I. Call to Order and Welcome:

Welcome to the January 13, 2020, meeting of the City Planning Commission. This meeting is being broadcast via Facebook Live. Please make sure that sound on all cellular phones and electronic devices is turned off during the meeting. If you wish to speak to any matter, the chair will recognize you in turn. Please approach the podium and state your name and residential address so that the Commission's secretary may record the proceedings accurately.

II. Approval of Agenda: January 13, 2020

III. Approval of Minutes: November 11, 2019

IV. Unfinished Business:

None

V. New Business:

a. Application by Hamlar Properties, LLC, to vacate two adjoining alleys that run from Fairfax Avenue NW to Moorman Avenue NW and from 10th Street NW to Fairfax Avenue NW.

b. Application continued to February 10, 2020:

Application by Franklin Road, LLC, to vacate an alley running north from Franklin Road SW towards Luck Avenue SW, adjacent to property located at 117 Franklin Road SW, Official Tax Map No. 1012613, and extending north to the southwest corner of 120 Luck Avenue SW, Official Tax Map No. 1012606, and to include the portion of the alley running parallel to Franklin Road SW and Luck Avenue SW, continuing east from its intersection with the aforementioned alley to the southeast corner of the building on 120 Luck Avenue SW.
c. **Application continued to February 10, 2020:**

Application by JE2 Investments, LLC, to vacate a portion of Gregory Avenue NE, north of 901 11th Street NE, Official Tax Map No. 3051106, and running between 11th Street NE and Cherokee Street NE.

d. Application by Valley Funeral Home to rezone property located at 5005 Melrose Avenue NW, Official Tax Map No. 6110147, from CN, Commercial-Neighborhood District, and R-5, Residential Single-Family District, to CG, Commercial-General District, with conditions. The land use categories permitted in CG District include residential; accommodations and group living; commercial; industrial; warehousing and distribution; assembly and entertainment; public, institutional and community facilities; transportation; utility; agricultural; and accessory with no maximum density specified and a maximum floor area ratio of 5.0. The comprehensive plan designates the property for commercial use. The proposed use of the property is a funeral home.

VI. **Election of Planning Commission Chair, Vice-Chair, Agent, and Secretary**

VII. **Other Discussion**

VIII. **Adjourn**

Any person with a disability requiring any special accommodation to attend or participate in the hearing should contact Planning, Building, & Development at (540) 853-1730.
CITY OF ROANOKE PLANNING COMMISSION
Minutes
November 11, 2019 – 1:30 p.m.
Public Hearing

The Planning Commission of Roanoke held its Public Hearing on Monday, November 11, 2019, at 1:30 p.m., in the Council Chamber, Room 450, fourth floor, Noel C. Taylor Municipal Building, 215 Church Avenue SW, City of Roanoke, with Chair James Smith, presiding.

PRESENT: Commissioners Ms. Karri Atwood, Ms. Sarah Glenn, Ms. Lora Katz, Mr. Frank Martin, and Chair James Smith – 5.

ABSENT: Mr. Kit Hale, Ms. Pamela Smith – 2.

OTHERS PRESENT: Mr. Ian Shaw, Agent to the Planning Commission; Mrs. Tina Carr, Secretary to the Planning Commission; Mrs. Katharine Gray, City Planner; Ms. Brittany Gardner, City Planner, Mr. Wayne Leftwich, Senior City Planner; and Mr. Timothy Spencer, Senior Assistant City Attorney.

The meeting was called to order by Chair Smith at 1:30 p.m. Recognizing the occasion of Vetrans Day, he asked if there were any veterans in the audience and asked that they stand. Upon their doing so, Chair Smith thanked the veterans for their service and all in attendance applauded in agreement.

I. Approval of the agenda for November 11, 2019

Commissioner Katz made a motion to approve the agenda for November 11, 2019. The motion was seconded by Commissioner Atwood and was passed by unanimous voice vote.

I. Approval of the minutes for October 14, 2019

Commissioner Martin made a motion to approve the minutes for October 14, 2019. The motion was seconded by Commissioner Katz and was passed by unanimous voice vote.

II. Unfinished Business

Mrs. Carr read into record:

Application by Timothy Luck to rezone property, repeal all conditions proffered as a part of a previous rezoning, and proffer new conditions for property located at 2841 Sand Road, N.E., Official Tax Map No. 3250414, from RM-1, Residential Mixed Density District, and I-1, Light Industrial
District, with conditions, to R-7, Residential Single-Family District, with conditions.

Applicant Timothy Luck, Montvale, Virginia, was present to speak on the application.

Chair Smith asked the Commissioners if they had any questions for the Applicant’s Agent. There was none.

Ms. Brittany Gardner presented the staff report: Staff recommends approval of the request in Amended Application No. 3 to rezone the subject property to R-7 Single-Family District. While a reduction in density is not consistent with the City’s Comprehensive Plan and the Hollins/Wildwood Neighborhood Plan, R-7 creates a development pattern that is consistent with the current character of the neighborhood. Although Zoning Amendments are not a means to circumvent dimensional standards, Staff recognizes the barriers to development associated with the property.

Chair Smith asked the Commissioners if they had any questions for staff. There was none.

Chair Smith opened the public hearing. Hearing no one, Chair Smith closed the public hearing.

Chair Smith asked Mrs. Carr to call the roll. The motion was approved by the following vote.

AYES: Commissioners Atwood, Glenn, Katz, Martin, and Chair Smith – 5.

NAYS: None – 0.

(Commissioners Hale and P. Smith were absent.)

Chair Smith declared that the proposed application would move to City Council with a positive recommendation.

III. New Business

Mrs. Carr read into record:

Application by William T. Bratton to rezone property located at 2514 and 2522 Shenandoah Avenue, N.W., and two properties designated as 0 Shenandoah Avenue, N.W., Official Tax Map Nos. 2410210, 2410207, 2410208, and 2410209, respectively, from I-1, Light Industrial District, to UF, Urban Flex District.
Applicant Mr. William Bratton, 317 Cove Road, was present to speak on the application.

Chair Smith asked the Commissioners if they had any questions for the Applicant’s Agent. There was none.

Ms. Brittany Gardner presented the staff report: Staff recommends approval. The request in the Original Application to rezone to UF District, Urban Flex, is consistent with the City’s Comprehensive Plan, Loudon-Melrose/Shenandoah West Neighborhood Plan, and the Zoning Ordinance. The proposed use of the property aligns with the purpose of the Urban Flex District and will contribute to appropriate redevelopment more in keeping with adjacent residential property than the existing industrial zoning.

Chair Smith asked the Commissioners if they had any questions for staff. There was none.

Chair Smith opened the public hearing. Hearing no one, Chair Smith closed the public hearing.

