Agenda
Monday, May 12, 2025, 6:30 PM

Regular Session, 6:30 PM, City Hall, 114 North Broad Street, Salem, Virginia 24153

WORK SESSION

WORK SESSION IS CANCELLED FOR MAY 12, 2025

REGULAR SESSION

1. Call to Order

2. Pledge of Allegiance

3. Bid Opening, Awards, Recognitions

A. **Salem High School State Championship - Diving**

Consider the adoption of Resolution 1495 honoring Salem High School Diver Avery Mangus for her VHSL Class 4 State Diving Championship.

B. **Salem High School Speech Team**

Consider the adoption of Resolution 1496 honoring the Salem High School Speech Team for winning the VHSL Class 4 State Championship.

C. **Salem High Debate Team**

Consider the adoption of Resolution 1497 honoring the Salem High School Debate Team for winning the Virginia High School League Class 4 State Championship.

4. Consent Agenda

A. **Citizen Comments**

Comments from the public, limited to five minutes, on matters not already having a public hearing at the same meeting.

B. **Minutes**

Consider acceptance of the April 22, 2025; April 23, 2025; and April 25, 2025 Special Meeting Budget Work Sessions and the April 28, 2025, Regular Meeting minutes.

5. Old Business

A. **Amendment to the Zoning Ordinance**

Consider adoption of ordinance on second reading for 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. (Approved on first reading at the April 28, 2025, Council meeting.)

B. **Amendment to the Zoning Ordinance**

Consider ordinance on second reading 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. (Approved on first reading at the April 28, 2025, Council meeting.)

6. New Business

A. **Amendment to the Zoning Ordinance**

Hold public hearing and consider ordinance on first reading for the request of Gwynn Properties, LLC, contract purchaser, to rezone the property located at 220 Brand Avenue (T/M# 74-2-8) from HBD Highway Business District with conditions to HBD Highway Business District. (Advertised in the April 24 and May 1, 2025, issues of the *Salem Times-Register*.)(Planning Commission recommended approval by a unanimous vote.)

B. **Public Hearing on effective real estate tax rate for Fiscal Year 2026**

Hold a Public hearing on the effective real estate tax rate for Fiscal Year 2026.

C. **Tax Rates Resolution**

Request to levy the following tax rates for Fiscal Year 2026:

1. Real Estate tax rate of $1.18 per $100 assessed valuation
2. Personal property tax rate of $3.40 per $100 assessed valuation
3. Machinery and tools tax rate of $3.20 per $100 assessed valuation

D. **Public Hearing on the Proposed Budget for Fiscal Year 2026**

Hold a public hearing on the proposed budget for Fiscal Year 2026.

E. **Approval of Electric Rates**

Consider approval of Resolution 1500 amending the Electric Rate Tariffs

F. **Salem City Schools Budget**

Consider adoption of Resolution 1499 approving the Salem City Schools budget for Fiscal Year 2026.

G. **Review of budget adoption for Fiscal Year 2026.**

Review of budget adoption for Fiscal Year 2026

H. **Budget Appropriation Ordinances**

Consider on first reading the ordinances appropriating funds for:

(a) Fiscal year 2026 operating budget and approval of the Schematic List of Positions and Pay Scale for Fiscal Year 2026;

(b) Fiscal year 2026 capital budget and;

(c) Fiscal year 2026 budget for Salem City Schools

I. **Appropriation of Funds**

Request to appropriate additional Smart Scale funding for Mason Creek Greenway Phase 3. Audit - Finance Committee

J. **Appropriation of Funds**

Request to appropriate Carbon Reduction Program and local funding for Roanoke River Greenway from Apperson Drive to Cook Drive. Audit - Finance Committee

K. **Appropriation of Funds**

Request to appropriate Virginia Highway Safety Improvement Program (VHSIP) funds for 4 pedestrian crossings. Audit - Finance Committee

L. **Appropriation of Funds**

Request to appropriate Smart Scale and local funds for downtown improvements along College Avenue. Audit - Finance Committee

M. **Appropriation of Funds**

Request to appropriate highway maintenance carryover for various projects. Audit - Finance Committee

7. Adjournment

Item #: 3.A.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Salem High School State Championship - Diving**
Consider the adoption of Resolution 1495 honoring Salem High School Diver Avery Mangus for her VHSL Class 4 State Diving Championship.

SUBMITTED BY: Rob Light, Assistant City Manager/Clerk of Council

SUMMARY OF INFORMATION:
This time has been set aside to recognize Salem High School Diver Avery Mangus for her VHSL Class 4 State Championship.

FISCAL IMPACT:
N/A

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. Item 3A 5-12-25 HighSchoolResolution 1495 -SwimmingDiving2025-Council

SALEM VA CITY COUNCIL

SALEM SWIMMING & DIVING

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, May 12, 2025:

RESOLUTION 1495

RESOLUTION HONORING SALEM HIGH SCHOOL 2025 DIVING STATE CHAMPION

WHEREAS, with a great deal of pride and enthusiasm the City of Salem champions the development of its young people by providing an array of opportunities in both the academic and sporting arenas; and

WHEREAS, throughout the years, our youth have excelled in both areas, bringing numerous accolades to the city and school division; and

WHEREAS, the high school Swimming and Diving programs instill in their participants the significance of teamwork and create accord and purpose among the participants and coaches; and

WHEREAS, Avery Mangus distinguished herself, her school, and the entire Salem community by being crowned a Virginia High School League State Diving Champion in Class 4; and

WHEREAS, the state title, culminated an incredible senior season as Avery posted a score of 298.65 points in her eleven dives at the state meet at Richmond's St. Catherine's School on February 27; and

WHEREAS, despite competing in just her second year in the sport, Avery focused her energy on constant improvement by making countless trips to the Christiansburg Aquatic Center to practice and hone her specialty; and

WHEREAS, her success in winning a State Title was complemented by her incredibly positive attitude and the exemplary sportsmanship she displayed throughout the season; and

WHEREAS, Avery also distinguished herself by winning the Regional Diving title as a junior and finishing fifth this season; and

WHEREAS, along with Swimming and Diving Coach Christen King, Avery Mangus and her teammates brought recognition to the Salem community and the high school by showcasing their skills in Southwest Virginia and statewide; and

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that the Council joins with the citizens of the City of Salem in saluting these amazing achievements during the 2025 Swimming and Diving season.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to the coaches and each team member and that a copy be placed on display at Salem High School.

Salem City Council:
John Saunders
Hunter Holliday
Randy Foley
Anne Marie Green
Renée Ferris Turk

Renée Ferris Turk
Mayor, City of Salem

ATTEST:
H. Rob Light Clerk of Council
City of Salem, Virginia

Item #: 3.B.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Salem High School Speech Team**
Consider the adoption of Resolution 1496 honoring the Salem High School Speech Team for winning the VHSL Class 4 State Championship.

SUBMITTED BY: Rob Light, Assistant City Manager/Clerk of Council

SUMMARY OF INFORMATION:
This time has been set aside to recognize the Salem High School Speech Team for the achievement of winning the 2025 VHSL Class 4 State Championship.

FISCAL IMPACT:
N/A

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. Item 3B 5-12-25 HighSchoolResolution 1496-Speech 2025-Council

SALEM VA CITY COUNCIL

SALEM SPEECH/FORENSICS

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, May 12, 2025:

RESOLUTION 1496

RESOLUTION HONORING SALEM HIGH SCHOOL 2025 SPEECH STATE CHAMPION

WHEREAS, with a great deal of pride and enthusiasm, the City of Salem champions the development of its young people by providing an array of opportunities in both the academic and sporting arenas; and

WHEREAS, throughout the years, our youth have excelled in both areas, bringing numerous accolades to the city and school division; and

WHEREAS, Head Coach Mark Ingerson led another dominant Speech competition team at Salem High School to its 19th consecutive state championship in March of 2025 on its home turf; and

WHEREAS, this victory gave Salem the most Speech titles in Virginia High School League history and the second most overall championships for any VHSL athletic or academic team; and

WHEREAS, the team's 39-11 title clinching victory over E.C. Glass High School was was a true team effort with 13 students placing in the top 3 and accounting for 4 state titles out of 10 events; and

WHEREAS, the team was led by Senior Claire Rawlins who won her second straight state championships in Impromptu Speaking, marking the 100th individual state championship in school history; and

WHEREAS, Senior Charlie Bain won the state championship in Serious Dramatic; and

WHEREAS, Juniors Lacey Stratton and Bella Poarch won the state title in Humorous Duo; and

WHEREAS, Freshman Rosalie Botos won the state championship in Prose Interpretation; and

WHEREAS, Senior Hall Blackwood finished as runner-up in Storytelling; and

WHEREAS, Senior Rebekah Steinweg finished as runner-up in Extemporaneous Speaking; and

WHEREAS, Junior Parneet Gill finished as runner-up in Original Oratory; and

WHEREAS, Freshman Tara Farrokhpoor finished as runner-up in Serious Dramatic; and

WHEREAS, Senior Noah Lovern finished as runner-up in Humorous Interpretation; and

WHEREAS, Seniors Connor Smythers and Colton Easter finished third in Serious Duo; and

WHEREAS, Junior Brenasha Devlin finished third in Prose Interpretation; and

WHEREAS, Junior Ariana Turner finished third in Humorous Interpretation; and

WHEREAS, Eighth grader Caden Smythers finished third in Storytelling; and

WHEREAS, Freshmen Aly Ory and Zippy Elliott supported the team by competing in Humorous Duo at the state tournament; and

WHEREAS, Eighth grader Tori Iverson and freshman Lori Lowry supported the team by competing in Serious Duo at the state tournament; and

WHEREAS, Senior Kaelyn Henzey provided outstanding support to the team throughout the season in her role as team manager; and

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, Council joins with the citizens of the City of Salem in saluting the amazing achievements of this Speech Dynasty and Head Coach Mark Ingerson.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to the coaches and each team member and that a copy be placed on display at Salem High School.

Salem City Council:
John Saunders
Hunter Holliday
Randy Foley
Anne Marie Green
Renée Ferris Turk

Renée Ferris Turk
Mayor, City of Salem

ATTEST:
H. Rob Light Clerk of Council
City of Salem, Virginia

Item #: 3.C.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Salem High Debate Team**
Consider the adoption of Resolution 1497 honoring the Salem High School Debate Team for winning the Virginia High School League Class 4 State Championship.

SUBMITTED BY: Rob Light, Assistant City Manager/Clerk of Council

SUMMARY OF INFORMATION:
This time has been set aside to recognize the Salem High School Debate team for the achievement of winning the 2025 Virginia High School League team State Title in Debate.

FISCAL IMPACT:
N/A

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. Item 3C 5-12-24 HighSchoolResolution 1497 -Debate2025-Council

SALEM VA CITY COUNCIL

SALEM DEBATE

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, May 12, 2025:

RESOLUTION 1497

RESOLUTION HONORING SALEM HIGH SCHOOL 2025 DEBATE STATE CHAMPION

WHEREAS, with a great deal of pride and enthusiasm the City of Salem champions the development of its young people by providing an array of opportunities in both the academic and sporting arenas; and

WHEREAS, throughout the years, our youth have excelled in both areas, bringing numerous accolades to the city and school division; and

WHEREAS, the high school debate program instills in its participants the significance of teamwork and creates accord and purpose among its participants and coaches; and

WHEREAS, The Salem High School Debate Team distinguished itself, the school, and the entire community by being crowned a Virginia High School League State Champion on April 26, 2025; and

WHEREAS, the team's 32-8 victory over Dominion High School during Class 4 competition at James Madison University marked the school's second straight state title; and

WHEREAS, Salem won individual state championships in three of four events, led by senior captain Claire Rawlins, who made history as the school's first Lincoln-Douglas State Champion, going undefeated in state competition while debating whether Artificial General Intelligence is immoral; and

WHEREAS, Rawlins completed VHSL postseason competition with an extraordinary 14-1 record with her only loss occurring in the state semi-finals to the eventual runner-up. She now holds four VHSL titles—two in Speech and two in Debate; and

WHEREAS, seniors U.V. Singh and Grayson Smith went undefeated as they won the Public Forum Debate state title. This marks Salem's second all-time championship in this event and the first since Garrett Hicks and Sami Hoyer won in 2018; and

WHEREAS, Singh and Smith amassed a 12-1 record throughout the VHSL playoffs while debating the resolution of whether the United States should significantly increase nuclear energy production; and

WHEREAS, sophomore Dylan Hancock delivered a standout performance by winning the school's first-ever State Championship in Congressional Debate, earning an exceptional 482 out of a possible 500 speaker points in a highly competitive field of 24 participants; and

WHEREAS, the following students also achieved top honors at the state championships:
- Rebekah Steinweg (12th grade) – Runner-up, Congressional Debate
- Luke Stovall (11th grade) and Kody Hinnant (10th grade) – Runner-up, Policy Debate
- Abby Jones (10th grade) – 4th place, Lincoln-Douglas Debate

WHEREAS, the following students also contributed to Salem's team championship by representing the school at the state level:
- Charlie Bain (12th grade) and Nesa Garcia-Perez (10th grade) – Congressional Debate
- Leah Johnson (10th grade) and Ashley Toapanta (10th grade) – Policy Debate

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Council joins with the citizens of the City of Salem in saluting the amazing achievements of the team, Head Coach Mark Ingerson and Assistant Coach Rachel Wurster.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to the coaches and each team member and that a copy be placed on display at Salem High School.

Salem City Council:
John Saunders
Hunter Holliday
Randy Foley
Anne Marie Green
Renée Ferris Turk

Renée Ferris Turk
Mayor, City of Salem

ATTEST:
H. Rob Light Clerk of Council
City of Salem, Virginia

SALEM VA

CITY COUNCIL

MINUTES

Tuesday, April 22, 2025 at 9:30 AM
9:30 AM, City Hall, 114 North Broad Street, Salem, Virginia 24153

1. Call to Order

A work session of the Council of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia, on April 22, 2025, at 9:30 a.m., there being present the following members of said Council, to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Councilmembers: Byron Randolph Foley, H. Hunter Holliday, and John Saunders (remote participation); with Renée Ferris Turk, Mayor, presiding; together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Crystal Williams, Assistant to the City Manager; Rosie Jordan, Director of Finance; Tammy Todd, Assistant Director of Finance; and Shawn Crockett, Senior Accountant; and the following business was transacted:

Mayor Turk reported that this date, place, and time had been set in order for the Council to hold a budget work session.

Mayor Turk requested that Mr. Light read a request from Councilman Saunders to participate remotely in this Council meeting.

The request from Councilman Saunders stated: "in accordance with Section 2.2-3708.3 B(1) of the Code of the Commonwealth of Virginia and the Remote Participation Policy of the City of Salem, I hereby request to participate remotely due to a temporary medical condition that prevents my physical attendance."

Randy Foley motioned to accept the remote participation of Councilman Saunders. Hunter Holliday seconded the motion.

Ayes: Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: John Saunders

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2. New Business

A. **Discussion regarding the Fiscal Year 2026 budget**

Discussion was held regarding the Fiscal Year 2026 budget.

3. Adjournment

There being no further business to come before the Council, the work session was adjourned at 2:11 p.m.

Submitted by:

H. Robert Light
Clerk of Council

Approved by:

Renée Ferris Turk
Mayor

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CITY COUNCIL

MINUTES

Wednesday, April 23, 2025 at 10:00 AM
10:00 AM, City Hall, 114 North Broad Street, Salem, Virginia 24153

1. Call to Order

A work session of the Council of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia, on April 23, 2025, at 10:00 a.m., there being present the following members of said Council, to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Councilmembers: Byron Randolph Foley, H. Hunter Holliday, and John Saunders (remote participation); with Renée Ferris Turk, Mayor, presiding; together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Crystal Williams, Assistant to the City Manager; Rosie Jordan, Director of Finance; Tammy Todd, Assistant Director of Finance; and Shawn Crockett, Senior Accountant; and the following business was transacted:

Mayor Turk reported that this date, place, and time had been set in order for the Council to hold a budget work session.

Mayor Turk requested that Mr. Light read a request from Councilman Saunders to participate remotely in this Council meeting.

The request from Councilman Saunders stated: "in accordance with Section 2.2-3708.3 B(1) of the Code of the Commonwealth of Virginia and the Remote Participation Policy of the City of Salem, I hereby request to participate remotely due to a temporary medical condition that prevents my physical attendance."

Randy Foley motioned to accept the remote participation of Councilman Saunders. Anne Marie Green seconded the motion.

Ayes: Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: John Saunders

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2. New Business

A. **Discussion regarding the Fiscal Year 2026 budget**

Discussion was held regarding the Fiscal Year 2026 budget.

3. Adjournment

There being no further business to come before the Council, the work session was adjourned at 1:50 p.m.

Submitted by:

H. Robert Light
Clerk of Council

Approved by:

Renée Ferris Turk
Mayor

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SALEM VA

CITY COUNCIL

MINUTES

Friday, April 25, 2025 at 10:00 AM
10:00 AM, City Hall, 114 North Broad Street, Salem, Virginia 24153

1. Call to Order

A work session of the Council of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia, on April 25, 2025, at 10:00 a.m., there being present the following members of said Council, to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Councilmembers: Byron Randolph Foley, H. Hunter Holliday, and John Saunders (remote participation); with Renée Ferris Turk, Mayor, presiding; together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Crystal Williams, Assistant to the City Manager; Rosie Jordan, Director of Finance; Tammy Todd, Assistant Director of Finance; and Shawn Crockett, Senior Accountant; and the following business was transacted:

Mayor Turk reported that this date, place, and time had been set in order for the Council to hold a budget work session.

Mayor Turk requested that Mr. Light read a request from Councilman Saunders to participate remotely in this Council meeting.

The request from Councilman Saunders stated: "in accordance with Section 2.2-3708.3 B(1) of the Code of the Commonwealth of Virginia and the Remote Participation Policy of the City of Salem, I hereby request to participate remotely due to a temporary medical condition that prevents my physical attendance."

2. New Business

A. **Discussion regarding the Fiscal Year 2026 budget**

Discussion was held regarding the Fiscal Year 2026 budget.

