



WELCOME

SEPTEMBER 18, 2025



GDNA September 18, 2025 - Agenda

- Call to Order – Adam Mastrangelo, President
 - Welcome
 - Safety Information
 - Reminders
 - Approval of Minutes
- Treasurer's Report – Leonita Cutright (Adam Mastrangelo)
- Hybrid Canine Ordinance ... Summary – Adam Mastrangelo

GDNA September 18, 2025 – Agenda (Con't)

- Guest Speaker: Paige Pruett – CSW Associates Roanoke, LC
- Other GDNA Business:
 - GDNA & City of Roanoke MOU ... Regarding – Adam Mastrangelo
 - Future Control of Increased Traffic Volumes Through Neighborhood
 - A Traffic Light at Deyerle/Brandon (to turn left onto Brandon?)
 - GDNA Gateway Sign Project ... Update - Adam Mastrangelo
 - Adopt-A- Street Program – Teresa Mastrangelo
 - GDNA 501c3 Non-Profit Status Update – Adam Mastrangelo
 - Next Meeting November 13th, 2025 – Teresa Mastrangelo



GDNA September 18, 2025 – Agenda (Con't)

- Closing Remarks/Reminders
- Adjourned
- REMEMBER (Website): gdnaroanoke.org



Treasurer's Report, GDNA

GDNA Revenues:

Membership Dues:	\$270.00
Donations:	\$545.00
Grants:	\$0.00

TOTAL: +815.00

GDNA Expenses:

Advertising (Meeting Signs, Etc):	\$299.76
Licenses:	\$0.00
Rent or Lease (Meeting Room):	\$50.00
WebHosting:	\$0.00
Other:	\$539.47

TOTAL: -\$889.23

NOTE:

NOTE: Expenses reflect meeting of 05/29/2025 Social Event; 06/13/2025 Block Party; Refurbished signage; and meeting of 07/31/2025

Beginning Balance (07/01/25): \$9,217.62

Ending Balance (08/31/25): \$9,143.39

Treasurer's Report, GDNA ... (Con't)

2025 Grant: FY25GDNAMOU-01 (Signed: 05/28/25 – 1YR)

Gateway Sign Project:	Budget ~ \$250.00	Spent = \$65.52	Remaining = \$184.48
May 29 th GDNA-CPC : (Social & Community Connect Event)	Budget ~ \$250.00	Spent = \$266.17	Remaining = -\$16.17
Neighborhood Signs: (Meeting Signs)	Budget ~ \$250.00	Spent = \$43.34	Remaining = \$206.66
GDNA Member Drive: (Mailings, Etc.)	Budget ~ \$250.00	Spent = \$0.00	Remaining = \$250.00
TOTALS:	Budget = \$1,000.00	Spent = \$375.03	Remaining = \$624.97

Hybrid Canine Ordinance ... Summary

- Roanoke City Council Voted 7 – 0 in favor of Ordinance.
- Prohibits future ownership of Hybrid Canines (“Hybrids”)
- Existing “Hybrids” are “grandfathered”
 - Register “Hybrids” with the Police within 30 days of 09/15/25
 - Must pay a \$150 annual registration fee
 - Must have \$100K+ of liability insurance (~\$10 to \$20 monthly)
 - Must have a secure enclosure for “Hybrids” from the elements
EXCEPTION ... the enclosure can’t be closer than 500 ft. to a school or a child daycare facility (NOTE: The **Exception** was requested by the Mayor ... per City Attorney Spencer)

Hybrid Canine Ordinance ... Summary (Con't)

- If the owner violates having ownership of a “Hybrid” ... it’s a class 1 misdemeanor (up to 12 months in jail, up to \$2.5K, or both)
- If you have a permitted “Hybrid” ... “Running at Large” ... it’s a class 1 misdemeanor
- If you have a permitted “Hybrid” ... and it bites a person ... it’s a separate class 1 misdemeanor

NOTE: “WFXR spoke with the owner of the wolf dogs ... he says he’s not bitter about the decision, as he was already in the process of moving out of Deyerle to Bedford County anyway.” (Reported: 09/17/25 by WFXR)



Canine Hybrid Action Team ...