Chair Smith asked Mrs. Carr to call the roll. The motion was approved by the following vote.

AYES: Commissioners Atwood, Glenn, Katz, Martin, and Chair Smith – 5.

NAYS: None – 0.

(Commissioners Hale and P. Smith were absent.)

Chair Smith declared that the proposed application would move to City Council with a positive recommendation.

Application by Carilion Medical Center and Carilion Clinic Properties, LLC, to vacate Crystal Spring Avenue, S.W., between McClanahan Street, S.W., and Evans Mill Road, S.W.

Mr. Spencer informed the Commission that Ms. Glenn had a statement to read and enter into public record.

Ms. Glenn stated, “Although I do not have a conflict of interest, I believe that it is prudent to advise the public that as an employee of Virginia Tech that I do sometimes work with Carilion Hospital regarding the Medical School Facilities. However, despite such interaction with Carilion, I believe that I can fairly participate in this street vacation and re-zoning application. I ask that this statement be included in the minutes of this meeting.” Ms. Glenn submitted the signed statement to Mrs. Carr, attached herewith as Exhibit A.
Mrs. Maryellen Goodlatte, representative, was present to speak on this application.

Mrs. Goodlatte stated that four letters of support had been received and were given to the Commissioners. These letters were from Radford University, Virginia Tech Carilion School of Medicine, the Roanoke Regional Partnership, and Downtown Roanoke, Inc., and are attached herewith as Exhibit B.

Chair Smith asked the Commissioners if they had any questions for the Applicant's representative. There was none.

Mr. Wayne Leftwich presented the staff report: Staff recommends approval of the vacation of Crystal Spring Avenue between McClanahan Street and Evans Mill Road with conditions. Amended Application No. 1 is consistent with the City’s Comprehensive Plan and South Roanoke Neighborhood Plan and would not create any inconvenience as the traffic can take Rosalind Avenue or Carolina Avenue to connect between McClanahan Street and Evans Mill Road, or take Jefferson to connect from McClanahan Street to the hospital or other points to the North.

Chair Smith asked the Commissioners if they had any questions for staff. There was none.

Chair Smith opened the public hearing.

Mr. Mark Frye, 2125 Yellow Mountain Road SW, Unit 313, spoke in support of the Carilion project.

Ms. Barbara Duerk, who identified herself as president of Neighbors in South Roanoke, expressed concerns about traffic and how the proposed closing of Crystal Spring Avenue would impact the surrounding neighborhoods. Also of concern to Ms. Duerk was connectivity, including pedestrian and bicycle access, which she described as “very important to our neighborhood.” Ms. Duerk asked for an updated area plan and asked that the Commission postpone its vote so that traffic issues could be addressed.

Mr. George Vogel, who identified himself as an attorney with offices on McClanahan Street, had concerns about where traffic would go upon the proposed closing of Crystal Spring Avenue.

Chair Smith closed the public hearing.

Chair Smith asked Mrs. Carr to call the roll. The motion was approved by the following vote.
AYES: Commissioners Atwood, Glenn, Katz, Martin, and Chair Smith – 5.

NAYS: None – 0.

(Commissioners Hale and P. Smith were absent.)

Chair Smith declared that the proposed application would move to City Council with a positive recommendation.

Mrs. Carr read into record:

Application by Carilion Medical Center to (i) repeal all conditions proffered as part of a previous rezoning on property located at 1906 Belleview Avenue, S.E., Official Tax Map No. 4060301; (ii) rezone 2002 Jefferson Street, S.E., Official Tax Map No. 4060507, from IN, Institutional District, to INPUD, Institutional Planned Unit Development District; (iii) repeal the PUD plans as previously enacted by Ordinance Nos. 36885-101804 and 40245-051815 for 1906 Belleview Avenue, S.E., 2006 Jefferson Street, S.E., 127 McClanahan Street, S.W., 2001 Crystal Spring Avenue, S.W., 0 Jefferson Street, S.W., 2013 Jefferson Street, S.W., and 2017 Jefferson Street, S.W., Official Tax Map Nos. 4060301, 4060506, 1040902, 1040905, 1041002, 1041004, and 1041003, respectively, currently zoned INPUD, Institutional Planned Unit Development District; and (iv) adopt an INPUD development plan for 1906 Belleview Avenue, S.E., 2002 Jefferson Street, S.E., 2006 Jefferson Street, S.E., 0 Jefferson Street, S.W., 2013 Jefferson Street, S.W., 2017 Jefferson Street, S.W., 127 McClanahan Street, S.W., and 2001 Crystal Spring Avenue, S.W., Official Tax Map Nos. 4060301, 4060507, 4060506, 1041002, 1041004, 1041003, 1040902, and 1040905, respectively, and the vacated portion of Crystal Spring Avenue, S.W.

Mrs. Maryellen Goodlatte, representative, was present to speak on this application.

Chair Smith asked the Commissioners if they had any questions for the Applicant’s representative. There was none.

Mrs. Katharine Gray presented the staff report: Staff recommends approval. The Amended Application No. 1 is consistent with the City’s Comprehensive Plan, Riverland/Walnut Hill Neighborhood Plan, South Roanoke Neighborhood Plan, and Zoning Ordinance as the subject property will be redeveloped and used in a manner appropriate to the surrounding area.
Chair Smith asked the Commissioners if they had any questions for staff. There was none.

Chair Smith opened the public hearing.

Ms. Barbara Duerk, president of Neighbors in South Roanoke, expressed concerns about traffic and connectivity from Crystal Spring Avenue, including in front of the hospital and to the greenway. She cited the need to encourage transit, carpooling, walking, and bicycling. She urged that roundabouts be considered to facilitate traffic.

Chair Smith closed the public hearing.

Chair Smith asked Mrs. Carr to call the roll. The motion was approved by the following vote.

AYES: Commissioners Atwood, Glenn, Katz, Martin, and Chair Smith – 5.

NAYS: None – 0.

(Commissioners Hale and P. Smith were absent.)

Chair Smith declared that the proposed application would move to City Council with a positive recommendation.

IV. Other Discussion

There being no further business to come before the Commission, Chair Smith declared the meeting adjourned at 2:36 p.m.

Respectfully submitted,

Tina M. Carr, Secretary
DISCLOSURE OF PERSONAL INTEREST PURSUANT TO VIRGINIA CODE § 2.2-3115(I)

I, Sarah Glenn, state that I have a personal interest in agenda item V.b.c. regarding ____________________________, because I am an employee of Virginia Tech and do on occasion work with Carilion Hospital. Therefore, pursuant to Virginia Code §§ 2.2-3112 and 2.2-3115, I hereby make the following statement.

