTE:


Becky R. Meador
Clerk to the Board of Supervisors

cc: Paul M. Mahoney, County Attorney
Arnold Covey, Director of Community Development
Philip Thompson, Deputy Director of Planning
John Murphy, Zoning Administrator
Susan Carter, Planning Administrator Assistant



#1301-02 ROANOKE, VA

Age Group	Percentage
18-24	10
25-34	15
35-44	25
45-54	35
55-64	40
65-74	45
75-84	50
85+	55

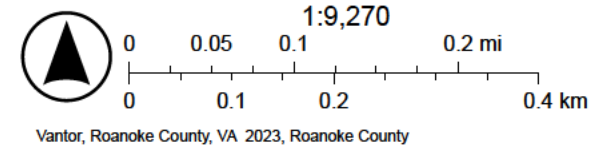
Walmart

REPRESENTATION ONLY - NOT FOR CONSTRUCTION 2009-09-30

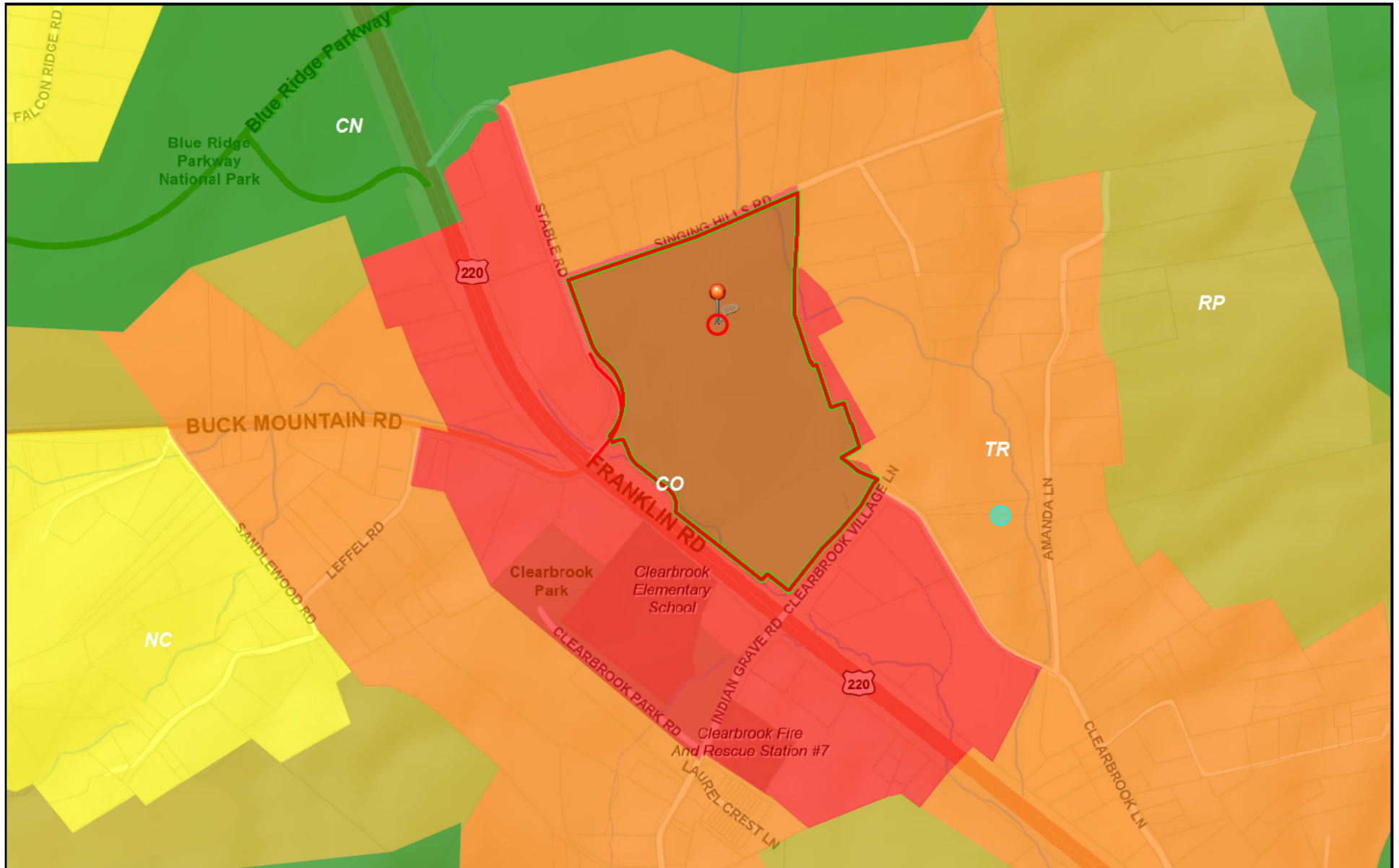
5350 Clearbrook Village Lane-- Aerial Map



