

Meeting Minutes for Neighbors in South Roanoke

Organizational Meeting

Wednesday 28 April 2004 at Crystal Spring Elementary School Gymnasium
City of Roanoke, VA

Meeting was called to order by President Frank Smith at 7:06 pm. In attendance were President, Vice-President and Secretary and twenty-two members and guests.

Smith welcomed all guests and members and extended welcome to evening's speakers who were Brian Townsend, Director of Planning, City of Roanoke, along with Nancy Snodgrass, City Planner II.

Nancy Snodgrass began the proceedings with explanation of the City's Comprehensive Plan 2001-2020, which establishes land use. Not updated since 1987. Hence no comprehensive re-zoning since 1987. Zoning regulations are not retroactive.

Purposes of the City Planners visitation to neighborhoods is to clear up any confusion brought about by local media. Changes in zoning have to be brought about by changes in structure or land use.

Nancy Snodgrass presented map of proposed zoning for South Roanoke, which had fairly few changes.

Brian Townsend explained the details of map. The Carillion Bio-Medical complex, both present and proposed dominated the area north of Wiley Drive and the River. Much of Southeast area bordering South Roanoke and off Yellow Mountain Road is open and recreational. Schools and churches that are allowed in the residential districts are zoned institutional. This is being done to govern the orderly expansion of schools or churches to meet their needs apart from residential zoning and is being implemented to prevent needless re-zoning.

There were some density changes. Some change in density for multiple housing. Single family housing is to be categorized by lot size per average thousand square feet of representative properties, such listings as R-12, R-7 Section 8 Housing that comes under usage.

Q Per Bill Thomasson. How about the razing of large houses for the purpose of building numerous and much smaller houses?

A Per Mr Townsend. Not a likely scenario as lots usage must conform to minimum established sizes and uses of adjoining properties. Another possibility is the elevation of such zonings to R-12.

The map still shows some vacant land; either side yards or temporarily unbuildable property.

There is minimum requirement to notify any potentially affected property owner by mail and the notice is put in the local newspaper. Every area also has bulk and height limitations. Under comprehensive re-zoning, all property owners will be notified of any potential changes in designation, but not use. Public hearing dates will be listed. Changes don't apply to uses already in existence in general.

Q Per Barbara Duerk. How does zoning affect additions?

A Mr Townsend. Individual conditions, lot, cover ages and setbacks are taken into account.

Q Per Frank Smith. How do you determine zoning for area like South Roanoke?

A Per Mr Townsend. In absence of neighborhood plan, follow patterns of development already in place.

Q Rhett Ward. Are these plans already subject to change?

A Mr Townsend. Only those involved with specific cases and scheduled hearings.

Q Frank Smith. If Victory Stadium demolished, can it be re-developed for institutional use?

A It being considered still city-owned property, city council would determine its future use.

City Council has final say on all zoning of public lands.

Victory Stadium is presently zoned as C-1.

Q Per Barbara Duerk. How does this affect maintenance of damaged streets and sidewalks?

A Per Mr Townsend. It isn't a zoning issue and is handled by Department of Public Works.

Comment sheets were then handed out for individual and group feedback.

President Frank Smith thanked all for coming.

Bill Thomasson again urged all parents with children at Crystal Spring Elementary School to contact School Board to continue to press for permanent new facilities, rather than unsightly temporary trailers on the grounds of the school and prevent recreational areas and playgrounds from being covered with said eyesores. Prospects look good for resolving matter in favor of permanent structures.

Meeting adjourned at 8:21 pm.

Respectfully Submitted,

J Keith Bohon, Jr
Secretary