

Roanoke City Councilman Nick Hagen to introduce initiative to study effects of amending or repealing rezoning amendments

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Cardinal News, Samantha Verrelli, August 4, 2025

On Monday morning, the Roanoke City Council will hold a joint session with the Economic Development Authority before reconvening for its regular meeting in the afternoon, where two council members will introduce new initiatives.

Nick Hagen is introducing an initiative for a study on the effects of amending or repealing the citywide zoning ordinances approved in 2024.

The contentious ordinances eliminated single-family-only neighborhoods in the city and allowed for greater building density in residential neighborhoods.

“Such a massive change in zoning laws does require careful study,” Hagen wrote in his proposal. “As such, I would like to see staff come back with anticipated real world effects of an outright repeal and/or options for amending to ensure community involvement with developers and neighborhood engagement.”

Hagen, during his 2024 campaign for election to the council, said he felt citizens of Roanoke were not heard during the rezoning process. A group of homeowners who took issue with the procedure in which the amendments were approved sued the city, leading to the city repeating the process and re-approving the amendments in September 2024, with minor changes.

That lawsuit is set to go to Roanoke City Circuit Court on Aug. 21.

“A repeal helps ensure personal dignity and fosters better community relations between neighbors. Amending does encourage more process to ensure buy-in with developers and other organizations,” Hagen’s proposal reads.

During campaign season, now-councilman Phazhon Nash and Vice Mayor Terry McGuire both expressed their own concerns with the rezoning amendments, McGuire proposing to “move back” on parts of the amendments.