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3. Adjournment

There being no further business to come before the Council, the work session was adjourned at 2:14 p.m.

Submitted by:

H. Robert Light
Clerk of Council

Approved by:

Renée Ferris Turk
Mayor

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SALEM VA

CITY COUNCIL

MINUTES

Monday, April 28, 2025 at 6:30 PM

Regular Session, 6:30 PM, City Hall, 114 North Broad Street, Salem, Virginia 24153

WORK SESSION

WORK SESSION IS CANCELLED FOR APRIL 28, 2025

REGULAR SESSION

1. Call to Order

A regular meeting of the Council of the City of Salem, Virginia, was called to order at 6:30 p.m., there being present the following members to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Councilmembers: Byron Randolph Foley, H. Hunter Holliday, and John Saunders; with Renée Ferris Turk, Mayor, presiding together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Rosemarie B. Jordan, Director of Finance; Chuck Van Allman, Director of Community Development; Mike Stevens, Director of Communications; and Jim Guynn, City Attorney

2. Pledge of Allegiance

3. Bid Opening, Awards, Recognitions

There were none this evening.

4. Consent Agenda

A. **Citizen Comments**

Comments from the public, limited to five minutes, on matters not already having a public hearing at the same meeting.

John Breen, 142 Bogey Lane, expressed concerns regarding Salem's current site plan approval process. Council was requested to work with the Planning Commission

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to create a Site Plan Review Committee coupled to a public hearing process.

Jack Susser, 115 Union Street, spoke to Council in support of preserving Preston Place, emphasizing its historical and cultural value to the Salem community. He proposed utilizing Preston Place as a venue for community events, tourism, and fundraising activities.

Cynthia Munley, 425 Roanoke Boulevard, voiced support for preserving Preston Place. She shared suggestions for the property's usage and indicated that the City already purchased the adjacent former restaurant. She also raised a separate concern about the former skate park, requesting clarification on the status of a nearby property. Finally, Ms. Munley addressed an environmental concern regarding the decline of tree canopy coverage in Virginia and the Roanoke Valley and proposed the creation of a Tree Steward Program.

Councilman Foley clarified for the record that the City has not purchased Tokyo Express as indicated by Ms. Munley.

Ms. Munley asked if the property was for sale, and it was confirmed that it was.

B. **Minutes**

Consider acceptance of the April 14, 2025, Work Session and Regular Meeting minutes.

The minutes were approved as written.

C. **Financial Reports**

Consider acceptance of the Statement of Revenues and Expenses for the nine months ending March 2025.

The Financial Reports were received.

5. Old Business

There was no Old Business this evening.

6. New Business

A. **Roanoke Valley Resource Authority Budget**

Request to approve the Roanoke Valley Resource Authority (RVRA) budget for Fiscal Year 2025-2026.

The 2025-2026 annual budget for the Roanoke Valley Resource Authority was presented by Jon Lanford, Chief Executive Officer of the Roanoke Valley Resource Authority on behalf of the Board of Directors. He shared that he had with him this evening from the Resource Authority Jeremy Garrett, Director of Operations - Technical Services; Brad Brewer, Finance Manager; and Nancy Duval, Budget Manager. Mr. Lanford provided an update on the Smith Gap facility and the Fiscal

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Year 2026 budget. The Authority has completed a master planning process for the Smith Gap facility, which was presented to its Board of Directors. Based on current operations and tonnage, the facility is estimated to have approximately 40 years of airspace remaining. Technological advancements may extend usability further. The Archaea project, which converts methane to renewable natural gas, is progressing well and is expected to be a significant revenue source. This has enabled the Authority to resume equipment replacement and address previously deferred capital and operational needs due to past revenue issues. The Fiscal Year 2026 budget, approved by the Resource Authority Board on March 26, totals $19,116,734 — a net increase of approximately $2.3 million from the previous year. Contributing factors include the Archaea project and increased municipal waste tonnage, including a new contract with a neighboring locality. Mr. Lanford stated that a $1.50 per ton municipal rate increase is proposed (from $56.50 to $58.00 per ton), expected to generate approximately $30,000 in new revenue. Also proposed is a rate adjustment for Commercial/private tipping rates: from $67.50 to $69.50/ton. He emphasized the importance of modest, regular rate adjustments to avoid significant future increases and maintain fiscal stability. Questions were invited regarding the master plan, projects, or budget.

Randy Foley motioned to approve the Fiscal Year 2026 budget for the Roanoke Valley Resource Authority. Anne Marie Green seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

B. **Presentation of Salem School Division Budget**

Receive presentation from the Chairman of the Salem School Board regarding the 2025-2026 budget pursuant to Section 8.5 of the 1968 Charter of the City of Salem, as amended.

Andy Raines, Chairman of the Salem City School Board, expressed gratitude to City Council and administration for their continued support and collaboration. The speaker emphasized that the Salem City School's progress and educational achievements are the result of strong partnerships and the dedication of school employees.

Mr. Raines presented the Fiscal Year 2026 proposed budget approved by the School Board at the March 20, 2025, meeting, consisting of the School Fund Budget of $59,545,236; the Grant Fund Budget of $3,614,257; and the Cafeteria Fund Budget of $2,759,451; for a total budget of $65,918,944. This reflects an 8% increase over the current fiscal year, driven by: Increased state revenues tied to enrollment growth in the expanded online school program, which is offset by associated program expenditures; targeted state support for at-risk and high-need students; and salary increases for staff.

The proposed budget, based on the General Assembly's approved version from March, includes a requested local appropriation increase of $431,911. The school

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division remains prepared to revise the budget as necessary pending final state budget decisions. Mr. Raines noted that the needs of students and employees were prioritized during the budget process in an effort to provide a competitive salary and benefits package while complying with state and federal mandates. He outlined specific budget highlights and charts that were included as attachments to the budget for reference purposes. Mr. Raines concluded by thanking city leadership and school staff for their contributions and responsible stewardship of public resources. The budget was formally presented in compliance with the May 1 deadline.

Mayor Turk noted that no action was necessary on this item this evening.

C. **Public Hearing and Amendment to the Zoning Ordinance**

Hold public hearing and consider adoption of ordinance on first reading for 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. (Advertised in the April 10 and 17, 2025, issues of the *Salem Times-Register.*) (The Planning Commission recommended approval by a unanimous vote.)

Mayor Turk asked Mr. Van Allman if there was any additional information for Council regarding this public hearing.

Mr. Van Allman replied that there was no new information and that the Planning Commission minutes included all details.

Mayor Turk opened the public hearing.

No one came forward to speak.

Mayor Turk closed the public hearing.

Randy Foley motioned to adopt the ordinance on first reading to approve the rezoning from HBD with conditions to HBD without conditions. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

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

Hold public hearing for the request of ABoone Real Estate, Inc., contract 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

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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. (Advertised in the April 10 and 17, 2025, issues of the *Salem Times-Register.*)

Mr. Light confirmed that the public hearing is for both the rezoning and special exception permit requests of ABoone Real Estate, Inc., contract purchaser, for the aforementioned properties. He clarified that Council would consider the first reading of the rezoning and one reading of the special exception permit. He noted that a proffer statement was included for the special exception permit in the agenda packet. He indicated that the proffer statement was submitted by the contract purchaser. Technically, this cannot be accepted as a proffer; therefore, this was included as conditions on the special exception. However, the property owners, who also feel strongly about providing these proffers, submitted today a proffer statement that can be considered with the rezoning. He indicated that if Council would like to accept these proffers when they reach the item to consider the first reading of the ordinance, they may do so and the ordinance will be edited to include these proffers for the second reading of the ordinance. The recommendation of staff, if Council was amenable, was to accept the proffers with the rezoning and then consider the special exception permit as it was.

Mayor Turk opened the public hearing.

Dorothy Johnson, 1453 Penley Boulevard, expressed concern regarding safety and infrastructure issues on Penley Boulevard. While not opposed to nearby development, she urged City Council to consider road improvements due to the road's function as a key thoroughfare during flooding events and its use as a school bus route. She noted that an approximate two-block section lacks curbing and guttering, is narrow, and presents hazards for passing vehicles. Specific incidents were cited involving damaged mailboxes and close calls with traffic. Ms. Johnson requested that the city evaluate and address these road conditions.

Stella Reinhard, 213 North Broad Street, raised several concerns related to the proposed development on Mill Lane. First, she recommended an alternative to individual driveways for approximately ten homes, suggesting a parallel back alley to reduce curb cuts and traffic along a school bus route. Second, Ms. Reinhard expressed concern about traffic safety at the Riverside Drive and low water bridge intersection, noting the potential need for road shoulders or a roundabout. Third, she urged the City to prioritize preservation of the tree canopy. Concerns were raised about clear-cutting for development and the resulting impacts on water retention, ecosystems, and heat islands. Ms. Reinhard encouraged the City and developers to explore methods to preserve trees where feasible.

John Breen, 142 Bogey Lane, expressed concerns regarding the City of Salem's current practice of not allowing public comment on site plans. In anticipation of an upcoming development, he offered several suggestions and questions for consideration during the site planning phase. These included the need for clarity on

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the placement and extent of sidewalks, the design of streetlights (with a preference for decorative options in upscale developments), and the potential inclusion of a walking path within open space. Mr. Breen questioned whether the open space would be active or passive and suggested adding this information in the site plan. Additional concerns were raised about stormwater infrastructure and long-term maintenance responsibilities, particularly regarding the effectiveness of homeowners' associations (HOAs) in managing complex drainage systems. He urged the City to allow public input on site plans, emphasizing the value of community expertise and the importance of thoughtful planning for developments impacting a significant number of new residents.

Mayor Turk closed the public hearing.

Mr. Light clarified that this item was solely the public hearing, and that Council would vote on each of the next two items separately.

E. **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. (The Planning Commission recommended approval by a unanimous vote.)

Alexander Boone, 5760 Reserve Point Lane, Roanoke County, shared that the development would include approximately 70 high-quality homes on 51-foot-wide lots. He emphasized that the smaller lots were in response to rising development costs and market preferences for lower-maintenance properties. The development would feature a monument entrance, sidewalks adjacent to the roads, and passive open space serving as a buffer to surrounding communities. While public access to the open space is planned, walking trails were not proposed due to past community objections. The housing product would include a variety of designs, including one-story, one-and-a-half-story (with first-floor primary suites), and two-story homes, aimed at a diverse market including empty nesters and young professionals. Anticipated home prices will range from the mid-$400,000s to over $500,000.

Mr. Boone addressed concerns about stormwater management, noting that it must comply with state regulations and would be managed by a required homeowners association (HOA) following developer turnover. In response to comments regarding driveways and traffic, the developer stated that driveway turnarounds were incorporated after consultation with the Planning Commission and City staff. The use of rear alleys was deemed impractical due to space and stormwater constraints. He welcomed further questions and discussion regarding the project.

Councilman Foley asked to confirm for the benefit of the public that there would be curbing on Mill Lane for the nine homes that were mentioned and within the

neighborhood.

Mr. Boone responded that there would be curbing for these homes and with the internal portion of the neighborhood.

Councilwoman Green requested clarification of Lot 10 and if that piece of land was going to be split between the landowners.

Mr. Boone pointed out the lot on the audiovisual monitors and responded that this piece was left in case the Planning Department had requested a second entrance. As this was not desired, the decision had been made to gift this land to each of the adjacent property owners.

Mr. Boon addressed concerns about tree removal, stating that tree clearing is done strategically to accommodate grading, utilities, and stormwater infrastructure, which often necessitates significant clearing. The developer committed to replanting efforts, including planting two to three trees per yard and implementing general landscaping throughout the community. Efforts will also be made to preserve natural buffers, particularly near Penley Boulevard and adjacent streets, with coordination ongoing between the developer and the project engineer.

Councilman Foley asked to confirm that there would not be a prohibition of trees.

Mr. Boone confirmed that this was correct as long as it was approved by the HOA.

Councilman Holliday asked if the trees would be included in the site plan.

Mr. Boone responded that if required by the plot plan or building permits, trees would be included accordingly. A comprehensive landscaping plan is anticipated, which will designate the placement of trees throughout the community to create that boulevard effect.

Councilman Foley asked for the record if this was being proffered as it was at the Planning Commission meeting.

Mr. Boone responded affirmatively and asked that these proffers be accepted with the application.

Mr. Light clarified that technically it is the owners, the Dorseys, proffering the conditions. He read out the proffers being submitted:
1) The development shall not exceed 70 single-family residential homes;
2) Lots that have driveway access directly to Mill Lane shall include a driveway turnaround so that residents are not forced to back onto Mill Lane;
3) Minimum lot frontage shall be 51 feet. Lots that front on the arc of the cul-de-sac shall be allowed to reduce frontage to a minimum of 40 feet provided that the lot width at the front building setback is not less than 51 feet.

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Randy Foley motioned to adopt the ordinance on first reading to rezone the identified properties to RSF Residential Single-Family District with the proffers provided. Anne Marie Green seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

F. **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. (The Planning Commission recommended approval by a unanimous vote.). The approval of the Special Exception Permit is contingent upon final Council approval on second reading of the ordinance to rezone the properties from RSF/AG Residential Single Family/Agriculture and AG Agriculture Districts to RSF Residential Single-Family District.

Anne Marie Green motioned to accept the Special Exception Permit request. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

G. **Olde Salem Days 2025**

Resolution requesting the Virginia Department of Transportation (VDOT) approve City Council's request for the temporary closure of Main Street on September 13, 2025, for the Olde Salem Days event.

Mayor Turk noted that Council needed to approve this request yearly in the form of a resolution requesting VDOT approval of the temporary closure of Main Street each year that Olde Salem Days is held.

John Saunders motioned to adopt Resolution 1494 for this year's Olde Salem Days. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

H. **Boards and Commissions**

Consider appointments to various boards and commissions.

Randy Foley motioned to reappoint Ray Varney for a full five-year term ending May 11, 2030, to the Board of Appeals (USBC Building Code). Councilman Foley noted

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that Mr. Varney has been serving on this for about a year or so to fill a vacancy, and this will be for a full term. He also noted that Mr. Varney is a retired engineer for VDOT. Anne Marie Green seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

7. Adjournment

Mayor Turk thanked the citizens for their presence this evening and expressed Council's appreciation for their interaction. She noted that the City website is kept up to date with information on meetings and City events. She shared that the website is https://www.salemva.gov/.

Mr. Dorsey informed Council and the public of increasing challenges in meeting advertising deadlines, particularly with *The Roanoke Times*, which now requires submissions up to a week in advance. Due to these timing constraints and in compliance with state law, staff will begin using *Cardinal News Online* as an additional approved outlet for legal notices and advertisements. This change aims to ensure continued compliance with statutory deadlines amid evolving publication requirements.

The meeting was adjourned at 7:28 p.m.

Submitted by:

H. Robert Light
Clerk of Council

Approved by:

Renée Ferris Turk
Mayor

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Item #: 5.A.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Amendment to the Zoning Ordinance**
Consider adoption of ordinance on second reading for 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. (Approved on first reading at the April 28, 2025, Council meeting.)

SUBMITTED BY: Maxwell Dillon, Planner

SUMMARY OF INFORMATION:
SITE CHARACTERISTICS:
Zoning: HBD Highway Business District
Land Use Plan Designation: Commercial
Existing Use: Disabled American Veterans organization
Proposed Use: Standard Commercial

The subject property (2381-2383 Roanoke Boulevard) consists of a 1.372-acre tract of land which currently sits within the HBD Highway Business District zoning designation. The property has historically served as home to the Salem Chapter of the Disabled American Veterans organization. In 1990, the property was rezoned from Business District B-1 to Business District B-3, with conditions including the following:

4. A reversion clause will be applied if the building is not used as either a thrift store, meeting hall, or club. This clause will require a reversion of the zoning to Business District B-1 if not used for any of the above purposes. The Disabled American Veterans will not use this site as an official drop-off point for contributions to the Disabled American Veterans.

Because the former rezoning included a reversion clause to a zoning district that no longer exists (B-1), and the proposed use of the property does not meet the specified restrictions, the applicant is requesting a rezoning from HBD with conditions to HBD without conditions to allow the development of a standard commercial multi-tenant

structure.

The Future Land Use Map (FLUM) identifies this area as Commercial which is consistent with the proposed future utilization of the property.

REQUIREMENTS: The proposal meets the requirements of Section 106-214.3. Site development regulations for HBD

FISCAL IMPACT:

STAFF RECOMMENDATION:
Recommend that Council consider adoption of the ordinance on second reading.

ATTACHMENTS:
1. 2381-2383 Roanoke Boulevard - Rezoning Application
2. 2381-2383 Roanoke Boulevard - Conceptual Plan
3. Item 6C 4-28-25 2383 Roanoke Blvd - Legal Description
4. March 2025 PC Minutes As Amended
5. Council letter to Property Owner 2381-2383 Roanoke Blvd. Tax Map 225-2-6.1
6. Legal Ad 4.10
7. Item 6C. 6D. 6E. 6F 4-28-25 Legal Ad 4.17
8. Item 6C 4-28-25 Ordinance for 2381-2383 Roanoke Blvd_incl. legal description

Pre-application Meeting (optional)

- Meetings with the Community Development Staff are recommended prior to submittal of a rezoning application. Please bring a plat to the meeting with a sketch of your proposal.

Application Submittal

- The application deadline is the first of the month for inclusion on the following month's agenda. If the first falls on a weekend or holiday, the application deadline will be the following business day.
- When submitting an application be sure to include the following: a complete application, plat of the subject property, legal description that includes metes and bounds, and supplementary information to support the request (such as conceptual plans and building elevations). Please note: incomplete applications will not be accepted and will be returned to the applicant.
- The application fee is due at time of submittal. (See Page 4)
- PLEASE NOTE: As per 106-520(C) of the City of Salem Zoning Ordinance no application shall be accepted for a lot or parcel that does not comply with the minimum lot area, width, or frontage requirements of the requested zoning district. A variance from the Board of Zoning Appeals must be obtained prior to the submission of a rezoning application.

Application Distribution for City Review

- Complete applications may be routed to City departments for review.

Staff/Applicant Meeting

- The staff may contact the applicant to schedule a meeting to discuss comments provided by reviewing agencies, to request additional information or plan revisions, and to negotiate proffers.

