



County of Roanoke **PLANNING COMMISSION**

Ms. Martha Hooker, Chairman
Mr. Steve Azar, Vice-Chairman
Mr. Gary Jarrell
Mr. Rodney McNeil
Mr. David Radford

Catawba District
Vinton District
Hollins District
Cave Spring District
Windsor Hills District

AGENDA **TUESDAY, MARCH 3, 2009** **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: February 3, 2009
February 17, 2009
- D. Consent Agenda: April 7, 2009
 - 1. The petition of Wolf Creek, Inc., Circle C Consultants, Inc., Wolf Creek Homeowners Association, Inc., Front Street Construction, Inc., and Old Towne Development, LLC to amend the Planned Residential Development Master Plan for Wolf Creek, which measures 38.384 acres and includes the communities of Wolf Run, Wolf Crest, Beech Cove, Richard's Wood, Village at Stone Creek and Rockbridge, Vinton Magisterial District.
 - 2. Proposed amendments to the Roanoke County Zoning Ordinance. The proposed amendments revise or add regulations in the ordinance dealing with open space in cluster developments; portable temporary storage containers; temporary signs; screening, landscaping, and buffer yards; and off-street parking, stacking and loading.
 - 3. Proposed adoption of the Roanoke County Design Handbook. The proposed Design Handbook illustrates zoning, development, and design concepts, standards, and regulations, and provides recommendations. The proposed Design Handbook covers issues dealing with site design, landscaping, transportation, and other features.
- 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 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 (**postponed from December 2, 2008**)
- J. Final Orders
- K. Citizens' Comments
- L. Comments of Planning Commissioners and Planning Staff
- M. Adjournment