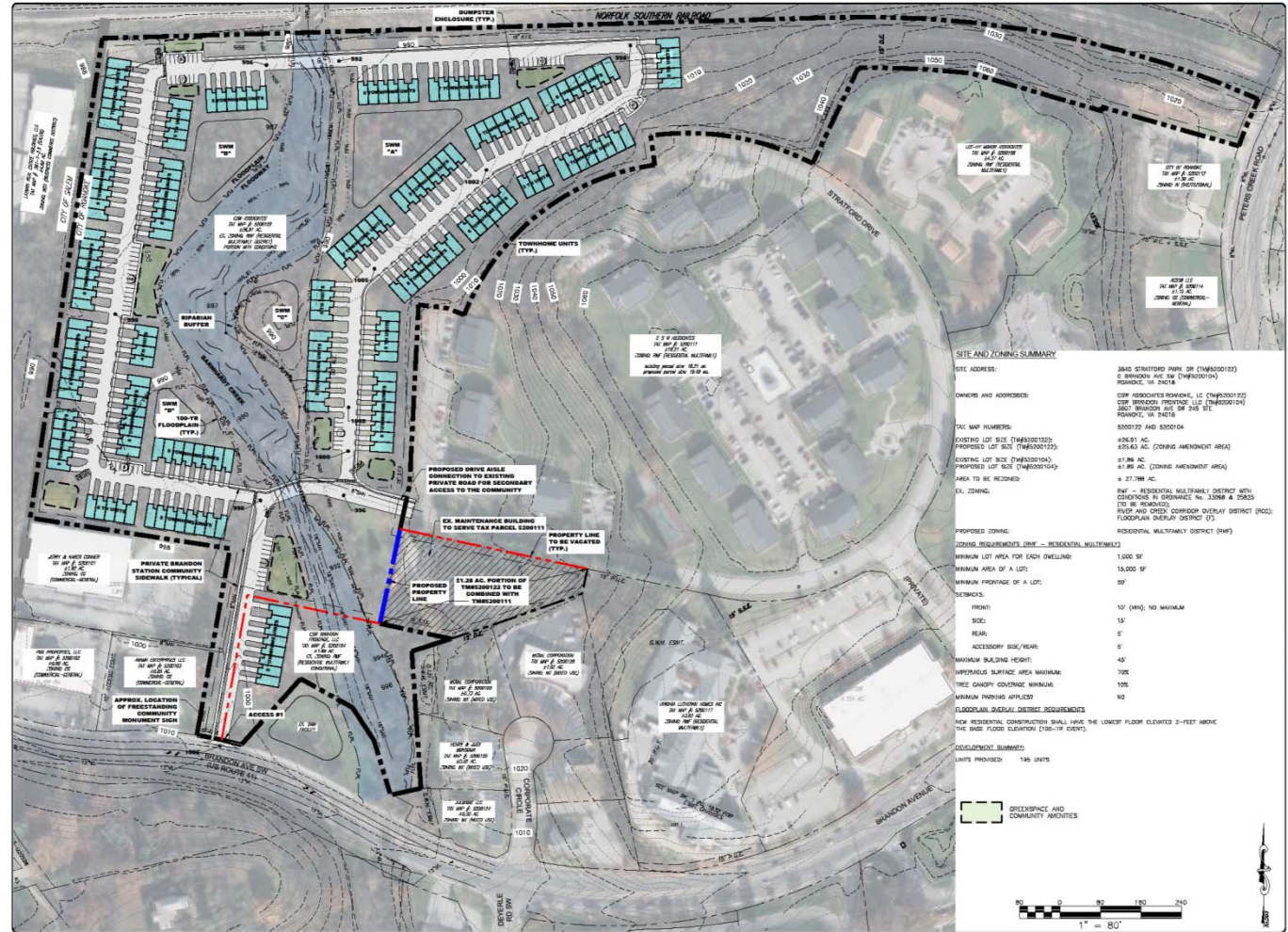
- Sandra & Jim Ryals – Team Leader (Sandra)
- Pamela Whitley
- Lee & Tom Sevigny
- Beth & Jim Wilbourne
- Valerie & Chris Coles
- Sandra & Chris Cothran
- Bonny Lee
- Jenny Owen
- Teresa & Adam Mastrangelo – Team Sponsors
- INCLUDING ALL OF THE GDNA COMMUNITY!