Planning Commission

- Revised conceptual plans and draft proffers must be submitted prior to the Planning Commission meeting. Proffers and conceptual plans may be revised in accordance with Staff's recommendations, and revisions incorporating the staff's recommendations must be submitted prior to the Planning Commission meeting.
- A staff report and recommendation is included in the Planning Commission packet. The packet is distributed approximately 1 week prior to the Planning Commission meeting.
- The Planning Commission meets on the 1st Wednesday after the 1st City Council meeting of the month.
- Following a public hearing on the rezoning case, the Planning Commission may recommend approval, approval with revisions to the proffers, denial, or deferral of the application.

City Council

- Signed and notarized final proffers must be submitted prior to the City Council meeting.
- A staff report containing the recommendation of the Planning Commission and Staff is sent to the City Council prior to the meeting.
- The City Council typically hears rezoning cases on the 4th Monday of every month. Cases are usually heard by Council at the meeting following the Planning Commission meeting.
- Following a public hearing on the case, the City Council may vote to approve, approve with proffered conditions, deny, defer the application to another meeting, or remand the application back to the Planning Commission for further consideration.

ATTACHMENTS - For ALL REQUESTS you must submit the following electronically:

a. **A fully completed signed application.**

b. **Acknowledgement of Application Fee Payment Procedure** (Page 4)

c. **Signed Proffer Statement if applicable** (Pages 6 & 7)

d. **A plat of the subject property,** which accurately reflects the current property boundaries, is drawn to scale, and shows existing structures. (Typically, available from the City Clerk's Office.)

e. **Responses to questions on Page 5**

f. **Historic Impact Information** (if any)

g. **For applications requiring plans,** please submit electronically only. No hard copies will be accepted.

h. **Check here** if the conceptual plan will serve as the preliminary plat. ☐

NOTE: Elevations will be required with new development.

TO THE APPLICANT:

It is the policy of the City of Salem City Council, the City of Salem Planning Commission, and City of Salem Board of Zoning Appeals to require a property to be posted when a zoning action is being considered. Such a posting notifies the general public of an impending action and the location being considered.

It is incumbent on you, the applicant, to ensure the sign is in the proper location and remains there until an action has taken place. Consequently, the procedure for posting is as follows:

1. The Community Development Staff will post the sign on your property.

2. You should check the location of the sign to make certain it is in the right place on your property. If it is not, notify the Community Development Office as soon as possible.

3. You should check periodically to ensure the safety of the sign. If it is stolen or otherwise harmed, notify the Community Development Office as soon as possible.

In submitting this rezoning application, you hereby grant permission to the agents and employees of the City of Salem to enter the referenced property for the purposes of processing and reviewing the above application.

Should you have any questions regarding this policy, please contact a member of Community Development.

City of Salem Community Development Application

Request for REZONING or CONDITIONAL REZONING

Case #: _____

APPLICANT INFORMATION

Owner: _____
Contact Name: _____
Address: _____

Telephone No. _____
Fax No. _____
Email Address _____

Applicant/Contract Purchaser: Clipp Family Trust, or assigns
Contact Name: Steven Clipp
Address: 10214 Governors Dr. Chapel Hill, NC 27517

Telephone No. 919-929-2772
Fax No. _____
Email Address clipparch@yahoo.com

PARCEL INFORMATION

For multiple parcels, please attach a page ☐

(Tax ID #'s) 225-2-61

Deed Book 6 Page 52
Subdivision Fralin & Waldron
Location Description (Street Address, if applicable)
2383 Roanoke Blvd.
Salem, VA 24153

Total Area (acres/square feet) 9,000 square feet
Current Zoning HBD
Requested Zoning HBD
Requested Use Retail, Meeting
Current Use Retail, Meeting

☐ Conditional Zoning Request: See Attached Proffer sheets

SIGNATURE OF OWNER ☐ CONTRACT PURCHASER ■ *(attach contract)* ☐

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I hereby grant permission to the agents and employees of the City of Salem to enter the property for the purposes of processing and reviewing this request.

Signature Steven Clipp Date 02/03/2025
Print Name Steven Clipp
Signature _____ Date _____
Print Name _____

QUESTIONS/ LETTERS/ SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Jonathan Martin
Address: 105 Downing Pl. Apex, NC 27502

Telephone No. 703-869-8066
Fax No. _____
Email Address jmartin@jdmam.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees must be submitted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable fees has been received by the City of Salem Community Development Department. I acknowledge that I am responsible for ensuring that such fees are received by the City of Salem. I further acknowledge that any application fee submitted after the deadline shall result in the application being considered filed for the next month's meetings.

Signature of applicant/authorized agent Steven Clipp Date: 02/03/2025

Print Name: Steven Clipp

Signature of applicant/authorized agent _____ Date: _____

Print Name: _____

If you would like your correspondence emailed and/or faxed, please make selections, and provide the information below:

☒Email jmartin@jdmam.com ☐Fax: _____

FEES:

All application fees must be paid at the time of submittal. Please make checks payable to the City of Salem:

Rezoning application fee $1,000

FOR STAFF USE ONLY

Staff Reviewer: _____ Application Complete? ☐ YES ☐ NO

Date: _____

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the Future Land Use Designation for the subject property? Commercial
2. Describe in detail the proposed use of the property. Should existing Proffers be approved for removal, our plan is to renovate and reposition the property (currently vacant) into a neighborhood commercial center; to be leased to either retail or office tenants.
3. List any sensitive environmental or unique features on the property. Are there any high voltage transmission lines, public utility lines, or others? To our knowledge, there are no high voltage transmission lines, sensitive environmental or other unique features of the property. The only public utility line is an 8" sanitary sewer gravity line at the NW corner of the property.
4. Is the subject property located within the Floodplain District? ❒ YES ■ NO If yes, describe the proposed measures for meeting the standards of the Floodplain Ordinance. _____
5. Is the subject property listed as a historic structure or located within a historic district? ❒ YES ■ NO
   If yes, describe the proposed measures for meeting the standards of the Department of Historic Resources.
6. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? Yes, please find a conceptual plan as an additional attachment. The proposed development would be substantially similar to the existing building footprint and existing site plan.

PLEASE RESPOND FOR COMMERCIAL REZONING APPLICATIONS

1. What provisions will be made to ensure safe and adequate access to the subject property? No substantial changes to existing access improvements are planned.
2. How will the traffic impact of this development be addressed? Because the proposed square footage will generally be the same as the exisitng building, no meaningful increase in traffic is anticipated.
3. Describe why the proposed use is desirable and appropriate for the area. What measure will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? The existing property is vacant. If removal of the existing proffers is approved, the building could be revitalized as a neighborhood retail/commercial center, with tenants providing meaningful goods and services for the community. Please see the conceptual plan for examples.
4. What type of signage is proposed for the site? The existing monument sign would be refurbished or replaced. One or more tenant signage panels would be added on the building roof (see conceptual plan). All signage will be planned and approved in accordance with the City of Salem Code of Ordinances.
5. Have architectural/building elevations been submitted with this application? Yes (conceptual plan).

TAX MAP NO.: _____
_____
_____

Return to: Office of Community Development
21 South Bruffey Street
Salem, Virginia 24153

This document prepared by:
(NAME AND ADDRESS):_____
_____
_____

PROFFER STATEMENT

WHEREAS, _____, _____, _____, ("the Owner(s)") is/are the owner(s) of certain real property known as _____ (*property description/location)* ("the Property") totaling approximately _____ acres, located in the City of Salem, Virginia which is more particularly described as follows:

_____

_____

_____*(legal description or an attachment containing a legal description. Also include tax map #); and*

WHEREAS, the Owner(s) has/have filed an application to rezone the Property from current zoning of _____ *(current zoning)* to _____ _____ *(proposed zoning)*, c onditional, pursuant to the City of Salem Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, the Owner desires to proffer to the City of Salem (the "City") certain conditions in connection with the development of the Property that will protect the City and its citizens, provide for the orderly development of the Property, and offset the impacts of development; and

WHEREAS, the below-listed proffers are designed and intended to mitigate impacts that have been identified; and

WHEREAS, the Owner certifies that all below-listed proffers are voluntary, reasonable, and directly related to the rezoning applied for; and

WHEREAS, the City is authorized to accept these proffers pursuant to the Code of Virginia, and the Zoning Ordinance; and

WHEREAS, in the event that there is any conflict between these proffers and the Zoning Ordinance, the conflict shall be resolved by the City's Zoning Administrator, subject to appeal to the Board of Zoning Appeals and the courts as provided by law; and

WHEREAS, these proffers shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and assigns; and

WHEREAS, the Owner(s) acknowledges that impacts of development not offset by the below-listed proffers may be cause for denial of the rezoning request.

NOW, THEREFORE, the Owner(s) agrees to meet and comply with the following proffers in connection with the development of the Property should the Owner's application to rezone the property be approved:

PROFFERS

1. *(proffer 1)*

2. *(proffer 2)*

3. *(proffer 3)*

4. *etc.*

(Indicate if you intend the proffers to be offered as a group (i.e. "all or nothing". Otherwise, each will be considered to be individually offered for separate consideration by the City. The City does not have to accept proffers that are offered)

Once proffered and accepted as part of an amendment to the zoning ordinance, these conditions shall continue in full force and effect until a subsequent amendment changes the zoning on the property covered by these conditions; provided, however, that such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

WITNESS the following signature and seal:

By: _____

Owner

COMMONWEALTH OF VIRGINIA CITY OF SALEM, to wit:

The foregoing instrument was acknowledged before me this _____day of_____, 20_____

by _____.

Owner

_____

Notary Public

My commission expires: _____

Acceptance:

The Proffers herein have been accepted as follows: ("All" or list specific proffers accepted)

_____

_____

_____

_____

_____

_____

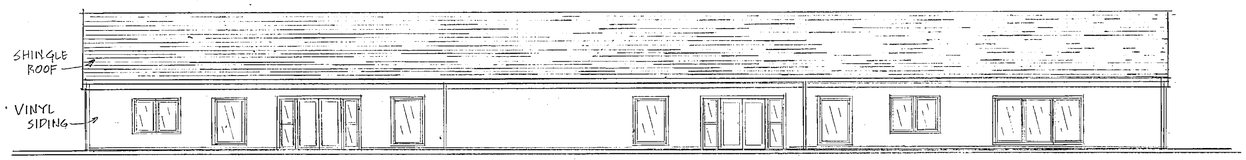
_____

by action of the Council of the City of Salem on _____
Date

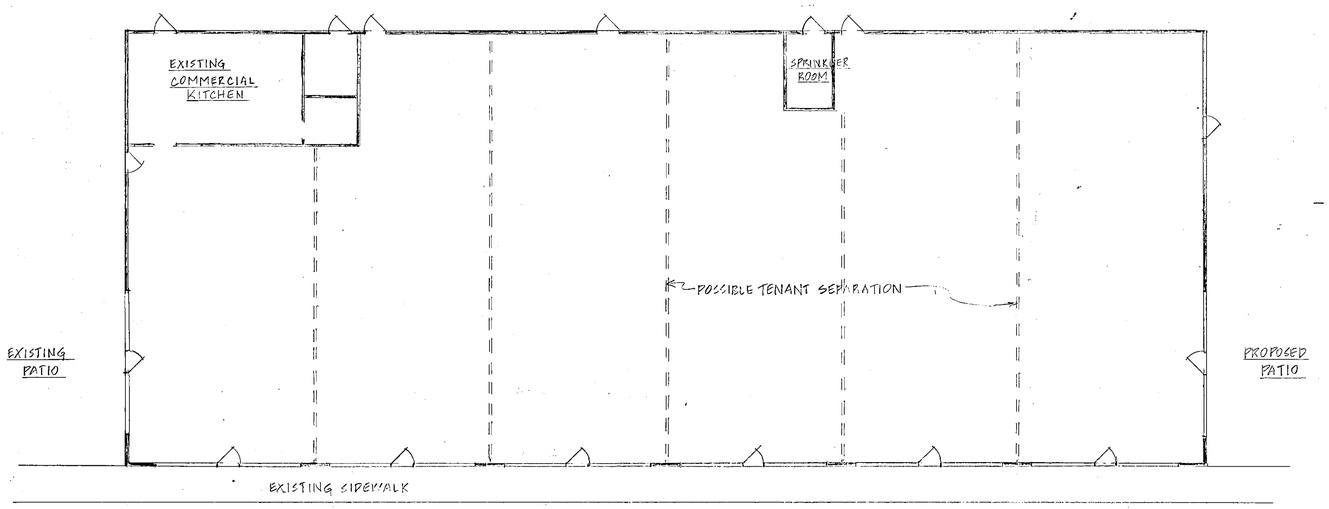
ATTEST:

_____
Clerk of Council
Salem, Virginia

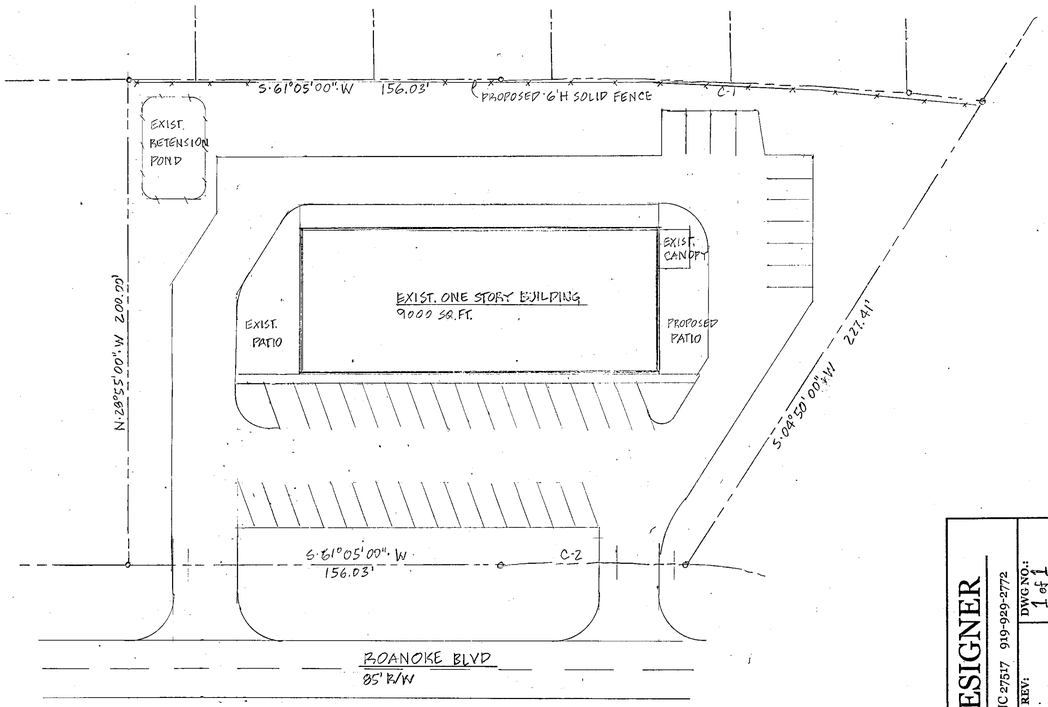
PROPOSED STREET-FRONT ELEVATION
1/4" = 1'-0"



EXISTING STREET-FRONT ELEVATION
1/10" = 1'-0"



EXISTING / PROPOSED FLOOR PLAN
1/10" = 1'-0"



SITEPLAN
1" = 30'-0" 1.372 ACRES
BASED ON SURVEY BY LUMSDEN ASSOC. DATED 10-24-90
LOT 1B, BOULEVARD ESTATES, P.B. 6, PG 52

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1612.00'	205.86'	103.07'	205.72'	N 64°44'30" E	07°19'01"
C2	1412.00'	79.00'	39.51'	78.99'	S 62°41'10" W	03°12'20"

STEVEN CLIPP DESIGNER
10214 GOVERNORS DRIVE, CHAPEL HILL, NC 27517 919-929-2772

DATE:	DRAWN BY:	REV:	DWG NO.:
1-30-25	SGC		1 of 1

2383 ROANOKE BLVD
SALEM, VA

EXHIBIT A

Legal Description

PARCEL ONE: CITY OF SALEM

BEGINNING at a point on the north right-of-way line of Boulevard Roanoke (85 feet wide) at the point of intersection with the corporation line of the City of Salem and the City of Roanoke; thence with the said corporation line N. 04 deg 50' 00" E. 227.41 feet; thence leaving the aforesaid corporation line and with a new line on a curved to the left with a radius of 1,612.00 feet, a tangent of 103.07 feet, an arc distance of 205.86 feet and a chord S. 64 deg 44' 30" W. 205.72 feet to a point on said new line being the southeast boundary of Block 9, Boulevard Estates Subdivision as recorded in Plat Book 6, page 52 in the Clerk's Office for the Circuit Court of Roanoke County; thence with the said boundary of Block 9, S. 61 deg 05' 00" W. 156.03 feet to a point on the south boundary line of Lot 5, Block 9, Boulevard Estates; thence with a new line leaving the aforesaid Block 9, boundary S. 28 deg 55' 00" E. 200.00 feet to a point on the aforesaid north right-of-way line of Boulevard Roanoke; thence with said right-of-way line N. 61 deg 05' 00" E. 156.03 feet to a point; thence continuing with the said right-of-way line on a curved to the right with a radius of 1,412 feet, a tangent of 39.51 feet, an arc distance of 79.00 feet and a chord N. 62 deg 41' 10" E. 78.99 feet to the point of BEGINNING, and being new Lot 1B, containing 1.372 acres as shown on plat showing the resubdivision of property of Fralin and Waldron, Inc. creating New Lots 1A and 1B, dated April 4, 1990, prepared by Lumsden & Associates, Engineers-Surveyors-Planners; and

n

PLANNING COMMISSION

MINUTES

Wednesday, March 12, 2025

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

A work session meeting of the Planning Commission of the City of Salem, Virginia, was held in the Council Chambers Conference Room, City Hall, 114 North Broad Street, at 5:30 p.m., on Wednesday, March 12, 2025, there being present the following members of said Commission, to wit: Denise P. King, Reid Garst, Mark Henrickson, Jackson Beamer and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Christopher J. Dorsey, City Manager and Executive Secretary, and H. Robert Light, Assistant City Manager and Deputy Executive Secretary, ex officio members of said Commission; Charles E. Van Allman, Jr., Director of Community Development, Mary Ellen Wines, Planning & Zoning Administrator, Maxwell S. Dillon, Planner, Lisa D. Browning, Codes Compliance Investigator and Jim H. Guynn, Jr., City Attorney; and the following business was transacted:

Chair King called to order at 5:30 p.m. and reported that this date, place, and time had been set in order for the Commission to hold a work session.