Although I do not have a conflict of interest, I believe that it is prudent to advise the public that as an employee of Virginia Tech that I do sometimes work with Carilion Hospital regarding the Medical School Facilities. However, despite such interaction with Carilion, I believe that I can fairly participate in this street vacation and re-zoning application. I ask that this statement be included in the minutes of this meeting.

Witness the following signature made this 11th day of November 2019.

(Signature) (Seal)

Sarah Glenn
(Print Name)
November 8, 2019

The Honorable Sherman P. Lea, Jr.
Mayor
City of Roanoke
215 Church Avenue, SW, Room 452
Roanoke, Virginia 24011

Mayor Lea and Members of Roanoke City Council:

On behalf of Radford University, operating in Radford, and Radford University Carilion (RUC), operating in Roanoke, I am pleased to offer my strong support for Carilion Clinic’s request for a single comprehensive INPUD Development Plan for the proposed expansion of Carilion Roanoke Memorial Hospital, Carilion Behavioral Health Services and Carilion Parking.

Radford University’s physical presence and close partnership in Roanoke date to 1988, when Jefferson College of Health Sciences transitioned the Roanoke Memorial School of Nursing to Radford University. Radford University further partnered in 2015 by establishing the Virginia Intercollegiate Anatomy Lab at Jefferson College of Health Sciences. Earlier this year, Radford University solidified the longstanding connections to the city and to Roanoke-born Carilion Clinic through the merger of Jefferson College of Health Sciences and Radford University to establish RUC.

This year’s merger of educational institutions will enhance the quality of health care instruction and research and provide RUC students invaluable access to real-world experiences in Carilion’s hospitals and patient treatment locations. Carilion’s expansion proposal for new clinical space will further enhance our 30 years of collaborative efforts in developing ethical, knowledgeable, competent, and compassionate health care professionals. RUC’s students and graduates in the allied health fields will further strengthen Roanoke as a destination for health education and research to take place inside the walls of Carilion’s new clinical buildings.

I respectfully ask City Council to review and approve Carilion’s request for a single comprehensive INPUD Development Plan for its expansion project.

Sincerely,

Brian O. Hemphill, Ph.D.
President
November 8, 2019

The Hon. Sherman P. Lea, Jr.
Mayor, City of Roanoke
215 Church Avenue, S.W., Room 452
Roanoke, Virginia 24011

Mayor Lea and Members of Roanoke City Council:

I have enjoyed being part of our Roanoke community since my arrival at Virginia Tech Carilion School of Medicine as dean on July 1 of this year. I was attracted to the School because of the unique public-private partnership between Virginia Tech and Carilion Clinic and the shared service mission of both partners.

High quality education of physicians is not possible without access to clinical service environments because the most effective learning occurs experientially when students participate in patient care. Carilion Clinic’s request for a single comprehensive INPUD Development Plan for the proposed expansion of Carilion Roanoke Memorial Hospital, Carilion Behavioral Health Services and Carilion Parking, therefore, will further enhance the mission of the School, as it will result in a higher and more diverse case load, both of which will enhance physician education.

The Virginia Tech Carilion School of Medicine educates physician thought leaders through inquiry, research and discovery. The school’s curriculum thrives thanks in part to Carilion’s mission to improve the health of the communities it serves. Because the health system’s largest hospital is at our front door, today’s physicians can train our students to become a part of Carilion’s commitment to better patient care, better community health, and lower cost.

Students receive real-life experiences in facilitator-guided, small-group discussions and opportunities to engage with medical professionals in every major clinical discipline. Carilion’s future projects on the health center campus along South Jefferson Street will offer additional opportunities for VTC School of Medicine graduates to put their learning to work in our vibrant, growing community.

Carilion’s request to revise the existing INPUD Development Plan for expansion will permit creation of a single development plan for the project.

Sincerely,

Lee A. Learman, MD, PhD
Dean, Virginia Tech Carilion School of Medicine
November 8, 2019

The Hon. Sherman P. Lea, Jr.
Mayor
City of Roanoke
215 Church Avenue, S.W., Room 452
Roanoke, Virginia 24011

Mayor Lea and Members of Roanoke City Council:

I write to offer the support of the Roanoke Regional Partnership for Carilion Clinic's request for a single comprehensive INPUD Development Plan for the proposed expansion of Carilion Roanoke Memorial Hospital, Carilion Behavioral Health Services, and Carilion Parking.

As the point of contact for attracting and retaining business to the region, the Regional Partnership is vitally aware of what it takes to help the Roanoke region grow and prosper. Investments by Carilion more than 120 years ago have grown into an economic engine of the City of Roanoke and much of western and southwest Virginia with 13,000 employees and over 1,000 physicians. The health system is a model for successful public-private partnerships, helping form the nucleus for what has become the academic health care campus that features the Virginia Tech Carilion School of Medicine and the Fralin Biomedical Research Institute at VTC.

Carilion's plans to expand the core of its operations in Roanoke along Jefferson Street will further boost its impact on the local economy and the people served by Carilion. The expansion will grow the Roanoke Innovation Corridor and provide state-of-the-art clinical care facilities. Carilion's plans become another part of our ongoing effort to draw talent to the region prized for its reasonable health care costs, unmatched outdoor opportunities, and diversity.

Upon completion of the city's review of Carilion Clinic’s request, I encourage City Council to approve a single comprehensive INPUD Development Plan for the health care system’s expansion project.

Sincerely,

Beth Doughty
Executive Director
November 8, 2019

The Hon. Sherman P. Lea, Sr.
Mayor
City of Roanoke
215 Church Avenue, S.W., Room 452
Roanoke, Virginia 24011

Mayor Lea and Members of Roanoke City Council:

We write to express the support of Downtown Roanoke, Inc. ("DRI") for the request for a single comprehensive INPUD Development Plan for the proposed expansion of Carilion Roanoke Memorial Hospital, Carilion Behavioral Health and Carilion Parking.

The request to revise the existing INPUD Development Plan related to Carilion’s expansion plans will allow the Expansion Development Plan to be combined with the surrounding Carilion properties, creating a single development plan for this transformational project. We have seen the proposal and find both the use of the properties to be very appropriate, very attractive, and a welcome addition to Carilion’s presence along South Jefferson Street. The project and its intended uses will complement the many activities and development that continues to take place in downtown Roanoke and which DRI has championed.

Given Carilion’s vision for the properties and the opportunities for the project to draw more people to live, work, shop, and enjoy leisure time in downtown Roanoke, we urge you to approve this well-developed rezoning request.

DOWNTOWN ROANOKE, Inc.

[Signature]
Tina L. Workman
President and CEO
To: Chair and Members of the Planning Commission
Meeting: January 13, 2020
Subject: Application by Hamlar Properties, LLC, to vacate two adjoining alleyes that run from Fairfax Avenue NW to Moorman Avenue NW and from 10th Street NW to Fairfax Avenue NW.