Guest Speaker – Paige Pruett – CSW Associates Roanoke, LC

➤ Brandon Station – Zoning Amendment



Brandon Station – Concept Plan (09-16-25)



PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON STATION
CONCEPT PLAN

DRAWN BY: JAL
DESIGNED BY: JAL
CHECKED BY: BFC
DATE: 08/11/2023
SCALE: 1" = 80'
REVISIONS:

EX-A

Paige Pruett – CSW Associates ... (Con't)

Brandon Station; August 26, 2025 FAQ - CSW Associates Roanoke, LC (“CSW”) directly and through a subsidiary owns two parcels totaling approximately 26 acres in the Brandon Avenue corridor and has requested Roanoke City update certain conditions to support a specific, planned project. CSW wanted to provide some information directly to you.

Who is developing the property? - CSW owns the property and is partnering with highly reputable partners for the project who have strong ties to the Roanoke Valley.

How is the land currently zoned? - The land is already zoned for a high-density use (Residential Multi-Family District), which will not change. The original approved plan was to add additional apartments.

Paige Pruett – CSW Associates ... (Con't)

So what is changing? - CSW is requesting that Roanoke City maintain the current multifamily zoning but repeal the existing conditions related specifically to apartments and approve new conditions related to townhouses. The proposed project includes 195 townhomes (over 26 acres) with amenities such as dedicated green space, pet areas and other community areas.

Why does CSW believe the townhouse project is preferred to additional apartments? - As many of you know, the Roanoke area is in need of additional housing options. While all types of housing are needed, there are already a number of apartments in the area. CSW believes the townhouse project is ideal as it would provide an entry level home ownership option for the area and complement the other options already available.

When would construction start? - If approved, construction is expected to start in the spring/summer of 2026.

Paige Pruett – CSW Associates ... (Con't)

What about traffic? - Traffic is an important consideration in any project but we understand it is a specific concern in the area. CSW commissioned a detailed traffic study which demonstrated that there would be a limited impact to the Deyerle Road intersection. Take note that the main entry and exit from the planned development is towards Wendy's® (above the Deyerle intersection). For those drivers who want to make a left-hand turn (from the development), they will have the Brandon center lane but will also have the ability to access Stratford Park Drive, which provides access to the dedicated merge lane closer to Peters Creek Rd. Both those areas are distinct from the area where residents immediately enter Deyerle.

QUESTIONS !

GDNA & City of Roanoke MOU

- With “Brandon Station” (195 Townhomes); Brandon Oaks (Current expansion); and Maisey’s 80 room @Home by Best Western, extended stay hotel facilities all feeding into Brandon Rd ... Then ... Consideration must be given to ...
 - Future Control of Increased Traffic Volumes through the Greater Deyerle Neighborhood.
 - A Traffic Light at Deyerle/Brandon (to turn left onto Brandon)
 - Proposal: Review the MOU between GDNA & City of Roanoke from ~ June 29, 1992 (as a result of the Peters Creek Ext), then pursue a similar MOU with the City (regarding the potential traffic impact to the Greater Deyerle area from the 3 projects mentioned above)



GDNA & City of Roanoke MOU ... (Con't)

Key Points/Phrases from the 1992 MOU:

Greater Deyerle Neighborhood Association & City of Roanoke

MEMORANDUM OF UNDERSTANDING

(legally-signed memorandum with the City of Roanoke)

Effective from June 29, 1992 to June 28, 2007

WHEREAS, it is the intention of Greater Deyerle Neighborhood Association ("GDNA") and the City of Roanoke ("City") to preserve the natural beauty and rural atmosphere of the Greater Deyerle Neighborhood and in this regard to give particular attention to present and future control of increased volumes of traffic through the neighborhood;

WHEREAS, while it is understood that the City cannot be bound to maintain specific traffic regulations or traffic control signage, the City agrees to adopt and enforce reasonable traffic regulations to be applicable in the Greater Deyerle Neighborhood with the objectives of preventing and controlling increased volumes of traffic in the neighborhood, avoiding increased traffic volumes in adjacent residential neighborhoods through such mitigation efforts, and advancing the health, welfare, public safety and convenience of the general public; and

GDNA & City of Roanoke MOU ... (Con't)

Key Points/Phrases from the 1992 MOU: (Con't)

WHEREAS, the following process is deemed desirable to promote communication between the City and GDNA;

NOW, THEREFORE, the parties hereto agree as follows:

2. Upon the written request of the President of GDNA, the City Manager agrees to provide such President access to any written studies or traffic data relating to any proposed alteration.
3. The City Manager agrees to receive and review or cause to be reviewed by his designee any written studies or traffic data submitted by GDNA in opposition to any proposed alteration.
5. Upon receipt of timely written request from the President of GDNA, the City Manager agrees not to implement any proposed alteration until such time as GDNA shall have had an opportunity to be placed on City Council's agenda and to present comments with respect to such proposed alteration at the next regularly scheduled meeting of City Council.
7. There will be annual reports from the City Administration to GDNA of the traffic volumes on Keagy Road, Cravens Creek Road, Mudlick Road, Circle Drive, Deyerle Road and Grandin Road. When there is a 25 percent (25%) increase in traffic volumes in comparison with 1989 volumes on any street, the City will initiate a process with the neighborhood to seek mutually acceptable mitigating measures to preserve the rural residential character of the neighborhood.

GDNA & City of Roanoke MOU ... (Con't)

Key Points/Phrases from the 1992 MOU: (Con't)

ATTACHMENT

Traffic Calming for Communities

Traffic Calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

Traffic calming goals include: increasing the quality of life; incorporating the preferences and requirements of the people using the area (e.g., working, playing residing) along the street(s), or at intersection(s); creating safe and attractive streets; helping to reduce the negative effects of motor vehicles on the environment (e.g., pollution, sprawl); and promoting pedestrian cycle and transit use.

Traffic calming objectives include: achieving slow speeds for motor vehicles; reducing collision frequency and severity; increasing the safety and the perception of safety for non-motorized users of the street(s); reducing the need for police enforcement; enhancing the street environment (e.g., street-scaping); encouraging water infiltration into the ground; increasing access for all modes of transportation; and reducing cut-through motor vehicle traffic.

Federal Highway Administration: Lockwood, Ian. *ITE Traffic Calming Definition*. ITE Journal, July 1997, pg. 22.

GDNA & City of Roanoke MOU ... (Con't)

Data collected from Circle Drive; Mud Lick Road (x2); Deyerle Road; Cravens Creek Road; Keagy Road; Grandin Road from March 1989 to March 2002 as agreed to in Item #7 of the MOU

NOTE: Keagy Road & Deyerle Road % Change from 1989/1990 to 2002 was 30% & 21%, respectively!

AVERAGE WEEKDAY TRAFFIC VOLUMES

Date ## - ADT (##) - 7-9AM Avg.	Circle Drive (north of Grandin Rd.)	Mud Lick Road (south of Darlington Rd.)	Mud Lick Road (south of Brandon Ave.)	Deyerle Rd.	Cravens Creek Road	Grandin Rd. (west of Garst Mill Rd.)	Keagy Rd.
March 1989	1,920 (403)	3,546 (523)	2,986 (516)	2,404 (398)	Did not count	Did not count	4,769
March 1990	1,726 (263)	3,473 (573)	3,059 (470)	2,621 (383)	689	3,559 (443)	5,081
Sept/Oct 1990	1,462 (208)	3,310 (393)	3,050 (453)	2,062 (274)	670	3,566 (582)	4,035
March 1991	881* (124)	3,479 (443)	3,026 (485)	1,914 (255)	700 (108)	3,746 (611)	4,132 (598)
March 1992	1,913 (296)	3,138 (464)	2,885 (498)	2,301 (378)	666 (121)	3,533 (588)	4,435 (573)
March 1993	1,571 (242)	3,287 (459)	2,970 (445)	2,186 (302)	809 (149)	3,368 (536)	4,023 (578)
March 1994	1,664 (241)	3,374 (462)	3,049 (535)	2,342 (369)	696 (116)	3,631 (592)	4,038 (648)
March 1995	1,681 (244)	3,411 (501)	3,066 (506)	3,243 (531)	762 (147)	3,584 (582)	4,540 (747)
March 1996	1,649 (252)	3,343 (531)	2,870 (490)	2,521 (350)	780 (159)	3,401 (566)	3,776 (572)
March 1997	1,722 (278)	3,011 (455)	3,029 (556)	2,592 (367)	976 (186)	3,772 (620)	4,142 (548)
March 1998	2,082 (264)	3,059 (468)	2,482 (473)	2,560 (387)	972 (184)	3,431 (567)	3,807 (617)
March 1999	2,097 (288)	4,337 (627)	3,525 (570)	3,262 (450)	960 (163)	3,305 (477)	6,440 (1,060)
March 2000	2,096 (274)	4,001 (588)	3,204 (509)	3,169 (446)	800 (113)	3,430 (514)	6,195 (953)
March 2001	2,191 (351)	3,929 (608)	3,500 (589)	3,235 (484)	942 (167)	3,312 (514)	5,838 (888)
March 2002	2,032 (291)	4,088 (555)	3,168 (393)	3,058 (338)	814 (104)	3,004 (290)	6,805 (1,023)

*It appears that bad data was collected, resulting in low count.