Mary Ellen Wines introduced the new Codes Compliance Investigator, Lisa Browning, to the Planning Commission members.

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

Chair King adjourned at 6:52 p.m.

REGULAR SESSION

1. Call to Order

A regular meeting of the Planning Commission of the City of Salem, Virginia, was called to order at 7:00 PM, in the Council Chambers, City Hall, 114 North Broad Street, on Wednesday, March 12, 2025, there being present the following members to wit: Denise P. King, Reid Garst, Mark Henrickson, Jackson Beamer; and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Christopher J. Dorsey, City Manager, and Executive Secretary, H. Robert Light, Assistant City Manager and Deputy Executive Secretary, ex officio members of said Commission; Charles E. Van Allman, Jr., Director of Community Development, Mary Ellen Wines, Planning & Zoning Administrator, Maxwell S. Dillon, Planner, Lisa D. Browning, Codes Compliance Investigator, and Jim H. Guynn, Jr., City Attorney; and the following business was transacted:

Chair King reported that this date, place, and time had been set in order for the Commission to hold the regular meeting.

A. **Pledge of Allegiance**

2. Consent Agenda

A. **Minutes**

Consider acceptance of the minutes of the January 15, 2024, work session and regular meeting.

Chair King asked if there were any corrections or additions to the minutes from January 15, 2024, work session and regular meeting. No changes were suggested, and the minutes were accepted as presented.

B. **Cancellation of February meeting**

Chair King reported that the Commission did not meet in February due to no items being on the agenda.

3. Old Business

No old business was reported.

4. New Business

A. **Amendment to the Zoning Ordinance**

Hold public hearing and consider the request of Cliff Family Trust or Assigns, Contract Purchaser, to rezone the property located at 2381-2383 Roanoke Boulevard (T/M# 225-2-6.1) from HBD Highway Business District with Conditions to HBD Highway Business District.

Staff noted that the subject property located at 2381-2383 Roanoke Boulevard (T/M# 225-2-6.1) was rezoned before the current zoning ordinance with a condition on the property that said it would revert to B-1 should it ever cease to be the Disabled American Veterans Meeting Hall and Thrift Store. The City of Salem no longer has a zoning district B-1; therefore, the petitioners have asked to remove that condition and allow the property to stand as HBD Highway Business District.

Chair King asked if anyone was present to speak on behalf of the applicant. Mr. Jonathan Martin of 105 Downing Place, Apex, North Carolina 27502 asked to speak on behalf of the Cliff Family Trust. Mr. Martin stated that he came to the Commission today as they have a contract to purchase the property which was previously occupied by the Disabled American Veterans and is currently vacant. As part of their due diligence, it was learned that there are conditions associated with the property which would prohibit them from repositioning it into a neighborhood center which would be their goal should they acquire the property. The conditions in the zoning code are written specifically to the Disabled American Veterans' use for the space limiting it to either a thrift store, a meeting hall or a club. The conditions also mentioned improvements which were required when they took occupancy. As mentioned, the Disabled American Veterans have vacated and have been marketing the property. Their hope is that the Commissioners will consider rezoning the property from HBD Highway Business District with Conditions to HBD Highway Business District. The applicant stated that they feel this part of Roanoke Boulevard would benefit from having a neighborhood center. If there are any questions about the plans or the conceptual design, please let them know and they will be provided.

Commissioner Henrickson inquired about how many tenant spaces they are hoping to have.

Mr. Jonathan Martin stated that, at this time, the building consists of 9,000 square feet total, divided into three 3,000 S.F. suites. Right now, they would leave the building as is depending on leasing. As part of their work, they would come with formal plans and upgrade or alter the good majority of the front and exterior, however, he did not know if they would change the footprint, depending on leasing and what tenants approach them. If they did, they would come with formal plans.

Commissioner Henrickson asked if they had any prospective tenants at this point.

Mr. Martin stated that they do not, however, the design that was provided is what they are targeting, but they do not really know until they lease it.

Chair King inquired as to who would be responsible for maintenance of the property, the owner or the tenants.

Mr. Martin stated it would depend on the lease structure and what is agreed on within the leases. He would assume there would most likely be a triple-net lease where they would be responsible for maintaining the property. The applicant would probably do self-management; however, the tenants would be responsible for maintenance at the property.

Chair King stated that the concern when inspecting the property was a shed located at the back which looked like at one point it was probably locked. It was not locked on that day and the doors were standing open. This is a concern, especially with an owner who resides out of town and the concern of who would be there to make sure that the property is maintained.

Mr. Martin stated that within the purchase contract is a condition that the shed and a couple other sheds actually be removed prior to their closing.

Chair King asked the applicant if they were aware that the business to the east of the building towards the City of Roanoke is currently parking vehicles on the property.

Mr. Martin stated that he had seen vehicles there, but that he was not sure who they belonged to. As part of their due diligence, having visited the property a couple of times, he had seen vehicles there. If the Planning Commission would like, he can certainly make a request to the current owner to remove them.

Chair King stated that is not a problem for the Planning Commission but did not know if the applicant understood that they actually belonged to the other business.

The applicant thanked the Commission for letting them know because he did not know who the vehicles belonged to.

Chair King asked if there was anyone else present to speak on this matter.

Mr. Chris Marlman of 2244 Bainbridge Drive addressed the Commission. Mr. Malman stated that his property backs up to 2381-2383 Roanoke Blvd. and there have been several occasions where he has taken care of the upkeep behind the building where weeds and grass have overgrown. Mr. Malman stated that there has been a lot of activity in the past that has gone on behind the facility and he has had to call the non-emergency number several times because people would hang out. In the past, there were people living there in the Connex containers which have since been removed. The concern is what type of facility the applicant would like to put there and what would be their responsibility to the residents living on the backside of the property. He stated that he

had planted trees which face the backside to try to block some of that activity because there is traffic that is in and out of the property all the time. Just two weeks prior, alarms were going off inside of the building and he had to contact whoever was responsible for selling the building and they contacted people to come and shut off the alarms. The fire alarms and all kinds of other alarms were going off inside the building. Mr. Malman can hear them when he is outside on the back porch. It has been an inconvenience for those living there and he has lived there for probably 12 years. He stated that there were very few people to get ahold of at that time to try to take care of some of the issues they were having because the property changed hands quite a few times as far as who was in charge of the facility. There was trash being dropped back there, people would come back there, go through all the containers, throw trash on the ground and leave it a mess. He asked if that would be taken care of with the tenants that are moving in, would the residents have people to take care of issues if they had them and how to get in touch with them.

Commissioner Henrickson asked if Mr. Martin would like to address these issues.

Mr. Martin stated that they would be a proactive property manager and would have landscaping and parking lot sweeping as necessary. Mr. Martin stated that they do not know which tenants would be occupying the space, however, they see them as service-oriented tenants that would serve the neighborhood and the campus across the street. To answer the gentleman's question, they are a very proactive property management company and would be on top of those issues.

Chair King asked if the property manager would be located in Salem or in the Roanoke Valley. She asked if this is someone, if a phone call was made, would be able to be at the property within a reasonable time.

Mr. Martin responded that he, being based in North Carolina, would be the property manager. This is his full-time job, however, if the caller felt that it required it and if issues did pop up, they could hire somebody that could be local. He stated that within a triple-net lease structure, the tenant is going to be responsible for certain things as far as maintenance and upkeep specifically. As the manager of the property, they would make sure there is proper landscaping and maintenance.

Vice-Chair Garst asked about the picture provided that showed potential shops such as a coffee shop, pet shop, yoga or sandwiches. So, he asked if these will be multiple businesses. He asked if they would have a triple-net lease with each one of the businesses.

Mr. Martin responded that each one would be a specific triple-net lease.

Vice-Chair Garst asked who would maintain the entire property.

Mr. Martin responded that the applicant would set up any landscaping or services, however, the tenant would reimburse them as part of a reconciliation at the end of the

year for those services. The applicant would do the property management as well, but they would have local landscaping or whatever services were needed.

Vice-Chair Garst asked if the applicant would be responsible, and if the tenant would be responsible based on their square footage share or some other measurement.

Mr. Martin responded yes to that question.

Chair King asked to make sure that the purchase contract stated that the shed(s) will be removed as part of the contract because her concern was the same as the resident on Bainbridge Drive.

Commissioner Beamer asked if the purchase is contingent upon approval.

Mr. Martin responded that the contract is contingent upon approval.

Commissioner Beamer asked if the Disabled American Veterans had the whole building.

Mr. Martin answered affirmatively.

Chair King asked if there were any further questions or if anyone else was present to speak on this matter.

The public hearing was closed at 7:12 PM. Chair King asked for questions or comments from the Planning Commission. Hearing none, she entertained a motion. Commissioner Routt made a motion to approve the amendment, which was seconded by Commissioner Beamer. Upon a roll call vote, the same stood as follows:

Mr. Routt – Aye
Mr. Henrickson – Aye
Mr. Beamer – Aye
Mr. Garst – Aye
Chair King – Aye

Chair King explained that the Planning Commission is a research and recommending body to the City Council. This has been approved with a 5-0 vote and will now go to City Council. Attendees will need to appear at the City Council meeting when this is on their agenda. They will be notified once it has been placed on their Agenda.

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).

Chair King asked for any comments from Staff. Staff noted the applicant was requesting the removal of that condition, as Mr. Light had stated, for the two cluster blocks that were included as part of the original rezoning and special exception permit. The proffers included on the rezoning are the exact same as the conditions placed on the special exception permit. Staff has had several inquiries as to what the request was for and did have one neighbor that contacted staff to voice his concerns over the request.

Chair King opened the public hearing at 7:15 p.m. and asked for the applicant to speak first.

Mr. Brian McCahill of 5211 S. Concourse Drive, Roanoke, VA 24019, COO of R. P. Fralin Inc. addressed the Commission. He stated that Gwen Phillips, Operations Manager, is present as well. She will be delivering a presentation prepared to update the Commission on progress in the community and explain the rationale for the request and try to answer questions from the public as well as the Commission. His main comment was to state that the request is all about meeting market demand. The applicant has no objection to building the 1.5 story homes that the proffer requires. There are certain lots where they are finding the market would like to see two story homes. They have had a lot of success, particularly in Glenvar, with this kind of housing product. They are selling quickly, and he thinks the applicant can meet the demand in Salem as well if they are able to build products like that. Gwen Phillips manages their sales and a lot of their home operations.

Gwen Phillips of 5211 S. Concourse Drive, Roanoke, VA 24019 addressed the Commission, thanking the Commission for consideration of their application. She has been with the R. P. Fralin organization for about 5 years and was not present at the initial request. She is the Interim Sales Manager and gets to work with the Property Management Division on a lot of their customer facing roles within the organization. She has participated in many requests such as this to provide much needed housing to the community. Wanting to provide more information about who they are as an organization, she stated the name is R. P. Fralin Inc. and their mission and values are to provide their customers and employees with quality and value to their clients with integrity and to foster an atmosphere where all grow professionally and personally. The organization's beliefs are choosing to go positive, they should listen to others' ideas, thank you goes a long way, and it is not about them. R. P. Fralin Inc. introduction is they are a regional real estate developer based in Roanoke, Virginia. They employ approximately 40 employees, and the breath of their force comes from their subcontractors. They have over 300 workers by way of their subcontractor activities. They are the builder that employs lots of companies locally that help to build their product. Their expertise is in real estate acquisition, land development, home building and luxury apartment communities. They

have developed over 1,500 residential lots, have built over 2,000 homes, and have built and retained 10 luxury apartment communities with six under construction. They have also built and retained a plethora of commercial buildings. They have a diversity of products and also a diversity of locations so they can offer that as experience. Being familiar with the Simms master plan, this is an overview of what the full project will eventually look like, as they work through current and future phases bringing it to the market. Ms. Phillips stated that their request is simple. When originally rezoned, the applicant proffered 8 conditions. Since then, they discovered that it would be a benefit to the market and future citizens to request to remove Proffer #4 which is restricting their cluster lots to homes with a maximum of 1.5 stories. This request only impacts 31 total lots of the full master plan. There are 10 unbuilt lots in the current Section 1 that are ready to go and 20 undeveloped lots in future Sections 3 and 4. In reference to the above stated presentation, they are looking at 10 in Phase A which is towards the bottom right and then the full cluster section of Phase E, both circled in purple. In comparing the lots, the applicant is asking to remove Proffer #4 versus what has been completed in the Simms Farm community so far, it is a little section indicated on the presentation and what remains in Section 1 that they can offer to the market soon. In referring to a drone video of what is currently in the Simms Farm subdivision, she indicated that the video gives a real picture of what is there. She stated that they are here to speak firsthand that the market really wants a 2-story home. The market really wants to be able to move their family and have that extra space to grow. They have found the market that 2 story family homes typically serve is underserved, but not to the exclusion of what they are currently building. They are still able to build the 1.5 story plan but would like to offer the 2 story plans. In summary, she stated that removing Proffer #4 enhances their ability to serve the market demand. She provided an overview of some of the plans that would be proposed to meet the lot conditions. They are looking at 1,800 to 2,000 S.F. on basements with about 900 S.F. available to finish or storage space, depending on the need. Most are going to contain 4 bedrooms and 2.5 baths.

Vice-Chair Garst questioned whether the market needs are not being met as it seemed like they were selling the 1.5 story houses.

Ms. Phillips stated that the 1.5-story homes are selling by default because it is a location that they want but is not as much space as preferred.

Vice-Chair Garst asked how many 2 stories are going to be built outside of the cluster.

Ms. Phillips did not have the number.

Vice-Chair Garst asked if this is 170 give or take units.

Commissioner Henrickson responded 140+.

Mr. McCahill stated that it would be a 50/50 mix. A lot depends on the topography of those sections, so lots that are relatively flat, they build 1 to 1.5 story homes. Most folks that buy those homes do not want steps or storage space in the basement. Lots that are sloping would take on 2 story homes. Within the cluster lot, the applicant is still designing the future sections, but he can state that 3, 4 or maybe 5 of the remaining Section 1 lots could be 2 stories. They would be completely finished with that section right now if they

had Proffer #4 removed. People are buying them, but it is slow because they are not able to serve that demand. They can build more modest 2 story homes in the cluster lot section to get to a lower price point than they can in the rest of the Simms Farm plan.

Mr. John Breen of 142 Bogey Lane appeared before the Commission and stated he did not think it was fair to confront 25 minutes of presentation with 3 minutes. Mr. Breen voiced the following concerns. He stated that by any rational measure, allowing 2 story homes on the cluster lots sets an undesirable precedent and outcomes and empowers an undesirable developer. Proof positive, look at the Better Business Bureau. A proffer that was geared to protect the surrounding neighborhood and predicate the cluster area approval would not be enforced. Fralin even ignores the Salem code for Section 1 landscaping. Two story homes are not affordable housing and not at all what was promised when the cluster overlay was approved. Fralin's current existing 2-story homes are in the $535,000 to $550,000 range. The cluster homes are $80,000+ less. Two story homes on tiny lots favors only the developer's profits. He stated that they offer nothing positive to the school system. Two story homes attract kids. The estimated property taxes for the 2 story homes that Fralin built is $4,500 per home versus $11,000 cost per student to our school system. The Fralin request lacks any benefit to Salem or any desirable basis for approval. Fralin has already sold half of the lots in Section 1 as 1.5 stories. Several of these have sold in the last 120 days. Aside from the foregoing concerns, Mr. Breen stated that the Fralin application seeks to remove the proffer from 211 Diamond Road. This address is indicated on Salem's GIS site as the address for 53.29 acres. This is an obvious effort to set up this acreage for more tiny lots with 2 story homes. Parker addresses which are on the application as 113, 118 and 122 are either mostly built or under construction so why would there be a need to remove Proffer #4? Of the lots in Section1, 22 have already been sold and constructed as 1.5 story homes. This demonstrates 1.5 story homes are marketplace viable. As a citizen of Salem, I cannot tell the Commission more. I stood here 5 years ago to stop Salem from approving Fralin. Mr. McCahill stood here and lectured for 25 minutes on several occasions about how great the 1.5 story homes would be. It's time he sticks to his promise and proffer fully.

Mr. Wesley Trent of 98 Upland Drive appeared before the Commission and stated that he had voiced his opposition to this project from the beginning. He listened to everything that the applicant had to say, telling them what they were going to do, and they hadn't done it yet. The proffers that are in place right now like starting at certain times of the morning have not been followed. The proffer of stopping in the afternoon has not been followed. The trees that were planted along Upland Drive are all dead. The amount of work cutting grass or chemically burning the grass off. The City of Salem had to come in and clean it up because they blew it all into the street. Mr. Trent stated that he does not understand why the Commission would allow additional proffers to be lifted when Fralin cannot follow the ones he is doing. Mr. Trent stated he opposes the proffer to be removed.