Summary:
Staff recommends approval with conditions for the vacation of the two adjoining alleys running from Fairfax Avenue NW to Moorman Avenue NW and connecting to Fairfax Avenue. Amended Application No. 1 is consistent with the City's Comprehensive Plan and the Gilmer Neighborhood Plan. Vacation would not create any inconvenience to traffic in this area and would help support a local, longstanding business in this area. As development occurs care should be taken to ensure that new development supports the transitional nature of this block.

Application Information:
Request: Vacation of two adjoining alleys adjacent to Hamlar-Curtis Funeral Home
Applicant: Michael L. Hamlar, Hamlar Properties, LLC
Owner: Hamlar Properties, LLC
City Staff Person: Wayne Leftwich, Senior City Planner
Location: Two adjoining alleys that run from Fairfax Avenue NW to Moorman Avenue NW and from 10th Street NW to Fairfax Avenue NW
Site Area: 6,414 square feet
Relevant Plans: Gilmer Neighborhood Plan
Filing Date: Original Application: September 30, 2019
Amended Application No. 1: October 18, 2019

Background:
Hamlar-Curtis Funeral Home was established on February 3, 1952, as a partnership between Lawrence H. Hamlar and Harry C. Curtis, Jr. Hamlar-Curtis has built a reputation on quality, professional service, and compassionate support. They have been a proud member of the Gilmer community since 1952.
Currently the two alleys border the funeral home property and one of the alleys bisects the parking lot for the funeral home. The alley running north from Fairfax Avenue NW to Moorman Avenue NW runs directly through the parking lot and serves as the boundary between Commercial Neighborhood (CN) zoned property along 11th Street NW to the west and Commercial General (CG) to the northeast where the funeral home building is located and Residential Mixed Density (RM-1) to the southeast where there are still two remaining residential structures. The second alleyway extends from the first alley and travels east to connect with 10th Street NW running alongside the funeral home property to the north and separating the commercial use from the residential properties to the south of this alley. This alley does not extend west to 11th Street NW, but the existing parking lot along 11th Street NW allows traffic to traverse across the property and connect with the alley and continue to 10th Street NW.

**Proposed Use/Development:**
The funeral home has had concerns over traffic speeding through their parking lot and the existing alley. The funeral home has purchased a majority of the properties on the block and aspire to use those properties and the vacated alleys to help support and possibly expand their business. (Note: such expansion would require a rezoning and subsequent plan reviews.)

**Considerations:**

**Impact of Street Vacation to Public Accessibility:**
The street vacation will affect some movement of vehicles, as cars often drive between 11th and 10th Streets NW. However, the parking lot along 11th Street NW is not part of the public right of way and so cars currently traversing this route are already driving on private property, albeit a parking lot. There seems to be less practical need for the alley running north from Fairfax Avenue NW to Moorman Avenue NW. In either case the block is small and the surrounding streets seem to provide adequate accessibility.

The remaining residential homes on Fairfax Avenue NW do not use the alley for parking and have fences erected along the back of their properties. The alleys are also not used for solid waste pickup.

**Consistency with Comprehensive Plan:**
*Vision 2001-2020* supports growth in commercial development in appropriate areas, the vacation of the alleyways may support and provide room for expansion of the Hamlar-Curtis Funeral Home.

The *Gilmer Neighborhood Plan* identifies the Hamlar-Curtis Funeral Home as a community center and proud member of the Gilmer community since 1952. The plan highlights the current scattering of business mixed with residential structures in the neighborhood in a way that detracts from both, and encourages a better defined commercial area along 11th Street NW, designating it as the commercial
core of the neighborhood. The vacation of these alleys could help support economic development along the 11th Street NW corridor/village center.

The alleyways split the block into three sections with different land uses, zoning, and future land uses. The *Gilmer Neighborhood Plan* calls for the future land use along 11th Street NW, west of the alley running from Fairfax Avenue NW to Moorman Avenue NW, to be Neighborhood Commercial and it is currently zoned as such (CN). The area along Moorman Road NW, north of the alley extending from 11th Street NW towards 10th Street NW, is identified as Neighborhood Commercial and currently zoned General Commercial (CG). The area along Fairfax Avenue NW and southeast of the alleys in question is called out as Single and twofamily residential mix in the Future Land Use of the plan and is currently zoned Residential Mixed Density (RM-1). The neighborhood plan seeks both to encourage commercial growth along 11th Street NW and ensure that new development will be designed to enhance existing land uses. The block split by these alleyways is a transitional area with a mix of uses that transition from the village center back towards the neighborhood.

<table>
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<tr>
<th>Policy/Action</th>
<th>Plan</th>
<th>Applicability to matter</th>
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<tbody>
<tr>
<td>ED P6. Commercial Development. Roanoke will encourage commercial</td>
<td>Comprehensive</td>
<td>The vacation is a first step development in appropriate areas (i.e., that could facilitate the expansion of the Hamlar-Curtis of intersections and centers) of Fun Home, a plan, pg. 59 Roanoke to serve the needs of citizens and visitors.</td>
</tr>
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<td>Village centers will be established within the 11th Street and 5th Street</td>
<td><em>Gilmer Neighborhood Plan</em>, pg. 40</td>
<td>The alleyways are located corridors as an economic between 10th and 11th development strategy to strengthen Streets NW and their the neighborhood and the City’s development that would serve the 11th Street economy.</td>
</tr>
<tr>
<td>Where there is a mix of residential and business uses, new development will</td>
<td><em>Gilmer Neighborhood Plan</em>, pg. 40</td>
<td>The block bisected by these be designed to enhance existing land uses.</td>
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<td>be designed to enhance existing land uses.</td>
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**Comments on Application:**
**Public Utilities:**
Cox Cable approved the alley closure with no comments.

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1. *Vision 2001-2020, City of Roanoke, 2001*
2. *Gilmer Neighborhood Plan, City of Roanoke, 2004*
Western Virginia Water Authority approved the vacation commenting that there appears to be no impact to WVWA or any private utilities.

No comments were received from Roanoke Gas, Verizon, and Appalachian Power Company.

**Planning Commission Work Session:**
The Planning Commission had questions about the use of the alley for solid waste and by the remaining two residential properties.

**Public Comments:**
Staff has not received any comments related to this application.

**Conclusions and Recommendations:**
Hamlar-Curtis Funeral Home is a longstanding business and part of Gilmer Neighborhood community. The *Gilmer Neighborhood Plan* supports commercial development along 11th Street NW and also seeks for new development to support existing uses. The block bisected by these alleys has a mixture of uses and the alleys effectively divide those areas, if the alleyways are vacated care should be taken to ensure new development supports the transitional nature of this block.