Notes: Turn restriction signs installed June 1990

"No Left Turn" sign (Grandin at Mud Lick) removed in December 1990.

Brandon Avenue construction project underway during 1997 and 1998 counts.

Electric Road restricted to 2 lanes in City of Salem (between E. Main St. and Lynchburg Turnpike) due to bridge project.

Percentage Changes (from 1989/1990 to 2002)

Circle Drive	Mud Lick (south of Darlington)	Mud Lick (south of Brandon)	Deyerle Road	Cravens Creek Road	Grandin Road	Keagy Road
6%	13%	6%	21%	15%	(16%)	30%

GDNA Gateway Sign Project ... UPDATE

Gateway Sign at Gatewood & Crestmoor removed August 10, 2025 to be refurbished



Gatewood Ave



Crestmoor Dr

GDNA Gateway Sign Project ... (Con't)

Gateway Sign at Deyerle/Brandon removed August 10, 2025 to be refurbished



Deyerle Road / Brandon Ave

GDNA Gateway Sign Project ... (Con't)

Gateway Sign at Deyerle/Brandon refurbished awaiting color paint



Deyerle/Brandon

Adopt-a-Street Program



- GDNA has adopted 2 key roads for this program
 - Mudlick Road (from Brandon Road to Grandin Rd Ext)
 - Deyerle Road (Apperson to Brymoor)
- Required to schedule 4 litter pick up days per year
 - Next Pick up day – **November xx** (From 8 a.m. to 10 a.m.)
- All supplies provided by City of Roanoke

Adopt-a-Street Program ...



Adopt-A-Street Team : *Larry & Michele Morgan; Susan Camper & Joselyn Cutlip; Sandra Cothran; Adam Mastrangelo; Beth & Jim Wilbourne; Beige & Paul Pearson (sons in front ... Max & Henry) Teresa Mastrangelo (Taking picture); ...*

GDNA 501c3 Non-Profit Status Update

- EIN Date of Notice: 03-12-2025
- VA SCC Certification of Incorporation of GDNA: 04-15-25
 - (Non-Stock Corp)
- VA SCC “Form SCC819NP (Articles of Incorporation ... Non-Profit): To Do
 - (501c3 ... Educational & Charitable)
- IRS as a tax exempt business (Form 1023ez): To Do
- Business License for the City of Roanoke: To Do



Next Meeting November 13th, 2025

- Annual Meeting ... Elections of Officers
- Meeting Format/Topics
 - Fire Department Presentation for home safety
 - Summary of 2025
 - Potluck Dinner
 - Coffee, Tea & Desserts
 - ??



Closing Remarks/Reminders



THANK YOU – Next Meeting November 13th

ADJOURNED



Remember (Website): gdnaroanoke.org

GREATER DEYERLE
NEIGHBORHOOD ASSOCIATION

Your Award winning Neighborhood Association

HOME ABOUT RESOURCES MEMBERSHIP SUBSCRIBE/CONTACT US EVENTS
NEWSLETTERS

Welcome to your Greater Deyerle Community!
Your community begins with YOU. Your participation in our community is essential to helping achieve long-term and sustainable outcomes.

UPDATES! HYBRID-WOLF DOG INCIDENT IN GREATER DEYERLE AREA

Roanoke City Council voted 7-0 on September 15, 2025 to ban hybrid-wolf dogs in the City of Roanoke. Exceptions are made for current owners. The amended ordinance is [here](#). Roanoke Times [Article](#). WDBJ7 [Article](#)

Charges against the owners of the hybrid-wolf dogs involved in the incident on June 26, 2025 have been dismissed. Information can be found in this [article](#).

Read the recent articles published by Dan Casey on this topic from the Roanoke Times. [July](#)

September 2025 Newsletter