Mr. Mike Fisher of 66 Upland Drive appeared before the Commission. Mr. Fisher is located directly across from the development and stated that Mr. Fralin's request to have the proffer removed hit home when he found out about it. Mr. Fisher stated that he was part of the process at the onset 5 years ago when this happened with the Planning Commission, with the City Council meetings and the community meetings with Mr. Fralin at the American Legion buildings. He was involved with everything that he could possibly

could because he knew the Simms family very close and personally. Mr. Fisher got involved and was worried about the site distances, etc. He took an active role in the first planning commission and the City Council meeting. He looks at the proffer and this proffer was put in place very specifically. There is a reason that this proffer was put in place. Mr. Fralin, back in 2019 when this whole thing was starting for the rezoning, his pitch to the public was that we need housing for the City of Salem for single people, married couples without children and we need small cluster homes. Mr. Fisher indicated he was only speaking about the cluster lots. Mr. Fralin stated that we need homes for senior individuals who do not want to climb steps and retirees. That was Mr. Fralin's pitch for wanting to have cluster homes. That hasn't changed today. We still need homes for those people. Mr. Fralin or his people are now saying that times have changed. We need 2 story homes on these small lots, and we need to have them for children, but Mr. Fisher didn't hear anything tonight about the single people, the married couples without children or the retirees and that is why Mr. Fralin wanted to make cluster homes back in 2019-2020. Once the development was passed, Mr. Fralin has come in and developed that area and he has really developed that area. He has moved all over to make that development. Mr. Fralin is the one that came up with his plan for how he wanted this area to look. The City of Salem directed that, if he was going to have cluster lots, they would have to be this size. He built those lots at his absolute minimum that he could get by with under City code. In this cul-de-sac that he has built on Parker Lane, when going down around the back, the lots are bigger. The first house Mr. Fralin built there on Parker Lane, 101 Parker Lane, is 1,623 S.F. It has 3 bedrooms and 2 baths on a slab. Ideally, this is what we thought when Mr. Fralin presented this to the Planning Commission and City Council back in 2019, just like he showed these pictures tonight. They have shown these pictures tonight of 2 story homes. They showed us 1.5 story homes. They looked nice and Mr. Fisher liked the homes. He built the first home up there on a slab. Mr. Fisher went up there and he said this is going to be nice because this is what we are going to have. Again, that house is 1,623 S.F. He built a home across the street at 110 Parker Lane that is a "1.5" story home. It is 1,302 S.F. with 3 bedrooms and 2 baths and has a basement garage. Mr. Fisher thinks that when Mr. Fralin states that he needs 2.5 story homes and putting in garages, something that he is doing 1.5 story on, that someone could, if they bought that house, make rooms in the basement. He is using it for a garage and making a small house. Going down into the cul-de-sac at 138 Parker Lane, Mr. Fralin has a little bit bigger lot. This home is 2,523 S.F. Mr. Fisher stated all of this information is from the City of Salem GIS website. This is a 3 bedroom, 2 bath with garage and has a basement. This house is within eyesight from Mr. Fisher's home. They have put a fence up since then and he only sees half the basement. He stated that it is an appealing house. His argument is that Mr. Fralin was designing this neighborhood. If Mr. Fralin can go in that cul-de-sac with a bigger lot and put in a 2,500 S.F. home, he had the opportunity to do this when he was making cluster lots. He could have made the homes bigger; he could have accommodated more square footage and could have taken of what he is asking for today. What he asked for back in 2019 and 2020 was for the singles, the married couples, the elderly people and the retirees. That has not changed today. As indicated in the packets he submitted to each person with pictures, when he saw the pictures and 101 Parker Lane go in, this would be a nice footprint on this street and cul-de-sac. The homes are all flat, they are 1.5 stories like he said. When Mr. Fralin went across the street, he

added a basement. Now when we go up Upland Drive, we see 2 and 1.5 stories of home from the back. Mr. Fisher's argument at the beginning was they did not want to see the back of people's homes and we asked for trees that would obscure the view where they did not have to see them. If Mr. Fralin, in his development and he is the one that moved the earth, was being a good neighbor to the neighborhood, he could have moved the earth to accommodate a 1.5 story home where they didn't have to see the back. That was his land, and he has elected, by what Mr. Fisher heard tonight, because the topography caused the problem, but Mr. Fralin had the opportunity to change the topography and he did not. Now, we have to look at 1.5 story homes. That is not what we wanted. This was all done. The proffer was put in place by the City of Salem City Council with the approval of Mr. Fralin and the approval of the Simms Family. It was very specific. Nothing has changed from what he wanted before to what it is today. There are plenty of developments. There is one coming before the Commission tonight about a new development wanting cluster homes. There is an opportunity where, if it needs to be done, and the Commission approves, a location where we can do it. This Simms location is specific. This was a neighborhood, everybody here knows how the opposition and tensions were, but it passed. We lived with it but when he started putting the back of homes in our faces, 2.5 stories to look at, that was disheartening and not what he thought to see. Had he known we would be looking at that, he would have stressed those points back in the first process. The only other issue Mr. Fisher has is that we need trees. We do not want to see the back of homes. In the City of Salem, we did not have any subdivisions backing up to main roads. The first one that did happen was Mr. Fralin's development on N. Mill Road. Four homes. That was the first time it happened. Nowhere else in the City of Salem, so this was happening. Mr. Fisher asked to please give us something where we did not have to see it. Trees were put in place. In the planning phase, he has a copy of it and has spoken to Max Dillon who has helped him through it and thank you so much. It was planned for Green Giant arborvitae. I have Green Giant arborvitae in his yard. He planted them for the simple reason that he did not want to see his next-door neighbor's house. He planted them and a Green Giant arborvitae from the Arbor Foundation will grow 40'-60' tall. Loved when he saw that in the plans. When the final plan came out, it dictated that they would put 25' Emerald Green arborvitae. The Arbor Foundation states that an Emerald Green arborvitae at its maximum height will be 15' tall. That will not cover anything up that they are seeing now, 2.5 story homes from the back. How that got changed in the process, he does not know. The planners, or whoever was putting this together, knew that was an issue and somebody made a comment that it was going to affect the powerlines. Mr. Fisher stated that he lives there, and he can see it and has them in his yard. Of the tree line that is planted there, a 40' Green Giant arborvitae would not cause any problems at all. Mr. Fisher voiced his opposition, and nothing has changed since 2020. He opposes this and hopes the Commission will take this information into consideration.

Mr. Buddy Killinger of 201 Homeplace Drive appeared before the Commission and stated he is located on the private road part of Homeplace Drive, on the north end of Simms Farm, going down his driveway 600'-700'. His concern is the buffer that Mr. Fisher was just talking about. He will be looking at the back of all these homes, there is no changing that. He took it upon himself 2 years ago and planted 100 trees down his driveway to give the trees a chance to grow so they are not looking into the back of the houses.

Unfortunately, that is not the view that they want. The trees are more like a bush and will not grow any more than they are growing. He has lived there for 30 years. On McVitty Road, the house that has the pond behind it, has the same trees that have been there for 30 years. They look the same. They might be a little taller, but all are half dead. This is not covering up anything. It is not a buffer. Mr. Killinger looked up buffer in the dictionary and this is not a buffer. He did not know if he would live to see the development get over to him. He stated that hopefully, the City of Salem will hold them accountable and protect the neighborhood. He stated that it is horrible looking into the back of someone's house.

Ms. Stella Reinhardt of 213 North Broad Street appeared before the Commission and stated that she is from a different neighborhood. Her concern is the precedent that gets set. She did have a couple questions hopefully that could be answered. With the homes, because of the topography we have been told, will have garages in the basements, but not necessarily mandated garages. When requesting to change a proffer from a 1.5 story home to a 2-story home, some of those will have basements as well. In effect, they would be 3 story homes. She asked if it was correct that you could finish a basement if it didn't have a garage.

Staff member, Mary Ellen Wines, Planning & Zoning Administrator, responded that when it is built as a basement, it is not considered one of the stories. Yes, they could finish the basement to have living space.

Ms. Reinhardt asked about the 52 acres that are yet to be developed. She asked if the proffer change request is applying to that to turn it into 2 story cluster homes as well.

Chair King responded that it is only the sections in the advertised information.

Ms. Reinhardt stated that there are 3 things from Fralin on the Agenda so that confused her.

Ms. Wines responded that there are 2 cluster blocks that were included in the master plan. The second section or second block has not been platted yet. It is part of the overall larger parcel, so the cluster only applies to that block with those several lots still in it, not to all the acreage that is left.

Ms. Reinhardt voiced her worry about what she referred to as "the shell game". As she pays attention to these things, the rest of Salem, and she always loved the Simms Farm. She did not hear about it until everything had been voted on and done. She was interested and questioned why she did not hear about that. Sometimes it feels like these things are happening behind closed doors, under the table and residents of the community do not hear about it until the very end. The Simms Farm neighborhood was fighting it vigorously, as she understands, but this was what was agreed on at the time, with these proffers to protect the neighborhood. She stated that she thinks, as she understands it by talking with people, they tried hard to get proffers that would protect them in certain ways. Ms. Reinhardt stated her concern is that this is special land and some of the approaches to it are on country roads that are narrow. Having a 2-story home that welcomes a family, having a 3rd story potentially for some of those homes, will increase the load of people on the roads, surfaces, traffic, sewer systems, school system, all of those things. There is an increase and that was not planned for originally. She thinks that it is important because

it was all discussed originally. She does think it is important for the developers to figure out their plans ahead of time. In her neighborhood of North Broad Street, they have been fussing that they were not included and the term “its an open sandbox” kept getting used. There were not enough proffers, there were not enough decisions made before it was rezoned. In this case, they did work hard to try to work with the City of Salem to try to get some of these proffers. If we do not hold the developers to their word, unless there is a real emergency, it seems that we are testing the bounds of the discussions that happened originally to protect the neighborhoods. We have kind of forgotten that conversation a little bit and forget why we did it and she does not like the idea that developers may come and say they are going to do this and its going to be beautiful and then they come back and change everything. Ms. Reinhardt voiced her opinion that the developers should be held accountable.

Ms. Chris McCart of 316 North Broad Street appeared before the Commission and stated she is not from that neighborhood, she does have to agree with Ms. Reinhardt. Her first point is that she would like the Commission to vote no on this for three reasons. The first point was the same that the Simms Farm was passed initially, and that proffer was placed there to appease the current residents at least somewhat so removing it now is like breaking a promise to a large group of citizens. The second issue is that Fralin states that 1.5 story maximum restricts their ability to accommodate current market trends and demands preferring 2 story homes for growing families. Later tonight, as part of your packet, Community Development notes that while Salem’s comprehensive planning effort is still ongoing, countless community engaged conversations have included citizens desires for additional housing affordability, diversity and availability. High quality infill projects that accommodate the construction of smaller homes on smaller lots were described as desirable throughout the process. Ms. McCart questioned which is right. They have one developer saying we cannot sell small homes; we need big homes. Then we have another developer saying everybody in town wants small homes on small lots. She stated that the data is out there, and she encourages everyone to go find that data or put people in place to do that for them. She asked what is the true demand in Salem. Her third point was that Fralin states that with higher interest rates which are more commensurate with historical averages, the new home market is commanding more families and those experiencing household formation or simply want a larger new home. She stated it took her some time to understand what this means. Higher interest rates mean people want higher, bigger houses. Interest rates are higher, it costs more, so I can afford less of a house. She was trying to understand how this works and realized this is not about the homeowners. If you have Wall Street companies coming in and buying up large houses, increasing market rates when interest rates are going up is a good time to buy in, buy those houses and then rent them all. She asked if that is what Salem is wanting to do, or do we want homeowners that own their own home. For these reasons, Ms. McCart urged the Planning Commission to vote no.

The public hearing was closed at 7:49 PM. Chair King reported that 4C and 4D are actually two aspects of the same issue.

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).

Vice-Chair Garst made a motion to deny the amendment, which was seconded by Commissioner Henrickson. Upon a roll call vote, the same stood as follows:

Mr. Routt – Aye
Mr. Henrickson – Aye
Mr. Beamer – Aye
Mr. Garst – Aye
Chair King – Aye

Chair King explained the amendment request has been denied with a 5-0 vote. The amendment request will now go to City Council. Those in attendance will need to appear at the City Council meeting when this is on the Agenda. They will be notified when this has been placed on the City Council Agenda.

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).

Vice-Chair Garst made a motion to recommend denial for the special exception change as well, which was seconded by Commissioner Henrickson. Upon a roll call vote, the same stood as follows:

Mr. Routt – Aye
Mr. Henrickson – Aye

Mr. Beamer – Aye
Mr. Garst – Aye
Chair King – Aye

This special exception request has been denied and was unanimous with a 5-0 vote. The request will now go to City Council. They will be notified once that has been placed on the Agenda for the City Council.

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.

Commissioner Beamer requested a 30 second time out in case any attendees would like to leave the meeting.

Chair King asked Staff for additional comments or information. Staff reported that there are two large parcels of the current Dorsey Farm, one is zoned Agricultural and Residential Single-family, and the other is zoned Agriculture. They have applied for a rezoning to Residential Single-family with a special exception permit for cluster housing overlay. The proposal includes 70 smaller cluster housing lots which they will offset with the required open space to counterbalance the reduction in lot size. We have had several inquiries from neighbors over the public items but have not had any comments from neighbors.

Chair King opened the public hearing at 7:55 p.m. and asked if there was anyone present to speak for the applicant.

Mr. Alexander Boone at 5760 in the County of Roanoke addressed the Commission. Mr. Boone stated that he is here for ABoone Development, the applicant, with his colleague Cort Rosen and their partners, Joe Thomas Jr. and the Bowman Excavating team of Devon and Brent Bowman. They stated they were excited to be there to discuss some of the same issues previously discussed. They think there is a great opportunity to create another single-family community in the Mill Lane area where there are already single-family detached homes. Everybody knows the property as the Dorsey Farm and the Dorseys are an important part of the history of the farm that goes back many years. Fortunately, Jeff Dorsey is here tonight, and they appreciate him being here. The attendees might wonder where the name Stilton Mill came from. Mr. Rosen found in the land records the name Langhorn actually came from Mr. Langhorn, who was a landowner and one of his companies was called the Stilton Land Company. We want to honor the history of the property and thought it was appropriate to call it Stilton Mill to recognize Mill Lane. Mr. Boone commits to the Commission that this will be a well-done community. It will be a credit to Salem. Mr. Boone believes that their reputation in the community speaks for itself. They have worked very hard to make sure that they have outstanding

communities. They take good care of their customers. They build nice homes and make sure they have nice monument signs. They want to create community identity. They are going to have landscaping. He stated that this will be a well-done community. This will not be a one-size-fits-all housing project. Mr. Boone stated that, having heard everything previously discussed, there is a market for the 2 stories and there is a market for the 1 and 1.5 stories. They know that and their market data shows that. They know that there is such a demand. He addressed the planning commissioners on how difficult it is to develop and grow when landlocked. He stated that the City of Salem, unfortunately, is landlocked. With the small amount of land that is left, they have to make efficient determinations of the uses. It is important to be efficient, but Salem has to have housing because the area cannot grow if people do not have a place to live. That is what it comes down to. We have requested a rezoning from the Agricultural Single Family and regular Agricultural to Residential Single Family with the much-discussed cluster housing overlay from the last one. This is very timely because the RSF designation is in the future land use designation of the comprehensive plan. He believes they are good there. The cluster housing ordinance or overlay is smaller lots, but there is more open space. Mr. Boone stated they have exceeded the minimum amount of open space, not by a lot, 2.8 acres is the minimum and they are at 3.1, but we maximized it as they could. If recommended by this Commission and approved by the City Council, Stilton Mill will have 70 brand-new high-quality homes. They will have different homes to meet different market niches. They are going to have 2-story homes we think, as Mr. McCahill and Ms. Phillips, there is a market for that, no question about it. There is also a market for the 1 and 1.5 story homes and their lots actually work out very well. The topography of this land works very well for that type of product. They are going to have basement lots and slab lots. They are not going to try to force basements on slabs or force slabs on basements. They are going to work with the topography that is there. It is a beautiful piece of land, and it is conducive to what they are trying to do. As mentioned, they have worked with Engineer, Chris Burns, many times on landscaping and the open space. As the Fralin team stated, housing costs are so high, everyone in here knows, especially Mr. Henrickson, that costs are up 45% since 2020. It was interesting when he first read the Salem Zoning Ordinance years ago, he was talking to Mr. Burns on the phone and he read that there was a 75' lot. He thought that it was tough to achieve and then talked about the cluster, which is at 40'. They are asking for, as he spoke to Mr. Henrickson about, for a 51' lot under the cluster housing overlay. They do not want to go to the minimum. They think 51' allows flexibility to build the empty nester homes on 1 and 1.5 stories or it allows for the 2-story home. They are looking at probably a 40' wide house regardless of whether it is a main floor, primary bedroom suite or a second-floor primary bedroom suite. He stated that the 75' lot today is just not viable. People sometimes say that developers are trying to be greedy. Obviously, they have to make some money to continue on in the business and there is a tremendous amount of risk in this business. Doing a 75' lot is not a viable business model unfortunately anymore. One of the things that they are trying to do is to create. He says it is embarrassing to talk about affordable housing because there is no affordable housing. There is especially no new affordable housing, but they are trying to build less expensive housing, and their company certainly has built more expensive. We are working to try to help with that and a smaller lot definitely helps. They believe that they can bring houses into this community and that is their goal, to begin in the mid-to-high $400,000 range and

probably go into the $500,000 range. As Mr. Henrickson knows, the average new house in the U.S. last year was $450,000. Their goal is to have a high-quality house. They are not going to have customer complaints. They are not going to have the BBB out there. They are not going to have that in their community. We will be proud of this community. He makes that commitment. Mr. Boone introduced his colleague, Mr. Rosen, who is going to address some of the traffic issues and storm water management that attendees would be interested in hearing. Mr. Boone appreciated the opportunity, looked forward to any rebuttal and to answering any questions.