Amended Application No. 1 is consistent with the City's Comprehensive Plan and the *Gilmer Neighborhood Plan* and would not create an inconvenience to residents and business owners in the area. Staff recommends vacation of the right-of-way as requested subject to the following conditions:

1. The applicant shall submit a subdivision plat to the Agent for the Planning Commission, receive all required approvals of, and record the plat with the Clerk of the Circuit Court for the City of Roanoke. Such plat shall combine all properties which would otherwise dispose of the land within the right-of-way to be vacated in a manner consistent with law, and retain appropriate easements for the installation and maintenance of any and all existing utilities that may be located within the right-of-way, including the right of ingress and egress.

2. Prior to receiving all required approvals of the subdivision plat referenced in the previous paragraph, the applicant shall, as consideration pursuant to §15.2-2008, Code of Virginia (1950), as amended, for the vacated right-of-way, either give to the Treasurer for the City of Roanoke a certified check or cash in the amount of $7,120 or offset the valuation with improvements made within the public right of way that are approved by the Agent for the Planning Commission.

3. Upon meeting all conditions to the granting of the application, the applicant shall deliver a certified copy of this ordinance for recordation to the Clerk of the Circuit Court of Roanoke, Virginia, indexing the same in the name of the City of Roanoke, Virginia, as Grantor, and in the name of the petitioner, and the names of any other parties in interest who may so
request, as Grantees. The applicant shall pay such fees and charges as are required by the Clerk to effect such recordation.

4. Upon recording a certified copy of this ordinance with the Clerk of the Circuit Court of the City of Roanoke, Virginia, the applicant shall file with the Engineer for the City of Roanoke, Virginia, the Clerk’s receipt, demonstrating that such recordation has occurred.

5. If the above conditions have not been met within a period of twelve (12) months from the date of the adoption of this ordinance, then such ordinance will be null and void with no further action by City Council being necessary, unless extended by the Agent for the Planning Commission for an additional six (6) months prior to the end of the twelve (12) month period.

Ian D. Shaw

Ian D. Shaw, PE, AICP, CZA
Planning Commission Agent

Distribution: Robert S. Cowell, Jr., City Manager
R. Brian Townsend, Assistant City Manager
Chris Chittum, Director of Planning Building & Development
Daniel J. Callaghan, City Attorney
Timothy Spencer, Senior Assistant City Attorney
Michael L. Hamlar, Hamlar Properties, LLC
To: Office of the City Clerk  
Fourth Floor, Noel C. Taylor Municipal Building  
215 Church Avenue, S.W.  
Roanoke, VA 24011  
Phone: (540) 853-2541 Fax: (540) 853-1145

All submittals must be typed and include all required documentation and a check for the filing fee.

Application is hereby submitted for street or alley vacation for the property located at:

Location and description of street or alley to be closed: The location is 1002 Moomran Ave.  
Owned by Hamlar Properties, LLC. We would like to vacate the two alleys that run from Fairfax to Moorman and 10th street to Fairfax. Hamlar-Curtis Funeral Home has been maintaining these alleys with new gravel, cleaning up trash and more, since the 1960s.

Proposed use of vacated street or alley: We are planning on using it for parking and stop dangerous traffic from speeding through our lot.

Name of Applicant/Contact Person: Hamlar Properties, LLC/ Michael L. Hamlar

Mailing Address: P.O. Box 3336, Roanoke, VA 24015

Telephone: (500) 682-1950 Fax: (500) 682-1958 E-mail: Info@HamlarProperties.com

Applicant(s) signature(s):
To: Chair and Members of the Planning Commission

Meeting: January 13, 2020

Subject: Application by Valley Funeral Home to rezone property located at 5005 Melrose Avenue NW, Official Tax Map No. 6110147, from CN, Commercial-Neighborhood District, and R-5, Residential Single-Family District, to CG, Commercial-General District, with conditions.

Summary:

Staff recommends approval. The Amended Application No. 2 is consistent with the City's Comprehensive Plan, Peters Creek North Neighborhood Plan, and Zoning Ordinance as the subject property will be redeveloped and used in a manner appropriate to the surrounding area.

Application Information:

- Request: Rezoning to CG, with conditions
- Applicant: Buck Simmons, Valley Funeral Home
- Owner: Kelly Givens, FedStar Federal Credit Union
- Agent: Damon Gettier
- City Staff Person: Katharine Gray, Land Use and Urban Design Planner
- Address: 5005 Melrose Avenue, N.W.
- Official Tax Nos.: 6110147
- Site Area: 1.0380 acres
- Relevant Plans: Peters Creek North Neighborhood Plan
- Proposed Land Use: Funeral Home
- Future Land Use: Commercial
- Filing Date: Original Application: November 25, 2019
  Amended Application No. 1: December 13, 2019
  Amended Application No. 2: January 7, 2020

Background:

5005 Melrose Avenue NW was built and used as a bank in the 1960's and has been used as a financial institution since its construction. The current credit union owner has built a new facility and is vacating the property. At the same
time, Valley Funeral Home has been looking for a facility in the area for its funeral home use. The zoning of the property was changed from C-2, Commercial General District, to CN, Commercial Neighborhood District, as part of the 2005 Comprehensive Rezoning. This change was based on the use that existed there at the time and the less intensive uses in this area in the northern part of Melrose Avenue.

The applicant proposes to use the property for a funeral home, however, that use is not permitted in the CN, Commercial Neighborhood, or R-5, Residential Single-Family, zoning districts. Therefore, the applicant requests to rezone to the CG, Commercial General, zoning district where the use is permitted. The applicant has proffered conditions restricting the uses to those uses permitted in both CN and CG plus the funeral home use, requiring the installation of a landscape buffer, and restricting the signage to that permitted in the CN District.

**Proposed Use/Development:**

The proposed use is classified in the zoning ordinance as a funeral home.

The applicant has requested to rezone the property to the CG, Commercial General District, with conditions. The conditions restrict the uses to a list of uses allowed in both the CN and CG districts plus one additional use allowed only in the CG District, require a landscape buffer at the rear of the property, and restrict signage to that allowed in the CN District.

