

14 Roanoke homeowners sue over rezoning that allows townhomes in single-family neighborhood

The suit stems from zoning changes that Roanoke City Council made in March that did away with exclusionary zoning in residential districts, allowing for housing types other than single-family dwellings.

by [Samantha Verrelli](#) August 13, 2024

Fourteen Deyerle neighborhood homeowners are suing the Roanoke City Council, a developer and property owners over a rezoning that will allow for townhomes to be built in a predominantly single-family neighborhood.

The city council on July 15 rezoned nine parcels along Medmont Circle from residential to a mixed-use planned unit development district, allowing for 24 townhomes to be built.

The suit, which was filed Tuesday in Roanoke Circuit Court, is the first to oppose the approval of a rezoning and development plan made possible by the March 18 zoning amendments passed by the city council. These amendments did away with exclusionary zoning in residential districts, allowing for housing types other than single-family dwellings.

A separate lawsuit has been filed by a different set of plaintiffs who oppose the manner in which the amendments were approved, claiming the public was not adequately notified.

The new suit also claims adequate notice was not given. It names the council, A. Boone Real Estate — the developers — along with John A. Carter Rental Properties and Keagy Medmont, who own the parcels to be developed.

The Deyerle plaintiffs claim:

- The city failed to publish required notices before approving rezoning plans. On July 1, Virginia law changed the standards for required notices and how soon they need to be made before meetings.
- The city council exceeded its authority in allowing for the mixed unit development rezoning.