Mr. Cort Rosen of 255 Cassell Lane, Roanoke, Virginia addressed the Commission about Stilton Mill. They are excited to propose this new community in Salem to provide high quality housing options. Alexander Boone has provided the vision for Stilton Mill, what they believe to be its conformance with the comprehensive plan and the land use, and their goal to offer a community that provides multiple housing options rather than the same house built over and over again. Their desire to create a neighborhood within Salem affords people the opportunity to live in high-quality, well-built homes in a well-designed neighborhood. He wanted to briefly share a few technical items that hopefully will address questions. The ingress/egress to the proposed Stilton Mill community is aligned with Millwood Drive, directly across from Mill Lane. This new entrance is done intentionally for multiple reasons. First, aligning roads directly across from one another creates a safer ingress/egress and reduces potential conflict between vehicles. Secondly, doing this prevents headlights from inadvertently going into a neighbor's windows. Thirdly, it creates road connectivity that, when building new roads, you want to create a road network that makes sense and is logical. Their Engineer, Chris Burns, conducted an exhaustive turn-lane study and determined that there are no warrants for turn lanes going in or out of the community. He believed that the Commission was provided with the turn-lane study. As noted on the concept plan, there is an empty lot that is in between two existing homes that front Penley Blvd. The Planning and Transportation Departments have suggested that there is no need for a street connection here. Their plan has been, following comments from the Planning Commission and their visit with City Council, to approach the owners of the existing homes on either side and offer to divide and deed that property to them at no cost. Fourthly and more importantly, as has been brought up a few times, the driveways of Lots 1-3 and 65-70, which are the lots that front Mill Lane, will include turnaround areas so that residents will not be forced to back out onto Mill Lane, but will be able to leave and egress onto Mill Lane driving forward. This will create a safer egress point for them and reduce backing onto Mill Lane. They do ask for a positive recommendation to City Council, and he is happy to answer any questions.

Commissioner Henrickson asked about the one lot that faces Penley and the turn around. He asked how are they going to address that as part of this proposal.

Mr. Rosen responded that they could talk about how they could address it. He believes both him and Mr. Boone have track records where, if they present something publicly, they do what they say, but if there is another way the Planning Commission would want them to address that, they could certainly explore it. They intend to do it. They did not offer any proffers but are happy to talk about that. It was not something they offered initially.

Mr. Guynn asked that what he had said was not a proffer.

Mr. Rosen stated that it has not been proffered, but they would be happy to talk about proffering it. Their commitment is to go to those homeowners and offer them each half of the lot and deed it over at no cost. As for the turnarounds, Mr. Burns has done work from an engineering perspective to make sure that fits after discussion with several Planning Commission members. They are committed to doing that. Again, they can talk about proffers and are happy to proffer the turnaround and the driveways. They are committing publicly, that is what they will do.

Mr. Guynn stated that they would like a notice of proffers.

Mr. Rosen stated that they always do what they say so however it needs to be addressed, they are happy to do it.

Commissioner Henrickson asked if this is the site plan that they are putting forth. Not doubting that the applicant was not going to do what he says he is going to do. If this gets rezoned, the opportunity to then say we want to do it this way now.

Mr. Rosen stated that it would not be more than 70 lots because that is what is shown on the plan. There are issues that he cannot answer right now that he does not know if Mr. Burns could answer, like the storm water management area which he would note is not considered as part of the open space. He doesn't know the exact sizing of the storm water pond yet. It would be hard. The storm water facility may shrink a little and the open space may expand, for example. He would say that he will more than substantially conform with this, but until Mr. Burns gets into the geometry of roads, it would be hard to say precisely where the line would be.

Commissioner Beamer asked about the turnaround and what Mr. Rosen was talking about on what he would call a "T".

Mr. Rosen responded yes.

Commissioner Routt asked if even on the narrow lots, they could do that.

Mr. Rosen responded yes.

Commissioner Beamer asked about the open space and whether they were going to take care of that or an HOA.

Mr. Rosen responded that an HOA would take care of that, and they planned to put parks on the property. Again, they have to figure out from a topography rating perspective but plan to put amenities within the open space, potentially a walking trail and all the stuff they have to work on with Mr. Burns and his team.

Chair King asked if there was anyone else to speak on this matter.

Mr. John Breen of 142 Bogey Lane addressed the Commission and stated that he has to say that ABoone is so much better than the prior developer. He has seen those developments, and they do credit to the land most of the time. That said, he has a couple questions that he wonders if the developer would be willing to answer. Mr. Breen understands the desire to have multiple types of housing on these lots and that can be a

good thing. He questioned if there are any limits to the spacing between the different styles. He has seen developments where this is talked about and then suddenly what we have is four of this in a row and then 5 of that in a row. Really, the desirability of differing styles gets defeated. He is wondering if there is some kind of implied limit so that we do not get style by style by style all in a box. Mr. Breen inquired about 51 being a narrow lot and wondered if there could be a comment as to how that works out with the space between each unit. He knows with Fralin, there isn't a lot of space, and we had 55' lots there. He was not sure exactly if there is going to be a waiver of size setbacks or are they such that the buildings are going to be where he can stretch his arms out and touch wall to wall.

Commissioner Henrickson responded to answer the second question first, on the plan, it is 5' side yard setbacks.

Chair King stated that it meets the code.

Commissioner Routt stated that it is 5' from the property line and the other house would be 5' as well.

Chair King asked if someone wished to speak on the first question about the design for the integration of patio and single family.

Mr. Boone answered that they do have guidelines where they do not build the same exact elevation of a house right next to each other. They do not build them across the street from each other. Topography has a lot to say about what gets built. What they try to do, what they want to have is a 1 story or a 1.5 story next to a 2 story when it works because it ends up having families next to empty nesters or married with no kids and build a real community. They have talked with people in some of their communities, if they look at them and they are mixed up, they have all of the types of houses mixed in and some of the empty nesters joke with him and say they are glad they did that. They tell him that all of the other builders want to put us old people all by ourselves and not with everybody else. They want to be with all the other communities. They want to hear the kids. The market will dictate what homes are next to each other, other than the topography. He thinks that where they have some of the slab lots, there will be more empty nester housing there and then the basement lots are to be more of the 2 stories. They are not going to see five of the same houses together like in other communities. That is not going to happen.

Vice-Chair Garst asked if that was by the standard of his developments in the past.

Mr. Boone stated that they do not build the same elevation next door to each other or across the street where basically you can see it within eye shot. So, they could build the same plan, but it cannot have the same elevation, it cannot look the same and they will maintain all architectural control. That is something that they do every day.

Commissioner Routt asked if they planned to build all of the houses.

Mr. Boone stated that at this point they do not know. They are working with NVR Ryan Homes. They do not have a contract or agreement with them. They have lots of developments in relationships with them. He has worked with them in thousands of

houses in the Richmond market. It was a chance that his company could build some of the houses there. Also, there is a builder here, Mr. Steve Poff. He may build some houses there. It is all based on lots and what the costs end up being. Mr. Boone will be 100% architectural control. He will be involved in choosing every elevation and every floor plan that gets built in there, whether it is Mr. Poff, Ryan Homes or ABoone homes. They do not know yet.

Commissioner Routt asked if they had plans to sell any of the lots individually.

Mr. Boone answered no.

Chair King asked if anyone else was present to speak.

Mr. Jeffrey Dorsey, of 2700 Fletcher Street, Salem addressed the Commission and stated that he had come to speak on behalf of this rezoning. He is supportive of it. Mr. Dorsey has two brothers, Charlie and Doug, who could not be here. They have authorized him to speak on their behalf. His brother Charlie is a resident of a piece of the family farm that adjoins this property. Doug and Jeff do not live on the property. Moreover, they all grew up on this property. His grandfather and grandmother bought this property in 1942 and lived there until their deaths. His mother lived there until her death, and he grew up there from infancy until he left home. They are excited about Mr. Boone's work and the proposal and think it fits the property. They think it respects the property. They think it ties into the broader history of the property. He stated that the family is 100% supportive of it and asked for the Commission to approve it.

Chair King asked if there was anyone else that would like to speak on this matter.

Mr. Robert Hobbs of 1550 Millwood Drive, Salem addressed the Commission and stated that he lives just about 8 houses up from the intersection where this is going to occur. First, he has listened to everything said, but one thing he has not heard about is infrastructure. He stated that supporting this project, roads, improvements to sewer, improvements to water, taking up the extra traffic that will be showing up every day. They are building 70 houses. That is going to 150 extra vehicles per day on average that is going to be coming in and out of Mill Lane. They already have trouble with the four-way stop and the low water bridge. If a train gets stopped on the tracks, vehicles will be there for several hours. He asked if Interstate 81 gets backed up, have they seen what it does to Riverside Road, Mill Lane and at the low water bridge. This is going to triple that. He stated he has not seen anything about new roads or new streets, improving Mill Lane, improving Riverside. He asked that they show him, and he wanted to see this. As this stands right now, there is not near enough information, there is not near enough planning that this should go through. Mr. Hobbs stated that he strongly opposes this, as many of his neighbors do. Speaking about making driveways so that they could turnaround, are they going to do that on Millwood for the residents that have to back out of their driveways because that is going to get dangerous. People are going to get hurt. People are not thinking about what they are doing. Progression, improvement and growth are important to everyone, and we have to have it, but we must be smart about it. This is not common sense. This is not what we need to do in Salem. Salem is not that.

Chair King asked if there was anyone else that would like to speak on this matter.

Ms. Donna Shell of 1471 Penley Blvd. addressed the Commission and stated that she is that neighbor. She would like half a lot as proposed by Mr. Boone. Her question is similar about traffic too. Her road, Penley Blvd., is a cut-through road and she can see people pulling out and instead of going down to River Road, they are going to turn on to Penley. It is a small road. People are speeding through there. She never sees traffic police through there. That was not why she came to speak. Her main question is about this land. Her home backs up to this land. Right now, it is all wooded. She would like to know if all of that is coming down. She asked if there was going to be green space or trees between her property and the new property.

Mr. Chris Burns of 1208 Corporate Circle, Roanoke addressed the Commission. Mr. Burns addressed traffic. He stated that he also lives in this area. He lives in Roanoke County but is in the Russlen Farms development and is familiar with Riverside Drive and Mill Lane. He is not concerned about the amount of traffic that is going to come from this development. There are 15,000 cars per day that come through the four-way stop. This is going to add less than 5% to that. Being someone who drives through there every day, he does not think it is going to change anything. Mentioning the driveways, he does think that is a legitimate concern. He does think that it is important that they have people pulling out onto Mill Lane rather than backing into it. He also added regarding the comment about Interstate 81 traffic, that is clearly a problem right now, particularly with the construction that is going on. He does think that as that work is completed and there are three lanes available in each direction on I-81, that issue is going to almost go away. He stated that if there is an accident on I-81 after that project is complete, two lanes will be available most of the time. When people are cutting through Salem, it is because it is down to one lane or even worse. As far as infrastructure, as far as utilities, there is an 8' water line and an 8' sewer line in Mill Lane. Those are typical utilities to serve something like this. He stated that he believes every zoning request goes through the Water and Sewer Department for review and they have not heard any concerns as far as utility infrastructure. He would be happy to address any other questions that he did not cover.

Commissioner Henrickson asked if he could address Ms. Shell's concern where the lots back up to her property. He asked if there was going to be a fence or any screening of any kind.

Vice-Chair Garst asked if there are going to be any of the trees left.

Mr. Burns stated that they have not gotten far enough into the planning process to know exactly where the grading limits will be. Typically, when having residential single-family development adjacent to other residential single-family development, there is not a requirement as far as the zoning ordinance is concerned, for a buffer. He would have to defer to the developer to offer something like that.

Vice-Chair Garst asked about the statement that Mr. Burns made about 15,000 cars going through Mill Lane and Riverside Drive intersection.

Mr. Burns stated that it is according to the VDOT traffic data. There is daily traffic of 8,000 he thinks on Mill Lane and 7,000 on Riverside Drive.

Vice-Chair Garst stated that certainly, this will increase as a percentage.

Mr. Burns explained, for comparison, a development like this is 700 vehicles per day or roughly 10 per house and that is spread throughout the day, so they also look at peak hour traffic when everyone is going to work and school in the mornings or when everyone is coming home in the evenings. Those percentages are similar in the peak hours, around 4% to 5%, and that is what they are anticipating.

Mr. Boone stated that as far as the question about houses that back up to each other, it is difficult to answer that not having looked at the topography and the grading of what it is going to be. He will say that these are very deep lots, and these houses are not going to be backing up right up to each other. They are deep lots and, if we looked at the plans, they could tell how deep they are, so there is a lot of distance between the houses. The homes on Penley Blvd. also have deep backyards so there is going to be separation. We will plant some trees but until they get in and know exactly what it is going to be, as Mr. Burns said, it is because the zoning and subdivision ordinances do not require it when you have residential backing up to like kind residential. They will look at that because that helps their community as well to have some buffer. Hopefully, they will be able to keep some of the trees in there, it just depends on where the grading is and, as Mr. Burns said, what the limits of disturbance would be. They will plant trees in the backyard, but do not know what they will be. He affirms and represents that they will do that.

Ms. Megan Lucado of 5100 Millwood Drive addressed the Commission. She lives on the corner lot of Millwood Drive and Mill Lane. A lot of the same issues that everyone has addressed are a lot of her concerns. She does have questions about the traffic studies that were done. She knows the one that was done directly in front of her house was just for 2 different days for partial times of the day and neither of those were done when there has been an I-81 backup or during the time when kids are being dropped off at South Salem Elementary School. There are often backups all the way to her house on Mill Lane. She has concern with Millwood Drive being extended directly across. She stated that there are going to often come times when there is a cluster, and people cannot get in or out. She questioned if there had been any thought toward another four-way stop on Millwood Drive and Mill Lane to help alleviate some of the traffic. Also, just to mention the trees, when they bought her house 15 years ago, they really enjoyed having a farm across from them. She is not naïve; she knows that there is going to be development there but is there going to be any kind of trees left at all or is everything going to be wiped out and is there just going to be tons of tiny homes right on top of each other. From the plan that they put out, there are going to be 3 homes looking directly into her backyard. She cannot fathom that being enough space for 3 houses to look directly in her backyard.

Ms. Lisa Miller of 1890 Oak Drive. She urged the Commission to vote yes on this. It is a tale of two developers here tonight. She stated that she has a great developer behind her. As a realtor, knowing and reselling their homes versus some other people’s homes, she has clients that will not even look at other people's homes. They are building what is needed here in Salem, which is the smaller homes for retirees. They have reverse engineered what we need. She is not sure who is asking for a great big home or a larger home on a tiny lot. If you are building a home for families, they have dogs and kids and they want yards. She is glad the Commission voted against that tonight. Typically, in the past, builders used model homes. She assumes that they will possibly be doing that again. The variety is nice. She recently sold a 1.5 story home where the people who

bought it were thrilled to have 2 story homes and families next to them because it was that sense of community. Right now, we have the opportunity, somebody is going to build, somebody is going to develop that land. It would have been nice if the strip down below that was recently rezoned as industrial, would have been a great PUD where we could have had townhomes and some places to go on that side of the tracks versus heading across. Maybe that can be addressed later. Right now, they are proposing to build a true neighborhood, and she cannot wait to sell their houses. She has clients right now that want to stay in Salem, but they want a small single-level house with walking paths and green spaces. The only concern she would have agreed with the people on Mill Lane is those driveways are a little hairy, so if they could figure out perhaps a back alley or some other way to do that. The "T" turnarounds are great. She thinks Salem should be happy they have chosen to develop this land instead of letting somebody else do it.

Mr. Paul Hicks of 1520 Penley Blvd. addressed the Commission. He lives right across the street from where the road is going to come out. He has been living on Penley Blvd. for 48 years. He has 1.9 acres of land. He is kind of glad they are moving the road, but he is really concerned. When they had the meeting on the first house that they built in front of him, 6 houses, a person on the Planning Commission at that time that he knew very well but he did not mention by name, he kind of promised him when they finished that they would curb and gutter Penley Blvd. the same as it is going over the hill. The road is too narrow for some traffic, school buses and things that come in front of his house. There is a lot of traffic but that is not his main concern. His main concern, he has built houses here in Salem. He built about 35 when he was able to, but he is way past building now. He built 2 houses on Mill Lane that joins Penley Blvd., and he had to put in curb and gutter on that side of the road on Penley Blvd. He did part of it himself. He built 3 homes on Franklin Street and had to curb and gutter that. Every house that he built did not have it and most of them he had to do it. He thinks that Penley Blvd. has got to be finished. That is his main concern. The traffic today at 5 o'clock was terrible. It is almost back to the railroad tracks right now. River Road in both directions, people getting off work, it is one of the worst roads in Salem. That is another concern that he has. Also, the buffer that was talked about. He has cypress trees between his house and the house next door. He did have pine trees but had all of them cut down. It cost him $5,000 to get all of them cut down because it was not suitable when the wind comes and blows them over. If they plant cypress trees, they stay there forever. He would like to see cypress trees over there. Plant them 10' apart and they grow together, and it will make that look good.

Mr. C. E. Cumbe of 1510 Millwood Drive addressed the Commission. He has lived there since 1987 and has really seen the traffic increase. His question is the concern with the traffic on Mill Lane and the curve going up towards South Salem Elementary School. Every time he pulls out, he guns his vehicle and hopes that no one is coming around the curve. About 80% of the time when he does pull out, somebody comes up the hill from River Road. In the 90s, people in Woodbridge complained so much about the traffic that the City of Salem came up with the design for a new proposed bridge. They found out that it was going to be down about where Bojangles is, it would come out at the main entrance of Woodbridge, and Millwood and Millstream would become the main thoroughfare. This room was filled by people from Woodbridge, and he had not heard another word about that bridge. They build all of these houses; traffic is going to increase.

Those people are going to complain, all Russlen Farms and Woodbridge are going to complain about it. He asked if the City of Salem is planning on building that bridge and, if so, he hopes that it is not going to be where the Bojangles is, aligning with the main entrance to Woodbridge because he does not want to live on a throughfare. He moved there in 1987 because it was a subdivision, and he does not want it to become a main road.

Ms. Stella Reinhardt of 213 North Broad Street addressed the Commission. Looking at the map on her phone, she wanted to ask about one of the big issues of the crossroads at Mill Lane and Riverside Drive. Riverside Drive has no shoulder. It is winding and curvy, and it comes out into West Main Street, which is not an easy drive either on its own. She asked if one of the issues with building houses on country roads is all the driveways and how they take their lives in their hands just getting out of their houses. She asked if she understood correctly that each of those house lots that looked like they open onto Mill Lane would come onto Mill Lane.

Vice-Chair Garst answered 9.