The conditions proffered for Official Tax No. 6110147 are as follows:

1. The property shall be used for only the following uses which are permitted of right or by special exception in both the CN and CG zoning districts:
   - Short-term rental
   - Business service establishment, not otherwise listed
   - Financial institution
   - Laboratory, dental, medical, or optical
   - Medical clinic
   - Office, general or professional
   - Office, general of professional, large scale
   - Animal hospital or veterinary clinic, no outdoor pens or runs
   - Animal hospital or veterinary clinic, outdoor pens and runs **
   - Community market
   - Live-work unit
   - Mixed-use building
   - Studio/multimedia production facility
   - Bakery, confectionary, or similar food production, retail
   - Body piercing establishment
   - Dry cleaning and laundry pick-up station
   - General service establishment, not otherwise listed
   - Internet sales establishment
• Laundromat
• Motor vehicle rental establishment, without inventory onsite
• Personal service establishment, not otherwise listed in this table
• Tattoo parlor
• Club, lodge, civic, or social organization
• Community center
• Eating establishment
• Eating and drinking establishment, not abutting a residential district
• Eating and drinking establishment, abutting a residential district **
• Entertainment establishment, abutting a residential district **
• Health and fitness center
• Meeting hall, abutting a residential district **
• Meeting hall, not abutting a residential district
• Microbrewery or microdistillery, not abutting a residential district
• Microbrewery or microdistillery abutting a residential district **
• Park or playground
• Place of worship
• Theater, movie or performing arts
• Artist studio
• Community garden
• Day care center, adult
• Day care center, child
• Educational facilities, business or non-industrial trade school
• Educational facilities, elementary/middle/secondary
• Education facilities, school for the arts
• Fire, police, or emergency services
• Government offices or other government facility, not otherwise listed
• Library
• Museum
• Post office
• Supply pantry
• Broadcasting studio or station
• Utility distribution or collections, basic
• Utility distribution or collection, transitional **
• Wireless telecommunications facility, small cell on existing structure
• Wireless telecommunications facility, stealth
• Wireless telecommunications facility, not otherwise listed **
• Agricultural operations **
• Accessory uses, not otherwise listed
• Homestay
• Outdoor display area
• Outdoor recreation facility lighting or sports stadium lighting **
• Wind turbine, small **

And the following additional use permitted in the CG zoning district:
• Funeral home

** Indicates a use permitted only by special exception.
2. Valley Funeral Home will plant eight standard-size magnolia grandiflora trees, at least five feet tall and planted on 20 foot centers, shall be established and maintained in a 20 foot buffer strip located adjacent to the entire length of the Official Tax Map No.6110149.

3. Any new signage on the property will conform to the requirements of the City of Roanoke Zoning Ordinance, Table 668-1, for the CN, Commercial-Neighborhood District.

Considerations:

Compatibility with Surrounding Land Uses:

The property is located in a commercial strip along Melrose Avenue with buildings generally situated with a suburban development pattern (buildings set back from the street and spaced apart with large parking areas). The area to the east is zoned CG, Commercial-General District, and RM-2, Residential Mixed Density District. The properties to the south are zoned R-7, Residential Single Family District, and CG, Commercial General District. The properties to the west are zoned R-5, Residential Single-Family District. And, the property to the north is zoned R-5, Residential Single-Family. The future land use map from the Peters Creek North Neighborhood Plan envisioned this entire portion of this corridor as commercial. The 2005 Comprehensive Rezoning later clarified that the commercial use intensity should be greater in commercial nodes and lesser in other areas.

Applicability/Appropriateness of Proposed Zoning District:

The proposed CG District is the least intensive of the multiple purpose zoning districts that permits the funeral home use and is the predominant multiple purpose zoning district on this part of Melrose Avenue, including adjacent parcels. The conditions proffered by the applicant keep the intensity of uses similar to what is currently permitted.

Availability of Other Property:

The property sits in a relatively low intensity portion of the Melrose Avenue commercial corridor. Other commercial properties in the immediate vicinity zoned appropriately for a funeral home use are not available at this time.

Consistency with Comprehensive Plan:

Both Vision 2001-2020 and the Peters Creek North Neighborhood Plan recognize that services that provide for needs in commercial areas are an important part of the community and rezoning this property to a higher intensity of commercial use with conditions is appropriate in this location.
<table>
<thead>
<tr>
<th>Policy/Action</th>
<th>Plan</th>
<th>Applicability to matter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roanoke's neighborhoods should function as villages, offering opportunities to live, work, shop, play, and interact in a neighborhood setting.</td>
<td>Comprehensive Plan¹, pg. 40</td>
<td>The property is proposed to be used for a funeral home to meet the needs of the northwest community.</td>
</tr>
<tr>
<td>Economic Development Policies:</td>
<td>Peters Creek North Neighborhood Plan, pg. 30</td>
<td>The funeral home will be in an area noted for commercial use on the future land use map.</td>
</tr>
<tr>
<td>Concentrate commercial uses in commercial nodes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Economic Development Policies:</td>
<td>Peters Creek North Neighborhood Plan, pg. 30</td>
<td>Although there are some vacant properties on Melrose, they are not currently available and this is an appropriate location for a limited CG use.</td>
</tr>
<tr>
<td>Encourage redevelopment of vacant and underused commercial property before allowing new commercial zoning.</td>
<td></td>
<td>The proferred conditions limit the uses to those mostly allowed in both CN and CG Districts, requires a landscape buffer at the rear of the property, and restricts signage.</td>
</tr>
<tr>
<td>Economic Development Policies:</td>
<td>Peters Creek North Neighborhood Plan, pg. 30</td>
<td></td>
</tr>
<tr>
<td>Encourage good relationships between commercial and residential development through thoughtful site and building design, landscaping, and transitional uses.</td>
<td></td>
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</tbody>
</table>

**Comments on Application:**

**Planning Commission Work Session:**

The following items were discussed and changes were recommended to: correctly reflect the zoning ordinance, incorporate the concept plan back into the application, examine the number of uses proposed, and restrict signage to that appropriate to adjoining residential area.

The applicant amended the application to address most of the noted concerns.

**Interdepartmental Comments:**

General comments were provided from the Western Virginia Water Authority and Planning Building and Development related to the change of use, the nonconforming nature of the existing building, and water and sewer availability.

**Public Comments:**

None.

¹ Vision 2001-2020, City of Roanoke, 2001  
Peters Creek North Neighborhood Plan, City of Roanoke, 2002
Conclusions and Recommendations:

The proposed rezoning facilitates the addition of a funeral home within an existing commercial section on the Melrose Avenue Corridor. While no major changes to the existing building are proposed, any changes will be required to meet the CG zoning district standards, as restricted by the conditions proffered regarding use, landscaping, and signage. Staff recommends approval.

