

**ROANOKE COUNTY PLANNING COMMISSION AGENDA**  
**TUESDAY, OCTOBER 7, 2008**  
**WORKSESSION: 4:00 P.M. CONFERENCE ROOM 215**  
**PUBLIC HEARING: 7:00 P.M. BOARD MEETING ROOM**

**WORK SESSION**

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes:   September 2, 2008  
  September 16, 2008
- D. Consent Agenda:       November 3, 2008
  - 1. The petition of Theodore J. Foster to obtain a Special Use Permit in an R-1, Low Density Residential District, for the purpose of constructing a private stable on 5.801 acres located at 4535 Red Barn Lane, Vinton Magisterial District (**continued from the April 1, 2008, Public Hearing**)
  - 2. The petition of American Electric Power to rezone 13.103 acres from C-1C, Office District with Conditions, to I-2C, Low Intensity Industrial District with Conditions, for the purpose of constructing a construction yard located at the 1800 block of Loch Haven Drive, Catawba Magisterial District
  - 3. The petition of Faith Fellowship Church to obtain a Special Use Permit in a C-2, General Commercial District, for the purpose of Religious Assembly on 1.0 acre located at 4108 Electric Road, Cave Spring Magisterial District
  - 4. The petition of James R. Cherney to rezone approximately 4.75 acres from R-3C, Medium Density Multi-Family Residential District with Conditions, to C-1C, Office District with Conditions, for the purpose of constructing an office building located between the 2300 block and 2400 block of Electric Road and 2315 Bridle Lane, Windsor Hills Magisterial District
  - 5. The petition of JJDR Company, LLC to rezone 1.13 acres from a C-1C, Office District with Conditions, to a C-2, General Commercial District for the purpose of conducting personal improvement services located at 1919 Electric Road, Windsor Hills Magisterial District
  - 6. Proposed amendments to the Roanoke County Zoning Ordinance. The proposed amendment to Section 30-91-2 (General Regulations for Parking) would provide additional areas for the parking of recreational vehicles on corner lots. The proposed amendment to Section 30-22-1 (Civil Penalties) would allow civil penalties to be assessed for violations associated with the parking of recreational vehicles, the parking of commercial vehicles, and the use of recreational vehicles for living or business purposes.
- E. Comments of Planning Commissioners and Planning Staff
- F. Adjournment for Site Viewing

**EVENING SESSION**

- G. Call to Order
- H. Invocation/Pledge of Allegiance: Ms. Martha Hooker
- I. Public Hearing Petitions:
  - 1. The petition of Starkey Medical, PC to modify existing proffered conditions in a C-1C, Office District with Conditions, on 1.241 acres located at 5681 Starkey Road, Cave Spring Magisterial District **(continued from the September 2, 2008, Public Hearing)**
  - 2. The petition of Mel Wheeler, Inc. to obtain a Special Use Permit in an AG-3, Agricultural/Rural Preserve District, for the construction of a 170-foot broadcast tower on 3.06 acres located at 8131 Honeysuckle Road, Windsor Hills Magisterial District
  - 3. The petition of Bonsack Baptist Church to obtain a Special Use Permit in an R-1, Low Density Residential District, for the purpose of Religious Assembly on approximately 3.30 acres located at the 4800 and 4900 blocks of Cloverdale Road, Hollins Magisterial District
  - 4. A proposed amendment to the Roanoke County Comprehensive Plan. The proposed amendment would incorporate the Hollins Area Plan into the County's Comprehensive Plan.
- J. Final Orders
- K. Citizens' Comments
- L. Comments of Planning Commissioners and Planning Staff
- M. Adjournment