



**CITY OF ROANOKE  
PLANNING BUILDING  
& ECONOMIC DEVELOPMENT**

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Architectural Review Board  
Board of Zoning Appeals  
Planning Commission

February 2, 2009

Honorable David A. Bowers, Mayor  
Honorable Sherman P. Lea, Vice Mayor  
Honorable Gwendolyn W. Mason, Council Member  
Honorable Alvin L. Nash, Council Member  
Honorable Anita J. Price, Council Member  
Honorable Court G. Rosen, Council Member  
Honorable David B. Trinkle, Council Member  
Roanoke, Virginia

Dear Mayor Bowers and Members of City Council:

Subject: 2008 Annual Report  
Planning Commission

I am pleased to provide Council with the following report on the Commission's activities during 2008 and an overview of projects we hope to complete in 2009.

The Commission met 24 times and considered the following:

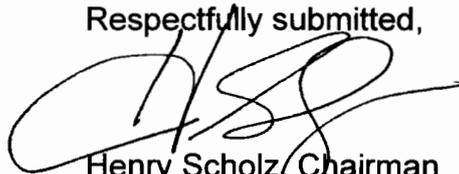
- 24 requests to rezone property or amend proffered conditions and 3 street and/or alley closure requests;
- amendments to the zoning and subdivision ordinances in order to clarify regulations and refine regulatory concepts based on their practical application;
- adoption of a South Roanoke Neighborhood Plan, 2007 Update to Roanoke Valley Conceptual Greenway Plan, Bikeway Plan for the Roanoke Valley area Metropolitan Planning Organization, and the Mountain View/Norwich Corridor Plan;
- endorsement of the Residential Pattern Book, a design manual for new construction and renovation of residential buildings

Staff develops annual "report cards" on comprehensive plan and neighborhood plan implementation activities. These two reports are presented to Council each year during their joint work session with the Commission. Staff continues to work on the Neighborhood Indicators project that was recommended in Vision 2001-2020.

During calendar year 2009, the Commission will continue to monitor the zoning and subdivision ordinances and recommend amendments as necessary. Staff is working to develop a new zoning district to encourage redevelopment of underused commercial/industrial areas. This district would directly implement recommendations of the Citywide Brownfield Plan and the Mountain View/Norwich Corridor Plan. The Commission has also scheduled a meeting with the County Planning Commission for early 2009.

A roster of meeting attendance and the status of certifications of Commission members is attached to this report for your information. A listing of all rezoning and street and alley requests is also attached for your reference.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'H. Scholz', written over the typed name.

Henry Scholz, Chairman  
City Planning Commission

/mpf  
attachment

cc: Darlene L. Burcham, City Manager  
William M. Hackworth, City Attorney  
R. Brian Townsend, Assistant City Manager  
Chris Chittum, Agent, City Planning Commission

## 2008 MEETING ATTENDANCE/CERTIFICATION

**13 regular meetings and 11 work sessions were held**

<u>Commission Member</u>	<u>No. of Regular (13) Attended</u>
Kent Chrisman (Certified)	12
Robert Manetta (Certified)	9
Angela Penn (Certified)	12
Paula Prince (Certified)	12
Richard Rife	13
Henry Scholz (Certified)	12
Fredrick Williams (Certified)	12

## 2008 Rezoning/Amendment of Proffers

Tax No.	Applicant/Location	Request	PC Action Taken
1021521	Second Presbyterian Church 305 Highland Avenue, SW	Rezone from MX to IN	Recommended approval
1570101	Colonial Green, LC Colonial Green subdivision	Amendment of PUD Plan and Pattern Book	Recommended approval
7110105 71101021	Parkway Wesleyan Church Belle and Orange Avenues, NE	Comprehensive Sign Overlay District	Recommended approval
1440317	Medical Facilities of America, LI 1527 Grandin Road, SW	Amend proffered conditions	Recommended approval
7090523	Glade Creek Station LP 3250 Orange Avenue, NE	Rezone from RMF to CG, conditional	Recommended approval
4122606	City Planning Commission 943 Murray Avenue, SE	Rezone from IN to RM-1	Recommended approval
1550906	City Planning Commission 2621 Barham Road, SW	Rezone from R-5 to ROS	Recommended approval
4190704	City Planning Commission 2835 Garden City Boulevard, SE	Rezone from RMF to RM-2	Recommended approval
2011424	Oliver White Hill Foundation 401 Gilmer Avenue, NE	Rezone from RM-1 to MX, with conditions	Recommended approval
1300517 1300533	Samsam, LLC 2824 Franklin Road, SW Wildwood Road, SW	Amend proffered conditions and rezone from R-12 and CG, to CG, with conditions	Recommended approval
6472001 6472003 6472302	Newbern Properties, LLC Tuckawana Circle, NW	Amendment of proffered conditions and rezone from ROS to I-1	Recommended approval
4011116, 4011136 through 4011141	Lawson Building, LLC Campbell and Church, SE	Rezoning from I-1 and MX, to D, with conditions	Recommended approval
2671103	Roanoke Valley Christian Church Hershberger Road, NW	Rezone from R-7 to IN	Recommended approval
1250133	Wayne and Sharon Haig 759 Welton Avenue, SW	Rezone from RMF to RM-1	Recommended approval
6040504 6040506	Christian Life International Church Hemlock Road, NW	Rezone from R-5 to IN	Recommended approval
7090402	Parkway House of Prayer 3230 King Street, NE	Amendment of INPUD	Recommended approval

7060113 7050164	Mountain Brook Development, Inc. 327 Mountain Brook Drive, NE	Rezone from R-12 to MXPUD	Recommended approval
4011116, 4011136 through 4011141	Lawson Building, LLC Campbell and Church, SE	Amendment of proffers	Recommended approval
1290107, 1290220 through 1290229	Queene Anne Court of Southwood, Inc. 3209 Queene Anne Court Circle, SW	Amendment of PUD Plan	Recommended approval
5090210 5090278	ECS Properties, LLC William E. Williams, Jr. 4935 Woodmar Drive, SW 1950 Electric Road, SW	Rezone 30 ft strip and 13,455 s.f. area from R-12 and CN, to CN with conditions	Recommended approval
2720701 2720113 2720114	Roanoke Electric Steel VA Housing Development Authority Shenandoah Avenue and Westside Boulevard, NW	Rezone portions of properties from CG and RMF to R-5, and from R-5 to RMF	Recommended approval
3012827	Anstey Hodge Advertising Group 120 Commonwealth Avenue, NE	Rezone from RM-1 to D, with conditions	Recommended approval
1272801	Lorrd Ganeshji, Inc. 1917 Franklin Road, SW	Rezone from RM-1 to MX, with conditions	Recommended approval

## 2008 Street and Alley Closures

Applicant	Location	Action Taken
Lewis H. Moody	Paper street lying between parcels located on 6 <sup>th</sup> Street, S.E.	Recommended approval
Lawson Building, LLC	Undeveloped portion of Kirk Avenue, S.E.	Recommended approval
RRHA	Closure of Mill, Green, Whitmore Avenues, S.E., and adjacent alley	Recommended approval