Ian D. Shaw, PE, AICP, CZA
Planning Commission Agent

Enclosure: Attachment A, Zoning District Map

Distribution: Robert S. Cowell, Jr., City Manager
R. Brian Townsend, Assistant City Manager
Chris Chittum, Director of Planning Building & Development
Daniel J. Callaghan, City Attorney
Timothy Spencer, Senior Assistant City Attorney
Buck Simmons, Valley Funeral Home
Kelly Givens, FedStar Federal Credit Union
Damon Gettier, Damon Gettier Associates, Realtors
Zoning Amendment Application

Department of Planning, Building and Development
Room 170, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730

Filing Date: 11/25/2019
Submittal Number: Amended Application #2

Request (select all that apply):
☐ Rezoning, Not Otherwise Listed
☒ Rezoning, Conditional
☐ Rezoning to Planned Unit Development
☐ Establishment of Comprehensive Sign Overlay District
☐ Amendment of Proffered Conditions
☐ Amendment of Planned Unit Development Plan
☐ Amendment of Comprehensive Sign Overlay District

Property Information:
Address: 5005 Melrose Avenue NW, Roanoke, VA 24017
Official Tax No(s.): 8110147

Existing Zoning: CN, Commercial-Neighborhood
☐ Without Conditions
☐ With Conditions
☐ Planned Unit Development

Requested Zoning: CG, Commercial-General
☐ Without Conditions
☒ With Conditions
☐ Planned Unit Development

Ordinance No(s). (If applicable):
Proposed Land Use:

Property Owner Information:
Name: FedStar Federal Credit Union
Address: 5005 Melrose Avenue NW, Roanoke, VA 24017
Phone Number: +1 (540) 589-6538
E-mail: Kgivens@Fedstar.org

Property Owner's Signature: [Signature]

Applicant Information (if different from owner):
Name: Buck Simmons
Address: 1690 Peters Creek Road, Roanoke, VA 24017
Phone Number: +1 (540) 580-9508
E-mail: ValleyFuneralService@hotmail.com

Applicant's Signature: [Signature]

Authorized Agent Information (if applicable):
Name: Damon Gettier
Address: 1615 E Main Street, Salem, VA 24153
Phone Number: +1 (540) 314-1199
E-mail: Damon@DamonGettier.com

Authorized Agent's Signature: [Signature]
Zoning Amendment

Application Checklist

The following must be submitted for all applications:

☑ Completed application form and checklist.
☑ Written narrative explaining the reason for the request.
☑ Metes and bounds description, if applicable.
☑ Filing fee.

For a rezoning not otherwise listed, the following must also be submitted:

☑ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures.

For a conditional rezoning, the following must also be submitted:

☑ Written proffers. See the City's Guide to Proffered Conditions.
☑ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures. Please label as 'development plan' if proffered.

For a planned unit development, the following must also be submitted:

☑ Development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.

For a comprehensive sign overlay district, the following must be submitted:

☑ Comprehensive signage plan meeting the requirements of Section 36.2-336(d)(2) of the City's Zoning Ordinance.

For an amendment of proffered conditions, the following must also be submitted:

☑ Amended development or concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures, if applicable.
☑ Written proffers to be amended. See the City's Guide to Proffered Conditions.
☑ Copy of previously adopted Ordinance.

For a planned unit development amendment, the following must also be submitted:

☑ Amended development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.
☑ Copy of previously adopted Ordinance.

For a comprehensive sign overlay amendment, the following must also be submitted:

☑ Amended comprehensive signage plan meeting the requirements of Section 36.2-336(d) of the City's Zoning Ordinance.
☑ Copy of previously adopted Ordinance.

For a proposal that requires a traffic impact study be submitted to the City, the following must also be submitted:

☑ A Traffic Impact Study in compliance with Appendix B-2(e) of the City's Zoning Ordinance.

For a proposal that requires a traffic impact analysis be submitted to VDOT, the following must also be submitted:

☑ Cover sheet.
☑ Traffic impact analysis.
☑ Concept plan.
☑ Proffered conditions, if applicable.
☑ Required fee.

*An electronic copy of this application and checklist can be found at [www.roanokeva.gov/planningcommission](http://www.roanokeva.gov/planningcommission). A complete packet must be submitted each time an application is amended, unless otherwise specified by staff.*
Hello,

My name is Buck Simmons, owner and operator of Valley Funeral Home, currently located close by at 1609 Peters Creek Rd, Roanoke, VA 24017. I am writing you today to inform you of my intentions of purchasing the former Fedstar Federal Credit Union building, located at 5005 Melrose Avenue, Roanoke, VA 24017, to operate my funeral home business out of. I will not host actual funeral services at this location, but it will be a sales and processing location. Therefore, my business practices will not generate substantial traffic as a funeral home location typically would.

In order to relocate to the aforementioned address the City of Roanoke requires that I get that area rezoned from "Commercial-Neighborhood" to "Commercial-General". The majority of the parcels located on Melrose Avenue to the corner of Peters Creek Road are zoned for "Commercial-General" use, including Enterprise (right next door) and Sunnybrook Auto & Tire Inc. Rezoning this parcel will bring 5005 Melrose Avenue in alignment with the surrounding businesses and will also prevent this building from becoming vacant longterm.

Fedstar Federal Credit Union will be vacating the premises on December 31, 2019, regardless of the outcome of the rezoning process. I am also going to be planting eight five foot tall magnolia trees as a separation screen along the right border of the property, between 5005 Melrose Avenue and residential neighbor at Official Tax Map No.6110149. The City of Roanoke will be mailing letters out also to inform citizens of this rezoning request.

If you have any questions or concerns, please reach out to me. I look forward to becoming your neighbor!

Sincerely,

Buck Simmons, Owner of Valley Funeral Home
(540) - 580 - 9508
Buck Simmons, owner and operator of Valley Funeral Service, a funeral home and crematory, currently located at 1609 Peters Creek Rd NW, Roanoke, Virginia 24017, has been looking for a suitable building to relocate their current business to for some time. When looking for a suitable building, the owner (Buck Simmons), is seeking a building that not only would suit him and his clientele functionally, but aesthetically as well. Mr. Simmons has made an exhaustive search in his endeavor to find a building that would work in function and aesthetics. No other befitting existing buildings or lots have been listed for sale between the City of Salem boundary and the intersection of Peters Creek Road and Melrose Avenue, except for the former Fedstar Federal Credit Union building, located at 5005 Melrose Avenue NW, Roanoke, Virginia 24017. This location is not only conveniently located in close proximity to the current location, but it also has the aesthetic look and feel that Valley Funeral Service and their clientele desire.

Mr. Simmons is under contract to purchase 5005 Melrose Avenue, Roanoke, Virginia 24017 with the condition that Roanoke City will rezone tax number 6110147 to “Commercial General” in order to conduct his funeral home business. Fedstar Federal Credit Union will officially vacate December 31, 2019 and is already operating at a new location on Main Street in Salem. The subject property was for sale for over a year, initially in April 2018. First listed at $750,000, then $695,000, then $595,000. This property is under contract for $500,000 with Mr. Simmons; this purchase price is well below the City’s 2019 assessment of $688,500. Fedstar Federal Credit Union is contributing $50,000 to upfit the property in order to get it sold; part of which is going towards planting a separation screen of eight Magnolia grandiflora trees along the right border of the property, between the subject parcel and residential neighbor.