Ms. Reinhardt asked if it is 70 houses, why not take part of 2 of those lots right at the division of the Y and the ones horizontal to Mill Lane and, having a number of houses, 6 on one side and 3 on the other side, that would be 9 additional driveways on Mill Lane. That is going to be crazy with 70 new houses and all of the additional building that is going on in Salem. She is wondering why they could not sacrifice at least part of those 2 horizontal lots right at the division of the Y road and have those houses face new drives there and the back of the houses are to Mill Lane. They could even have a berm with trees. The trees she keeps hearing about. She asked if we could save some of those mature trees. If some of the lots are deep, with the climate the way it has been the last few summers, if it is far away from the houses. They might be able to save some of those trees as a buffer, help for the climate, and screening for the people that are going to all of a sudden have tons of company. The other thing too, this is going to bring a lot of traffic onto Mill Lane, Riverside Drive and the bridge. She asked if they were thinking about traffic circles, maybe at the main entrance. She stated that the roads are narrow enough that we could actually drive a narrow traffic circle and not have multiple lanes. That might be helpful.

Chair King closed the public meeting at 8:39 pm. Chair King asked Staff to correct her if she is incorrect in the statement that she fully appreciates, as do the other Commissioners, concerns about traffic. Unfortunately, the Commission cannot hold the developer responsible for the four-way stop, the low-water bridge or the accidents on I-81 anymore than they can hold any one of them responsible for those issues. She wants to make sure that everybody understands. She happens to live one block from Main Street and, if there is an accident on I-81, she knows about it. That is not an everyday situation.

Chair King asked for comments from the Commissioners.

Commissioner Henrickson asked if he could take that a little further. Being a former developer, it seems like every time a new subdivision comes up, traffic is always the main issue. He knows that in their work session that they had earlier, they talked extensively with Staff on what plans have been talked about to help the River Road/Mill Lane

intersection and what else has been talked about to try to alleviate some of the traffic, but like was said, that is a City issue and needs to be addressed. He knows that Staff is working to figure out something there, but that is not the developer's issue at this point.

Commissioner Beamer asked Chair King, talking about infrastructure, that she has reports on the police and school system.

Chair King stated that she fully understands that sometimes our citizens do not understand the type of research that the Planning Commission does. She has statements from both the Police Chief and School Superintendent because those things do concern them. The School Superintendent has made it quite clear that Salem is nowhere near capacity because the Commission was concerned about putting 70 lots in here with the potential for children at South Salem Elementary School, Andrew Lewis and Salem High School, all of which he says has more than enough capacity to take everyone. The Police Chief says that there is a situation with speeding on Mill Lane, however, his comment was that when we put in residential areas where there has been nothing but vacant land, it provides a visual area that causes people to slow down. His concern was about the driveways coming onto Mill Lane, as was the concern of all five of the Commissioners. They were pleased to have an opportunity to view the property at different times with Mr. Boone and Mr. Rosen and they heard us. As we heard tonight, what they plan to do is to put those "T" driveways in so that no one is backing out onto Mill Lane. Having said that, neither they nor the Commission can tell you what a person is going to do on any given day. Obviously, the purpose of those driveways is to keep people from backing out onto Mill Lane. Chair King also commented on the issue that anything coming before the Planning Commission is always advertised in the Salem Times Register. That is the method that is required by State Law and, if they every have any questions about what might be coming up on the Planning Commission's Agenda, please do not hesitate to contact the Staff or any one of the Commissioners. It is on the City of Salem website and is not a secret. It is not anything that is done under the table. It is all publicized.

Chair King asked if there were any other comments from the Commissioners tonight. The public meeting ended at 8:44 PM.

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.

Chair King asked if there was a motion on this request. Commissioner Henrickson made a motion to approve with conditions. Chair King stated that the conditions will be put on the Special Exception Permit request.

Mr. Garst suggested that Mr. Boone proffer driveways designed to allow for turnaround so that they have a little flexibility whether it is a "T" or a loop.

Mr. Boone stated that they do not really care what it looks like. They want them to look

good, they do not want too much asphalt but as far as the actual configuration is concerned, they are fine. He deferred to Mr. Burns on what it is, maybe 5' or 6'.

Mr. Burns stated that he thinks Mr. Garst is saying do not put the term "T" turnaround into the proffer. We need to word it in a way that allows the room to make a turnaround.

Commissioner Henrickson asked about approval with the number of lots.

Mr. Boone stated that they will proffer no more than 70 lots. Mr. Boone stated that they had talked about storm water management, but this is what they want.

Mr. Burns stated that they stay away from substantial conformance just because they have not gotten far enough with the design. He stated he thinks they are fine to proffer maximum number of lots. He thinks they can even proffer a frontage requirement if that helps.

Mr. Boone stated that he would be glad to proffer 51' on the width of the lots.

Mr. Burns stated that he just did not know where storm water management was going to go.

Mr. Boone stated maximum would be 70 lots and the lots will be no smaller than 51' wide. They could be larger.

Commissioner Henrickson made a motion to approve with the proffer. Commissioner Routt seconded the motion.

Upon a roll call vote, the same stood as follows:

Mr. Routt – Aye
Mr. Henrickson – Aye
Mr. Beamer – Aye
Mr. Garst – Aye
Chair King – Aye

This was a unanimous decision to approve the request with a 5-0 vote. The request will now go to City Council. They will be notified once that has been placed on the Agenda for the City Council.

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.

Chair King stated they will do the same conditions because those are conditions that the

Commission can put on.

Mr. Rosen asked if the Commission would be able to put those conditions on and they do not need to.

Chair King stated that is correct because it is a special exception permit.

Commissioner Henrickson made a motion to approve with conditions. Mr. seconded the motion.

Upon a roll call vote, the same stood as follows:

Mr. Routt – Aye
Mr. Henrickson – Aye
Mr. Beamer – Aye
Mr. Garst – Aye
Chair King – Aye

This was a unanimous decision to approve the request with a 5-0 vote. The request will now go to City Council. They will be notified once that has been placed on the Agenda for the City Council.

5. Adjournment

There being no further business, Chair King adjourned the meeting at 8:49 PM.

CITY OF SALEM, VIRGINIA
SALEM CITY COUNCIL
114 NORTH BROAD STREET
P.O. BOX 869
SALEM, VIRGINIA 24153-0869

April 1, 2025

Jonathan Martin
105 Downing Pl.
Apex, NC 27502

RE: Petition For Zoning Amendment (Rezoning)
2381-2383 Roanoke Blvd.
Tax Map# 225-2-6.1

To Whom It May Concern:

You and/or your agent shall appear before City Council on **Monday, April 28, 2025 at 6:30 p.m.** in the **Council Chambers, First Floor, Salem City Hall, 114 North Broad Street, Salem, Virginia** for consideration of your request for rezoning for the above referenced property.

If you have any questions regarding this matter, please contact our office at (540) 375-3016.

Sincerely,

H. Robert Light

H. Robert Light
Assistant City Manager/Clerk of Council

CITY OF SALEM, VIRGINIA
SALEM CITY COUNCIL
114 NORTH BROAD STREET
P.O. BOX 869
SALEM, VIRGINIA 24153-0869

April 1, 2025

Clipp Family Trust
Steven Clipp
10214 Governors Drive
Chapel Hill, NC 27517

RE: Petition For Zoning Amendment (Rezoning)
2381-2383 Roanoke Blvd.
Tax Map# 225-2-6.1

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Sincerely,

H. Robert Light

H. Robert Light
Assistant City Manager/Clerk of Council

MAIN STREET CLASSIFIEDS Marketplace

ourvalley.org

THE FINCASTLE HERALD · The Vinton Messenger · THE NEW CASTLE RECORD · SALEM TIMES-REGISTER · News Messenger · RADFORD News Journal

Cemetery Plots For Sale

NOTICE OF INTENT TO DECLARE INTERMENT RIGHTS ABANDONED

Evergreen Develop Co., Inc., owners of Evergreen Burial Park declares its Intention to recover the abandoned cemetery lot know as Section O, Lot #14 own by and in the name of John W. Payne and Annie Frances Payne. If there is no response from said lot owners or their heirs or assigns within 120 days from the publication of this notice, the interment rights shall be deemed abandoned and shall revert to Evergreen Burial Park, 1307 Summit Avenue, SW

Help Wanted

CNC FABRICATORS

Celebrating 25 Years of Service

Now accepting Applications for 3 MACHINE OPERATORS FOR LASER, TURRET PUNCH AND PRESS BRAKE

CNC Fabricators, a 25-year Roanoke based fabrication and machining company, is looking to fill the above positions.

Key qualifications for these positions include the ability to read and understand blueprints, read tape measure, and understand basic math skills to accurately measure dimensions.

MACHINE OPERATOR
The position calls for a motivated individual to run a variety of equipment including laser cutter, turret punch, press brake, and other equipment as needed. Medium to high volume orders will require paying strict attention to detail. Requirements include understanding and performing machine setups, resolving machinery issues to clear bottlenecks, and performing equipment preventive maintenance.

We're looking for problem solvers with critical thinking and analytic skills and a good work ethic. Reliable transportation needed. All candidates may be required to operate a forklift and pallet jack. Performing timely quality checks and having safety awareness are necessary to the job.

If you have the ability to fill this role, please email a resume to info@cncfabricators.com.
CNC FABRICATORS
621 Ashlawn Street SW
Roanoke, VA 24015
540-345-2031

Help Wanted

PleasantDale Church of the Brethren seeks a pianist to play at the 11 o'clock Sunday service.
Salary negotiable.
Call Pastor David Tozar, 540-580-3257 or Gary Creed, 540-537-2412.

Help Wanted Part-Time

REMAX Real Estate One
Secretary/Receptionist needed to answer phone, do light computer work, and filing
540.353 8661

System Engineer sought by TMEIC CORPORATION AMERICAS in Roanoke, VA,

to dsgn & test automation systems for industrial applications, provide team & tech'l leadership in the application, engg, unit testing, & system testing of the h/ware & s/ware components of custom control systems. Availability to travel, domestically & internationally, approximately 15%, with limited notice. Min Req: Bach's Deg in Mechatronics, Electrical or Control Engg or related field, or foreign equiv deg, & 36 months of exp dsgng &/or maintaining industrial control systems. Proficiency in industrial drives, automation & control h/ware & s/ware. Demonstrated knowl of relevant industrial standards. Proficiency in MS Office Suite, MS Project. Send resume to recruitment@tmeic.com. Ref#8024.

Help Wanted

HARDWARE ENGINEER 2 TORC Robotics, Inc. seeks a Hardware Engineer 2 in Blacksburg, Virginia.

Position requires up to 10% dom. & int'l travel/yr. Job duties: lead the integration of new and existing self-driving components onto vehicles and test benches. Troubleshoot component and system integration issues. Provide necessary documentation in the form of DVP & R, Test procedures, Test plans, System requirements and technical reports, among other duties.
To apply, email resume to careers@torc.ai.
Reference job number 773.

Auctions

Auction

Tuckit In Storage
Saturday April 12 at 9am
3950 South Main ST
Blacksburg

Unit A15- Chiah Davis
Unit B2- Karen Sewell
Unit B8- Drew Tanger
Unit B39- Alyssa Marsh
Unit C4- Pamela Spencer
Unit D22-Andrew Cuellar
Unit E20- Oscar Alvarez
Unit F2-Denise Cary
Unit I67-Mary Sheets
Unit J8-Erica Henegar

Notice of Public Auction

The contents of the following storage unit(s) will be sold at Public Auction to enforce our owner's lien: Unit #26

Sale will be conducted at B&B Storage, At 645 Radford Street, Christiansburg VA on Friday, April 11, 2025, at 10:00 A.M.
All sales are final & CASH only

Circle C Auction Co.

Live Onsite Auction Saturday April 12th at 9:30amEstate of The Late Mrs. Audrey Pruett Armentrout

387 Cedar Creek Road, Natural Bridge, VA 24578Visit www.CircleCAuction.com for Photos and Updated Listing!

Tractors, Vehicles, & Farm Equipment:
1979 Ford Granada (78K Miles)
1985 Chevrolet Silverado
1953 Chevrolet Ton Truck: SN- 14RW15578 (NO TITLE)
John Deere 3010 Diesel 2WD
Farmall 300 with 2 Row Mounted New Idea Corn Picker
New Holland 489 Haybine
New Idea 3-Point Hitch PTO Hayrake
Hawk Bilt 3-Point Hitch Bail Mover
Allis-Chalmers 2 Row Corn Planter Ford 2 Row Corn Planter
John Deere Seed Drills
John Deere Offset Disc
John Deere 8 Foot Brush Hog
John Deere 3-Point Hitch Finish Mower
New Idea Pull Type Manure Spreader
John Deere 14T Square Baler
Ford 2 Bottom Plow
Post Hole Auger & Post Driver
Fuel Tanks
Bale Stacker
(2) 3 Bottom Plows

Furniture & Household:
Round kitchen table with woven bottom chairs
Humpback trunk
Ladies' dresser with mirror
Wardrobe
Blue upholstered living room suite
Children's rocking chairs
Highback full size bed
Pair of mid-century twin size beds
Mid-century dresser with mirror
Oak wash stand with towel rack
Hall tree with mirror
Collectibles, glassware, and much more to be uncovered closer to the auction!
Shop Tools & Miscellaneous: Seed cleaner
Grist mill
Hay trolly
Blacksmith forage &

Auctions

blower Anvil
Chainsaws
Hand tools
Parts bins
Bandsaw
Tool cabinets
Lincoln welder
Tire changer
***So much more to be discovered!
Terms:
10% buyers' premium, cash, good check, card(4%);
everything sold (As/Is, Where/Is); not responsible for accidents, loss, theft, or damage; announcements the day of the sale take presence over any written material; good food by the Natural Bridge Volunteer Fire Dept.
Auctioneer:
Circle C Auction Company LLC VAAF#2908001046
Cody L. Manspile
VAAL#2907004430

Legals - City of Salem

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Board of Zoning Appeals of the City of Salem, Virginia will hold a public hearing, in accordance with the provisions of Sections 15.2-2204 and 15.2-2309 of the 1950 Code of Virginia, as amended, on April 24, 2025, at 4:00 p.m. in the Council Chambers of City Hall, 114 North Broad Street, in the City of Salem, Virginia, to consider the following applications.

Hold public hearing to consider the request of Michael W. and Lisa P. Moeller, property owners, for a variance from Section 106-202.3(B)(2) of the City of Salem Zoning Ordinance pertaining to site development regulations, for the property located at 615 Crestwood Drive, Tax Map # 89-4-7. Section 106-202.3(B)(2) states that accessory structures must be located behind the rear building line of the principal structure. Therefore, the petitioners are requesting a variance to construct an inground pool in the side yard.

At this hearing, all parties in interest will be given an opportunity to be heard, present evidence, and show cause why such requests should or should not be granted. For additional information, contact the Office of the Zoning Administrator, 21 South Bruffey Street, Salem, Virginia (Phone 375 3032).

THE BOARD OF ZONING APPEALS OF THE CITY OF SALEM
BY: Mary Ellen H. Wines, CZA, CFM
Planning & Zoning Administrator

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Council of the City of Salem, at its regular meeting on Monday, April 28, 2025, at 6:30 p.m., in Council Chambers, City Hall, 114. N. Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. 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.

2. 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 and for a Special Exception Permit to include both parcels in the Cluster Housing Overlay District.

Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.
At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said

Legals - City of Salem

requests.
THE COUNCIL OF THE CITY OF SALEM, VIRGINIA
BY:
H. Robert Light
Clerk of Council

Legals - Montgomery County

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG PLANNING COMMISSION

The Town of Christiansburg Planning Commission will hold a Public Hearing on Monday, April 28, 2025, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended. The purpose of the public hearing is to receive public comments concerning:

A. Code Amendment request by Town of Christiansburg, Applicant, to amend the Christiansburg Town Code, Chapter 42, Section 42-11 – Amendments to chapter (c) Notice and hearing. The request is to 1) remove the requirement for notices of public hearings to be published once a week for two successive weeks and 2) amend the advertising requirements to the first notice appearing no more than 28 days before and the second notice appearing no less than seven days before the date of the meeting referenced in the notice. The change would bring Town Code into alignment with Code of Virginia § 15.2-2204 (Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments).

B. Conditional Use Permit request by Mary Frances Keith, Property Owner and Applicant, to allow a Single-Family or Two-Family Dwelling in the General Business District (B-3) on property located near the intersection of Boxwood Dr NW and Redwood Dr NW, identified as Tax Parcels 466-(1)-49, 50, 51, and 52; Parcel ID 013934, and consisting of approximately of 0.480 acres. The property is designated as Mixed Use with Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

C. Conditional Use Permit request by Burch Properties, LLC, Property Owner, and David Beasley, Applicant, to allow for a Kennel in the General Business District (B-3) on property located at 1605 N. Franklin Street, identified as Tax Parcel 466-((A))-20C, Parcel ID 013214, and consisting of approximately 10.9 acres. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

D. Rezoning request by RN Investments Annex, LLC, Property Owner and Applicant, to rezone property located at 115 Farmview Rd NW, identified as Tax Parcels 466-((1))-60A-67A, Parcel ID 070719, consisting of approximately of 9.050 acres, from General Business District (B-3) to General Industrial District (I-2). The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Town Hall will be open and available to receive public comment in-person at the time of this Public Hearing. A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073, during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Retta Jackson, Planning Director, at (540) 382-6128, Ext. 1120 or by email at rjackson@christiansburg.org, with any questions or if you require reasonable accommodations.

THE CLASSIFIEDS- Where the Deals Are!

Legals - Montgomery County

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG TOWN COUNCIL

The Town of Christiansburg Town Council will hold a Public Hearing on Tuesday, April 22, 2025, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073. The purpose of the public hearing is to receive public comments concerning:

A. Conditional Use Permit request by SHAH Development LLC, Applicant and Property Owner, to allow Single-Family or Two-Family Dwelling(s) in the General Business District (B-3) zoning district on property located on the western side of Plum Street across from Trent Dr. NE, identified as Tax Parcel 497-(2)-B; (Parcel ID 120350), and consisting of approximately of 0.776 acres. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Retta Jackson, Planning Director, at (540) 382-6128, ext. 1120 or by email at rjackson@christiansburg.org, with any questions or if you require reasonable accommodations.

