



**Planning Commission Meeting
Agenda
Wednesday, March 12, 2025, 7:00 PM**

Work Session, 5:30 PM, Council Chambers Conference Room, City Hall, 114 North Broad Street, Salem, Virginia 24153

Regular Session, 7:00 PM, City Hall, 114 North Broad Street, Salem, Virginia 24153

WORK SESSION

1. Call to Order
2. New Business
 - A. Comprehensive Plan Update
 - B. 2381-2383 Roanoke Blvd.
 - C. 1906 Mill Ln. & 1400 blk. Penley Blvd.
 - D. Simms Farm
3. Adjournment

REGULAR SESSION

1. Call to Order
 - A. **Pledge of Allegiance**
2. Consent Agenda
 - A. **Minutes**

Consider acceptance of the minutes from the January 15, 2025, work session and regular meeting.
3. Old Business
4. New Business
 - A. **Amendment to the Zoning Ordinance**

Hold public hearing and consider the request of Clipp Family Trust, or assigns, contract purchaser, to rezone the property located at 2381-2383 Roanoke Blvd. (T/M# 225-2-6.1) from HBD Highway Business District with conditions to HBD

Highway Business District.

B. Public Hearing for Amendment to the Zoning Ordinance and Special Exception Permit

Hold public hearing for the request of R. Fralin Development Corp. & Simms Property, LLC, property owners, to amend rezoning Ordinance #344 **and** to amend the Special Exception Permit by removing proffer #4 relating to the maximum height of 1.5 stories for structures constructed on cluster lots for the properties located at 113 Parker Ln (T/M #273-3-4), 117 Parker Ln (T/M #273-3-5), 121 Parker Ln (T/M #273-3-6), 125 Parker Ln (T/M #273-3-7), 129 Parker Ln (T/M #273-3-8), 133 Parker Ln (T/M #273-3-9), 137 Parker Ln (T/M #273-3-10), 141 Parker Ln (T/M #288-3-12), 142 Parker Ln (T/M #288-3-11), 134 Parker Ln (T/M #288-3-9), 130 Parker Ln (T/M #288-3-8), 126 Parker Ln (T/M #288-3-7), 122 Parker Ln (T/M #288-3-6), 118 Parker Ln (T/M #288-3-5), 114 Parker Ln (T/M #288-3-4), and 211 Diamond Rd, (T/M #272-2-1).

C. Amendment to the Zoning Ordinance

Consider the request of R. Fralin Development Corp. & Simms Property, LLC, property owners, to amend Ordinance #344 by removing proffer #4 relating to the maximum height of 1.5 stories for structures constructed on cluster lots for the properties located at 113 Parker Ln (T/M #273-3-4), 117 Parker Ln (T/M #273-3-5), 121 Parker Ln (T/M #273-3-6), 125 Parker Ln (T/M #273-3-7), 129 Parker Ln (T/M #273-3-8), 133 Parker Ln (T/M #273-3-9), 137 Parker Ln (T/M #273-3-10), 141 Parker Ln (T/M #288-3-12), 142 Parker Ln (T/M #288-3-11), 134 Parker Ln (T/M #288-3-9), 130 Parker Ln (T/M #288-3-8), 126 Parker Ln (T/M #288-3-7), 122 Parker Ln (T/M #288-3-6), 118 Parker Ln (T/M #288-3-5), 114 Parker Ln (T/M #288-3-4), and 211 Diamond Rd, (T/M #272-2-1).

D. Special Exception Permit

Consider the request of R. Fralin Development Corp. & Simms Property, LLC, property owners, to amend the Special Exception Permit by removing condition #4 relating to the maximum height of 1.5 stories for structures constructed on cluster lots for the properties located at 113 Parker Ln (T/M #273-3-4), 117 Parker Ln (T/M #273-3-5), 121 Parker Ln (T/M #273-3-6), 125 Parker Ln (T/M #273-3-7), 129 Parker Ln (T/M #273-3-8), 133 Parker Ln (T/M #273-3-9), 137 Parker Ln (T/M #273-3-10), 141 Parker Ln (T/M #288-3-12), 142 Parker Ln (T/M #288-3-11), 134 Parker Ln (T/M #288-3-9), 130 Parker Ln (T/M #288-3-8), 126 Parker Ln (T/M #288-3-7), 122 Parker Ln (T/M #288-3-6), 118 Parker Ln (T/M #288-3-5), 114 Parker Ln (T/M #288-3-4), and 211 Diamond Rd, (T/M #272-2-1).

E. Public Hearing for Amendment to the Zoning Ordinance and Special Exception Permit

Hold public hearing for the request of ABoone Real Estate, Inc., contact purchaser, to rezone the properties located at 1906 Mill Ln. & 1400 blk Penley Blvd. (T/M#s 205-2-5 & 204-13-1) from RSF/AG Residential Single Family/Agriculture Districts & AG Agriculture Districts to RSF Residential Single Family District **and** for a Special Exception Permit to include both parcels in the Cluster Housing Overlay District.

F. Amendment to the Zoning Ordinance

Consider the request of ABoone Real Estate, Inc., contact purchaser, to rezone the properties located at 1906 Mill Ln. & 1400 blk Penley Blvd. (T/M#s 205-2-5 & 204-13-1) from RSF/AG Residential Single Family/Agriculture Districts & AG Agriculture Districts to RSF Residential Single Family District

G. Special Exception Permit

Consider the request of ABoone Real Estate, Inc., contact purchaser, for a Special Exception Permit to include the properties located at 1906 Mill Ln. & 1400 blk Penley Blvd. (T/M#s 205-2-5 & 204-13-1) in the Cluster Housing Overlay District.

5. Adjournment