Buck Simmons requests that the zoning be changed to “Commercial-General”, as the majority of the parcels (13 out of 19) are currently zoned as such. Rezoning the property to Commercial-General will actually bring this property into alignment with the majority of the properties along Melrose Avenue, between Salem City and the intersection of Peters Creek Road. As recommended in the ‘Peter’s Creek North Neighborhood Plan’, Melrose and Peters Creek intersections are “...areas of development opportunities for commercial development.” With few exceptions, the entire roadway is zoned Commercial-General; with the exception of the subject property, two vacant lots that have been for sale for over a decade (6110145 and 6110146), and one residential property (6110144) that already borders a “Commercial General” zoned business (6110167, Sunnybrook Auto & Tire Inc).

Valley Funeral Service performs 160-200 burials or cremations yearly. The vast majority are cremations. Valley Funeral Service envisions performing any rare actual funeral services at local churches and not at the funeral home and crematory. Therefore not generating substantial traffic at the subject property. The new location would be the sales, crematory and embalming location. Mr. Simmons will be going door-to-door to notify surrounding neighbors about his intentions for his new prospective business location. Attached is a letter Mr. Simmons will distribute to the neighbors, informing them of his plans.
Concept Plan - Rezoning 5005 Melrose Avenue, Roanoke, VA 24017

Buck Simmons, owner and operator of Valley Funeral Service, is proposing a change in zoning for 5005 Melrose Avenue, Roanoke, Virginia 24017 with the condition that Roanoke City will rezone tax number 6110147 to “Commercial General” in order to conduct his funeral home business at that location. Damon Gettier is the preparer of this rezoning application and is the listing agent for the subject property that is currently for sale. Fedstar Federal Credit Union, the current owner of the building, initially put their property on the market in August 2018. The sale of this currently vacant building is conditional on it being rezoned to suit Mr. Simmons’ business needs as a funeral home service provider. The previous use of the space was as a credit union, including a covered drive-in area, formerly used as a teller drive-through, on the left side of the building. If this parcel is rezoned, Valley Funeral Service is set to begin occupancy as soon as possible in January 2020.

Tax parcel 6110147 is situated at the intersection of Melrose Avenue (US Route 460) and Gilford Avenue. The property is 1.0380 acres or 45215 square feet. The property's depth is 254 feet and the property's frontage is 152 feet. The firm panel is 51161C0142G. The building is fire resistant and 3776 square feet. There are two Western Virginia Water Authority sewer lines that cross through tax parcel 6110147. One is on the back end of the property and has a 20' Public Sanitary Sewer Easement. The other sewer line is on the front portion of the subject property, paralleling Melrose Avenue; attached is a supporting map with those two utility lines defined. Melrose Avenue and Gilford Avenue are the two streets adjacent to the subject property. Gilford Avenue is the one-way entrance to the property, with a one-way exit out on Melrose Avenue. This one way exit is adjacent to a railroad tie retaining wall on the northwestern border of the parcel.

Mr. Simmons will not be conducting funerals at this location. He conducts funerals at local churches elsewhere. He will be using it as a processing and sales location. There will not be an increase to the traffic as a result of his business operations. He will not be altering the building, parking, access or existing covered drive-in area. He will be replacing the existing freestanding FedStar Federal Credit Union Sign with a similar “Valley Funeral Home” sign of the same dimensions, maintaining the CN type signage that is currently present. The sign will be in compliance with Sec. 36.2-671 of the City of Roanoke Code of Ordinances. In addition to updating signage, Mr. Simmons will plant eight standard-size Magnolia grandiflora trees, at least five feet tall and meeting the requirements of Table 642-1 in the City of Roanoke Zoning Ordinance, planted on 20 foot centers, shall be established and maintained in a 20 foot buffer strip located adjacent to the entire length of the residential neighbor at Official Tax Map No.6110149. Fedstar Federal Credit Union has agreed to contribute $50,000 towards the landscaping. Aside from updating the existing signage and planting Magnolia trees, there will not be any foreseeable changes to the exterior of the property.
The property shall be used only for the following uses:
The following uses which are permitted of right or by special exception in both CN and CG zoning districts:

**Accommodations and Group Living**
- Short-term rental

**Commercial Uses: Office and Related Uses**
- Business service establishment, not otherwise listed
- Financial institution
- Laboratory, dental, medical, or optical
- Medical clinic
- Office, general or professional
- Office, general or professional, large scale

**Commercial Uses: Miscellaneous**
- Animal hospital or veterinary clinic, no outdoor pens or runs
- Animal hospital or veterinary clinic, outdoor pens or runs. (By special exception only)
- Community market
- Live-work unit
- Mixed-use building
- Studio/multimedia production facility

**Commercial Uses: Retail Sales and Service**
- Bakery, confectionary, or similar food production, retail
- Body piercing establishment
- Dry cleaning and laundry pick-up station
- General service establishment, not otherwise listed
- Internet sales establishment
- Laundromat
- Motor vehicle rental establishment, without inventory on-site
- Personal service establishment, not otherwise listed in this table
- Pet grooming
- Retail sales establishment, not otherwise listed
- Tattoo parlor

**Assembly and Entertainment Uses**
- Club, lodge, civic, or social organization
• Community center
• Eating establishment
• Eating and drinking establishment, not abutting a residential district
• Eating and drinking establishment, abutting a residential district. (By special exception only)
• Entertainment establishment, abutting a residential district. (By special exception only)
• Health and fitness center
• Meeting hall, abutting a residential district. (By special exception only)
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Public, Institutional, and Community Facilities
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• Wireless telecommunications facility, small cell on existing structure
• Wireless telecommunications facility, stealth
• Wireless telecommunications facility, not otherwise listed. (By special exception only)

Agricultural Uses
• Agricultural operations. (By special exception only)
Accessory Uses
- Accessory uses, not otherwise listed in this Table
- Homestay
- Outdoor display area
- Outdoor recreation facility lighting or sports stadium lighting. (By special exception only)
- Wind turbine, small. (By special exception only)

The following uses which are permitted of right or by special exception in CG zoning districts:

And the following additional use:
- Funeral Home

2. Valley Funeral Service will plant eight standard-size magnolia grandiflora trees, at least five feet tall and planted on 20 foot centers, shall be established and maintained in a 20 foot buffer strip located adjacent to the entire length of the Official Tax Map No.6110149.

3. Any new signage on the property will conform to the requirements of the City of Roanoke Zoning Ordinance, Table 668-1, for the CN, Commercial-Neighborhood District.