

**ROANOKE COUNTY PLANNING COMMISSION AGENDA**  
**MONDAY, NOVEMBER 3, 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:   October 7, 2008  
                                  October 21, 2008
- D. Consent Agenda:       December 2, 2008
  - 1. The petition of Edward Rose Properties, Inc. to rezone approximately 16.3 acres from R-2, Medium Density Residential District, to R-3C, Medium Density Multi-Family Residential District with Conditions (approximately 12.4 acres), and C-2C, General Commercial District with Conditions (approximately 3.9 acres) and to rezone approximately 11.2 acres from C-2, General Commercial District, to R-3C, Medium Density Multi-Family Residential District with Conditions, for the purpose of constructing a mixed-use development consisting of an apartment complex (approximately 23.6 acres) and commercial uses (approximately 7.8 acres) located at the 6200 and 6300 Blocks of Cove Road and Green Ridge Road, Catawba Magisterial District
  - 2. A proposed amendment to the Roanoke County Comprehensive Plan. The proposed amendment would incorporate the Route 221 Area Plan into the County's Comprehensive Plan.
- E. Comments of Planning Commissioners and Planning Staff
- F. Adjournment for Site Viewing

**EVENING SESSION**

- G. Call to Order
- H. Invocation/Pledge of Allegiance: Mr. Rodney McNeil
- I. Public Hearing Petitions:
  - 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, High 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.
- J. Final Orders
- K. Citizens' Comments
- L. Comments of Planning Commissioners and Planning Staff
- M. Adjournment