

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE  
COUNTY, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER,  
TUESDAY, APRIL 22, 2014

**ORDINANCE 042214-14 AMENDING THE PROFFERED CONDITIONS  
ON PROPERTY CONTAINING APPROXIMATELY 104.4 ACRES AND  
ZONED PRD, PLANNED RESIDENTIAL DEVELOPMENT, LOCATED  
ON STERLING DRIVE, VINTON MAGISTERIAL DISTRICT, UPON THE  
APPLICATION OF STATE CENTRAL BANK**

WHEREAS, the first reading of this ordinance was held on March 25, 2014,  
and the second reading and public hearing were held April 22, 2014; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing  
on this matter on April 1, 2014; and

WHEREAS, legal notice and advertisement has been provided as required by  
law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia,  
as follows:

1. That the proffered conditions on property containing approximately  
104.4 acres and zoned PRD, Planned Residential Development with conditions,  
located on Sterling Drive in the Vinton Magisterial District, are hereby AMENDED as  
set out below:

1) The property will be developed in substantial conformance with the  
“Planning and Design Documents for: Loblolly Mill a Planned Residential  
Community” prepared by Balzer and Associates, Inc. dated January 18, 2006,  
revised April 17, 2006, amended January 10, 2007, revised February 9, 2007, and last  
revised November 25, 2013.

Specifically, the sections dealing with trails and lighting from the planning and  
design documents are amended as follows:

~~A network of pedestrian/equestrian trails will be provided. These trails will be  
throughout the development and will connect the separate development areas  
with the open space, historic features, and any other site amenity. The trail  
surface will be mulch or pea gravel and will be a minimum of 4' wide.~~

A pedestrian hiking trail will be provided within the development.

~~Any and all street lighting shall be residential in scale and style (i.e. post mounted lighting) and shall not exceed 10' in height. The lighting shall be top shielded to cast all light and/or glare downward. All street lights on the Property will not exceed 150 watts. All light emanating from the outside of any house located on a lot on the Property will include a shield on top that causes the light to shine down, not up or out. Dusk to dawn lights will not be permitted. All lights on the outside of any house on a lot on the Property will not exceed 100 watts. All lighting shall be arranged so it does not cast glare on adjacent properties and so that no more than 0.5 foot candles cross any adjacent property line.~~

Street lighting will be provided in select locations. Street lighting will be post top style fixtures as provided by AEP and will not exceed 16' in height.

The remaining proffered conditions including but not limited to all open space lots and easements shall remain unchanged and shall still be usable for all residents of the development including the existing pond, creeks, mill house, and covered bridge.

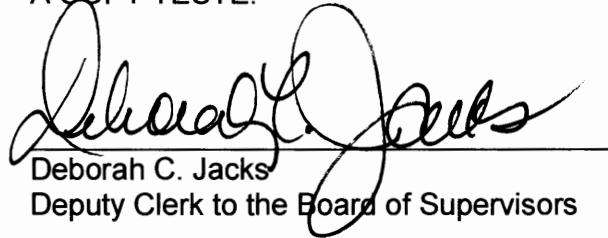
2. That this action is taken upon the application of State Central Bank.
3. That real estate subject to this amendment is more specifically described in Exhibit A.
4. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Peters to adopt the ordinance, and carried by the following roll call and recorded vote:

AYES: Supervisors Moore, Bedrosian, Church, Peters, McNamara

NAYS: None

A COPY TESTE:



Deborah C. Jacks  
Deputy Clerk to the Board of Supervisors

cc: Arnold Covey, Director of Community Development  
Philip Thompson, Deputy Director of Planning  
Tarek Moneir, Deputy Director of Development  
William Driver, Director of Real Estate Valuation  
Paul Mahoney, County Attorney  
John Murphy, Zoning Administrator

**List of Property Owners:**

State Central Bank  
601 Main Street  
Keokuk, IA 52632

Owner of T.M. #'s 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

John Nichols Fox  
825 Park Lane  
Roanoke, VA 24015  
Owner of T.M. #89.02-02-09.00

Michael A. & Cynthia F. Saccocci  
1358 East Drive SW  
Roanoke, VA 24015  
Owner of T.M. #89.02-02-12.00

David C.V. Keys & Lennox McNeary  
3482 W. Ridge Road SW  
Roanoke, VA 24014  
Owner of T.M. #89.02-02-24.00

Loblolly Crawford, LLC  
c/o Charlie Crawford  
15 Church Avenue  
Roanoke, VA 24011  
Owner of T.M. #89.02-02-32.00

R.L. Price Construction, Inc.  
2166 Salem Industrial Drive  
Salem, VA 24153  
Owner of T.M. #89.02-02-33.00

**List of Current Tax Map #'s:**

89.02-02-01.00  
89.02-02-02.00  
89.02-02-03.00  
89.02-02-04.00  
89.02-02-05.00  
89.02-02-06.00  
89.02-02-07.00  
89.02-02-08.00  
89.02-02-09.00  
89.02-02-10.00  
89.02-02-12.00  
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89.02-02-38.00  
89.02-02-39.00  
89.02-02-40.00