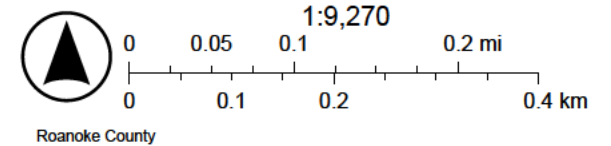
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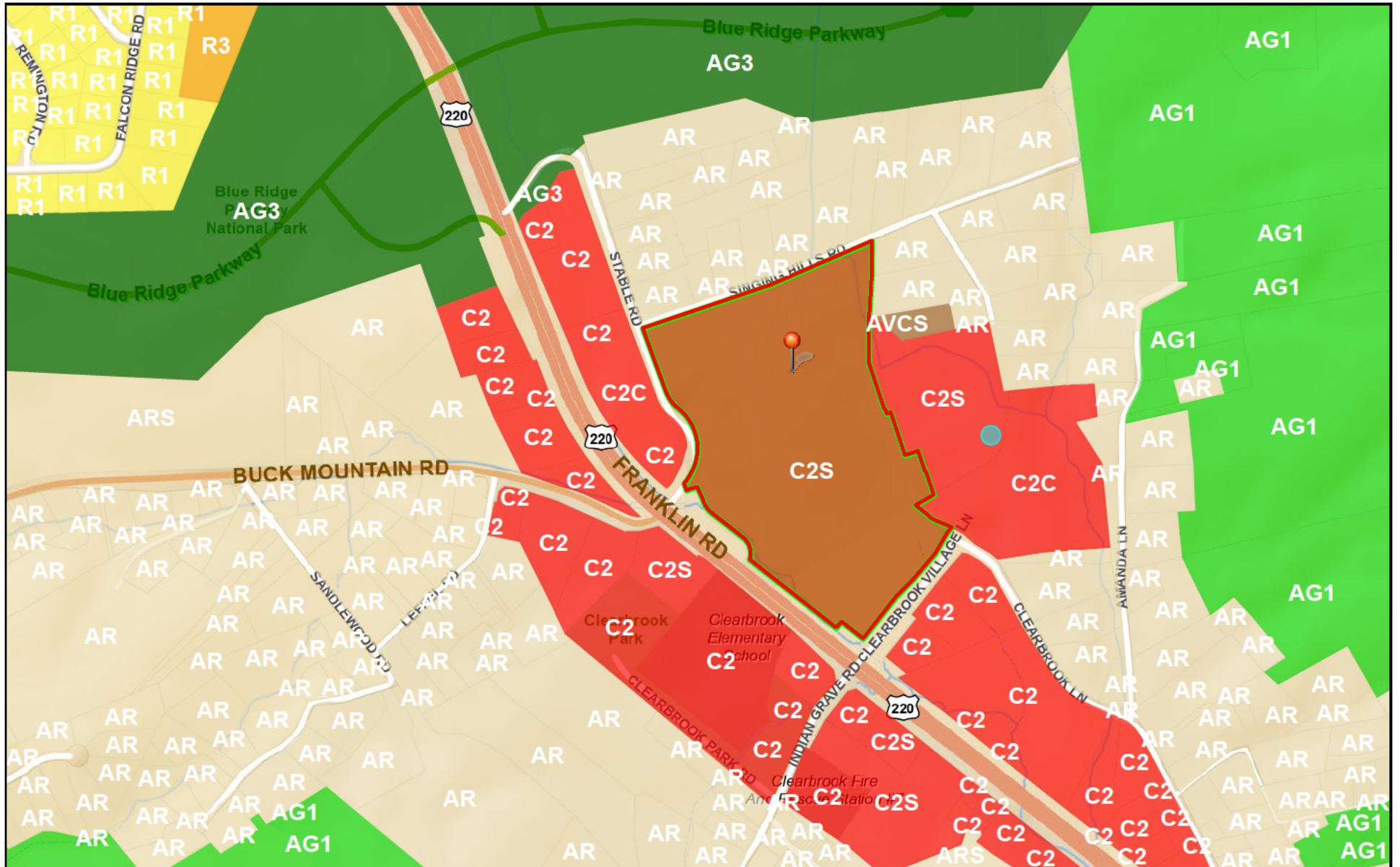
5350 Clearbrook Village Lane--Future Land Use



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5350 Clearbrook Village Lane--Zoning



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Zoning	AV	R1
AG3	C2	R3
AG1	C2	Mile Markers
AR	C2	Municipal Boundaries
AR		

Land Parcels	5 Streams
Streets	7 Culvert
2	8 Intermittent
3	Stream
4	Community Facilities

Park_Lands	Hillshade
Landmark Parcels	High : 254 - Low : 2
Urban Areas	