Order of Publication

Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CA25000005-00
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIASNBURG, VA 24073

GILLIAN ROSE SCHNIDER MANNEBACH and MICHAEL CHRISTOPHER MANNEBACH, Petitioners
v.
Commonwealth of Virginia,

The object of this suit is to: ADOPTION OF CHILD TO BE KNOWN AS CORY ROSE IRENE RODGERS
It is ORDERED that EDWARD LEE RODGERS appear at the above-named court and protect his/her interests on or before May 16th, 2025 @ 9:00 AM.
Entered March 17, 2025
Honorable Robert M.D. Turk
Judge

Order of Publication

Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CL25-260

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF MONTGOMERY, COUNTY OF MONTGOMERY, VIRGINIA, a Political Subdivision of the Commonwealth of Virginia, Complainant, v. PATSY ANN CALDWELL, ET AL., Respondents.

ORDER OF PUBLICATION
The object of this suit is to enforce the lien of the Complainant, County of Montgomery, Virginia, for delinquent real estate taxes against certain real property located in the County of Montgomery, Virginia, described as follows:

Tax Map No. 063-A-2-35,36
Account No. 002962
All those two (2) certain lots or parcels of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in the Riner Magisterial District of Montgomery County, Virginia, and being Lots No. Thirty-Five (35) and Thirty-Six (36) as shown and described on a map of the portion of the E.P. Eskridge Property on New River, which map is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Deed Book I I I at Page 186.

And being the same real property conveyed to Charles E. Caldwell and Patsy Ann Caldwell,

Legals - Montgomery County

husband and wife, as tenants by the entirety with the right of survivorship, from Larry Snow Vaught and Hilda May Vaught, husband and wife, by deed, dated August 28, 1967 and recorded September 27, 1967 in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Deed Book 279 at Page 368.
This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book I I I at Page 186, Instrument Number 2019006289, Deed Book 306 at Page 417, Deed Book 399 at Page 379, Instrument Number 2020006394.

Deed Book 399 at Page 379, Instrument Number 2020006394.
IT APPEARING that an Affidavit has been made and filed stating that due diligence has been used, without effect, to ascertain the identity and location of certain parties to be served, that the last known addresses for the Respondents herein are as follows: Patsy Ann Caldwell, who is believed to be deceased and whose last known address is unknown; Charles E. Caldwell, who is believed to be deceased and whose last known address is unknown; Carolyn A. Graves, who is believed to be deceased and whose last known address is unknown; Harvey Graves, whose last known address is 1490 Mahone St, Christiansburg, Virginia 24073; Ricky W. Caldwell, whose last known address is unknown; Gary W. Barker, whose last known address is unknown; Charles E. Caldwell, Jr., whose last known address is 1201 Virginia Ridge Dr. Henry, Virginia 24102; Phyllis Jean Caldwell Poff, who is believed to be deceased and whose last known address is unknown; Monica Noble, whose last known address is 3353 Vista Rd, Pulaski, Virginia 24301; and that any officers, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby
ORDERED that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before May I, 2025 in the Clerk's Office of the Circuit Court of the County of Montgomery, Virginia, and do what may be necessary to protect their interests in this cause.
Entered on the24th day of March, 2025
Honorable
K. Mike Fleenor, Jr.
Judge
I Ask For This:
John A. Rife, Esq. (VSB No. 45805)
Jeffery A. Scharf, Esq. (VSB No.30591)
Mark K. Ames, Esq. (VSB No. 27409)

Order of Publication

Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CL25000550-00
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIASNBURG, VA 24073
Kayla Dawn Comer, Stanley Hunter Early
v.
Commonwealth of Virginia,

The object of this suit is to: Name change of a minor
It is ORDERED that Anthony Paul Early appear at the above-named court and protect his/her interests on or before May 26th, 2025 @ 9:00 AM.
Entered March 17, 2025
Honorable Robert M.D. Turk
Judge

Order of Publication

Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CL25000555-00
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIANSBURG, VA 24073
Megan Alyssa Sawyers
v.
Elden Raul Gonzalez

The object of this suit is to: Divorce

Legals - Montgomery County

It is ORDERED that Elden Raul Gonzalez appear at the above-named court and protect his/her interests on or before May 27, 2025 @ 9:00 AM.
Entered March 25, 2025
Honorable Robert M.D. Turk
Judge

TRUSTEE'S SALE OF 295 NEWTOWN ROAD, SHAWSVILLE, VA 24162.

In execution of a certain Deed of Trust dated October 2, 2007, in the original principal amount of $139,200.00 recorded in the Clerk's Office, Circuit Court for Montgomery County, Virginia as Instrument No. 2007013212. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Montgomery County, 55 East Main Street, Christiansburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on May 19, 2025, at 1:30 PM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING ON THE SOUTHWESTERLY SIDE OF NEWTOWN ROAD IN THE VILLAGE OF SHAWSVILLE, SHAWSVILLE MAGISTERIAL DISTRICT OF MONTGOMERY COUNTY, VIRGINIA, DESCRIBED AS FOLLOWS: ALL OF NEW PARCEL 2, CONTAINING 0.374 ACRES AS SHOWN ON THE PLAT OF C.S. DIGSON AND R.D. DIGSON BOUNDARY LINE *REVISION AND LOT LINE VACATIONS, PREPARED BY C.S. CORRELL, LS. PLAN #P-1095, DATED APRIL 2, 1999 A COPY OF WHICH IS RECORDED HEREWITH IN PLAT BOOK 19, PAGE 74, AND TO WHICH MAP REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.* TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.
Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229.
For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-375117-1.

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Legals - City of Salem

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Board of Zoning Appeals of the City of Salem, Virginia will hold a public hearing, in accordance with the provisions of Sections 15.2-2204 and 15.2-2309 of the 1950 Code of Virginia, as amended, on April 24, 2025, at 4:00 p.m. in the Council Chambers of City Hall, 114 North Broad Street, in the City of Salem, Virginia, to consider the following applications.

Hold public hearing to consider the request of Michael W. and Lisa P. Moeller, property owners, for a variance from Section 106-202.3(B)(2) of the City of Salem Zoning Ordinance pertaining to site development regulations, for the property located at 615 Crestwood Drive, Tax Map # 89-4-7. Section 106-202.3(B)(2) states that accessory structures must be located behind the rear building line of the principal structure. Therefore, the petitioners are requesting a variance to construct an inground pool in the side yard.

At this hearing, all parties in interest will be given an opportunity to be heard, present evidence, and show cause why such requests should or should not be granted. For additional information, contact the Office of the Zoning Administrator, 21 South Bruffey Street, Salem, Virginia (Phone 375 3032).

THE BOARD OF ZONING APPEALS OF THE CITY OF SALEM
BY: Mary Ellen H. Wines, CZA, CFM
Planning & Zoning Administrator

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Council of the City of Salem, at its regular meeting on Monday, April 28, 2025, at 6:30 p.m., in Council Chambers, City Hall, 114. N. Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. 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.

2. 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 **and** for a Special Exception Permit to include both parcels in the Cluster Housing Overlay District.

Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.
At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.

Legals - City of Salem

THE COUNCIL OF THE CITY OF SALEM, VIRGINIA
BY:
H. Robert Light
Clerk of Council

Legals - Botetourt County

TRUSTEE'S SALE OF 176 Country Road, Eagle Rock, Virginia 24085 Tax Map No.: 38-31C

In execution of a Deed of Trust dated July 19, 2013, recorded in the Clerk's Office of the Circuit Court for Botetourt County, Virginia, as Instrument No. 130003388, the Substitute Trustee will offer the above-described property for sale to the highest bidder at public auction on the date and time referenced below.

Beginning at an iron pin found at the northeast corner of the James W. Zell, III, 1.719 acre tract; thence N. 89-50-51 E. 119.80 feet to an iron pin; thence S. 0-25-02 W. 529.29 feet to an iron pin; thence N. 77-51-01 W. 122.35 feet to an iron pin, corner to the aforementioned James W. Zell, III, tract; thence N. 0-25-02 E. 503.22 feet to the place of beginning, containing 1.42 acres, more or less, as shown on plat of survey by Lewis A. Hickman, Jr. C.L.S., dated November 7, 1978, a copy which is recorded in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, in Deed Book 324, Page 356, the said property being a part of the property conveyed to Frances Elizabeth Zell by S. San Juan, et al, by deed dated October 2, 1946, and recorded in the Clerk's Office of the Circuit Court of Botetourt County, in Deed Book 97, at Page 170.

TOGETHER WITH a perpetual right of way and easement, 15 feet in width, over the existing road, for the purposes of ingress and egress, between the property herein conveyed, the remaining property of the party of the first part, and U. S. Route 220, said right of way and easement to be non-exclusive and located generally along the southern edge of the 8.40 acre tract conveyed by Deed dated July 24, 1975, and recorded in the aforesaid Clerk's Office in Deed Book 222, at Page 291.

Date of Sale: May 1, 2025 at 9:30 a.m. at Botetourt County Circuit Court, 1 West Main Street #120, Fincastle, VA 24090.

Terms: CASH: a deposit in the form of certified funds in the amount of $10,000 or 10% of the sale price, whichever is lower. Settlement within thirty (30) days of date of sale. Time is of the essence.

OPTIONS:
1. All costs of conveyance, examination of title, recording charges, etc. will be at cost of purchaser with the exception of the grantor's tax. Neither the Substitute Trustee nor any other party guarantees or covenants to deliver or in any way to obtain possession of the premises for any third party purchaser.

2. The Substitute Trustee reserves the right to reject all bids, extend the time to receive bids or withdraw the property from sale at any time. In addition, should the Substitute Trustee be unable, for any reason, in its sole discretion, to convey title, the successful bidder's sole remedy in law or equity shall be the return of his deposit. Upon refund of the deposit, the sale shall be void and of no effect.

Additional terms may be announced at the time of the sale. The Substitute Trustee will convey the above-described property to the purchaser(s) by Special Warranty deed at settlement and makes no additional representations or warranties of any kind regarding the title to said property.

John K. Prillaman, Esq.
Substitute Trustee

For Information Contact:
John K. Prillaman, Esq.
OPN LAW
3140 Chaparral Drive
Roanoke, Virginia 24018
(540) 725-8194

Legals - Montgomery County

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG TOWN COUNCIL

The Town of Christiansburg Town Council will hold a Public Hearing on Tuesday, April 22, 2025, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073. The purpose of the public hearing is to receive public comments concerning:

A. Conditional Use Permit request by SHAH Development LLC, Applicant and Property Owner, to allow Single-Family or Two-Family Dwelling(s) in the General Business District (B-3) zoning district on property located on the western side of Plum Street across from Trent Dr. NE, identified as Tax Parcel 497-(2)-B; (Parcel ID 120350), and consisting of approximately of 0.776 acres. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Retta Jackson, Planning Director, at (540) 382-6128, ext. 1120 or by email at rjackson@christiansburg.org, with any questions or if you require reasonable accommodations.

Order of Publication

Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.**CA25000005-00**
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIASNBURG, VA 24073

GILLIAN ROSE SCHNIDER MANNEBACH and MICHAEL CHRISTOPHER MANNEBACH, Petitioners
v.
Commonwealth of Virginia,

The object of this suit is to: ADOPTION OF CHILD TO BE KNOWN AS CORY ROSE IRENE RODGERS
It is ORDERED that EDWARD LEE RODGERS appear at the above-named court and protect his/her interests on or before May 16th, 2025 @ 9:00 AM.
Entered March 17, 2025
Honorable Robert M.D. Turk
Judge

Order of Publication

Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CL25000550-00
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIASNBURG, VA 24073
Kayla Dawn Comer, Stanley Hunter Early
v.
Commonwealth of Virginia,

The object of this suit is to: Name change of a minor
It is ORDERED that Anthony Paul Early appear at the above-named court and protect his/her interests on or before May 26th, 2025 @ 9:00 AM.
Entered March 17, 2025
Honorable Robert M.D. Turk
Judge

Order of Publication

Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CL25000555-00
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIANSBURG, VA 24073
Megan Alyssa Sawyers
v.
Elden Raul Gonzalez

The object of this suit is to: Divorce
It is ORDERED that Elden Raul Gonzalez appear at the above-named court and protect his/her interests on or before May 27, 2025 @ 9:00 AM.
Entered March 25, 2025
Honorable Robert M.D. Turk
Judge

Legals - Montgomery County

TRUSTEE'S SALE OF 295 NEWTOWN ROAD, SHAWSVILLE, VA 24162

In execution of a certain Deed of Trust dated October 2, 2007, in the original principal amount of $139,200.00 recorded in the Clerk's Office, Circuit Court for Montgomery County, Virginia as Instrument No. 2007013212. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Montgomery County, 55 East Main Street, Christiansburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on May 19, 2025, at 1:30 PM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING ON THE SOUTHWESTERLY SIDE OF NEWTOWN ROAD IN THE VILLAGE OF SHAWSVILLE, SHAWSVILLE MAGISTERIAL DISTRICT OF MONTGOMERY COUNTY, . VIRGINIA, DESCRIBED AS FOLLOWS: ALL OF NEW PARCEL 2, CONTAINING 0.374 ACRES AS SHOWN ON THE PLAT OF C.B. SISSON AND R.D. SISSON BOUNDARY LINE REVISION AND LOT LINE VACATIONS, PREPARED BY C.S. CORRELL, LS. PLAN #P-1095, DATED APRIL 2, 1999 A COPY OF WHICH IS RECORDED HEREWITH IN PLAT BOOK 19, PAGE 74, AND TO WHICH MAP REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY CONVEYED. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.
Substitute Trustee:
Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229.
For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com.
VA-375117-1.

Legals - Montgomery County

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG PLANNING COMMISSION

The Town of Christiansburg Planning Commission will hold a Public Hearing on Monday, April 28, 2025, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended. The purpose of the public hearing is to receive public comments concerning:

A. Code Amendment request by Town of Christiansburg, Applicant, to amend the Christiansburg Town Code, Chapter 42, Section 42-11 – Amendments to chapter (c) Notice and hearing.
The request is to 1) remove the requirement for notices of public hearings to be published once a week for two successive weeks and 2) amend the advertising requirements to the first notice appearing no more than 28 days before and the second notice appearing no less than seven days before the date of the meeting referenced in the notice. The change would bring Town Code into alignment with Code of Virginia § 15.2-2204 (Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments).

B. Conditional Use Permit request by Mary Frances Keith, Property Owner and Applicant, to allow a Single-Family or Two-Family Dwelling in the General Business District (B-3) on property located near the intersection of Boxwood Dr NW and Redwood Dr NW, identified as Tax Parcels 466-(1)-49, 50, 51, and 52, Parcel ID 013934, and consisting of approximately of 0.480 acres. The property is designated as Mixed Use with Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

C. Conditional Use Permit request by Burch Properties, LLC, Property Owner, and David Beasley, Applicant, to allow for a Kennel in the General Business District (B-3) on property located at 1605 N. Franklin Street, identified as Tax Parcel 466-((A))-20C, Parcel ID 013214, and consisting of approximately 10.9 acres. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

D. Rezoning request by RN Investments Annex, LLC, Property Owner and Applicant, to rezone property located at 115 Farmview Rd NW, identified as Tax Parcels 466-((1))-60A-67A, Parcel ID 070719, consisting of approximately of 9.050 acres, from General Business District (B-3) to General Industrial District (I-2). The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Town Hall will be open and available to receive public comment in-person at the time of this Public Hearing. A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073, during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Retta Jackson, Planning Director, at (540) 382-6128, Ext. 1120 or by email at rjackson@christiansburg.org, with any questions or if you require reasonable accommodations.

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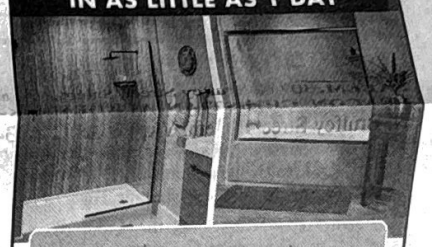

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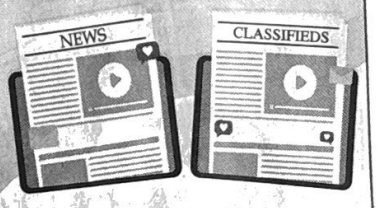

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AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 2381-2383 ROANOKE BOULEVARD (TAX MAP # 225-2-6.1) FROM HBD HIGHWAY BUSINESS DISTRICT WITH CONDITIONS TO HBD HIGHWAY BUSINESS DISTRICT.

WHEREAS, the Clipp Family Trust or assigns, owner or contract purchaser heretofore petitioned to rezone property located at 2381-2383 Roanoke Boulevard (Tax Map # 225-2-6.1) from HBD Highway Business District with conditions to HBD Highway Business District; and the map referred to shall be changed in this respect and no other, said property being described as follows:

BEGINNING at a point on the north right-of-way line of Boulevard Roanoke (85 feet wide) at the point of intersection with the corporation line of the City of Salem and the City of Roanoke; thence with the said corporation line N. 04 deg 50' 00" E. 227.41 feet; thence leaving the aforesaid corporation line and with a new line on a curved to the left with a radius of 1,612.00 feet, a tangent of 103.07 feet, an arc distance of 205.86 feet and a chord S. 64 deg 44' 30" W. 205.72 feet to a point on said new line being the southeast boundary of Block 9, Boulevard Estates Subdivision as recorded in Plat Book 6, page 52 in the Clerk's Office for the Circuit Court of Roanoke County; thence with the said boundary of Block 9, S. 61 deg 05' 00" W. 156.03 feet to a point on the south boundary line of Lot 5, Block 9, Boulevard Estates; thence with a new line leaving the aforesaid Block 9, boundary S. 28 deg 55' 00" E. 200.00 feet to a point on the aforesaid north right-of-way line of Boulevard Roanoke; thence with said right-of-way line N. 61 deg 05' 00" E. 156.03 feet to a point; thence continuing with the said right-of-way line on a curved to the right with a radius of 1,412 feet, a tangent of 39.51 feet, an arc distance of 79.00 feet and a chord N. 62 deg 41' 10" E. 78.99 feet to the point of BEGINNING, and being new Lot lB, containing 1.372 acres as shown 011 plat showing the resubdivision of property of Fralin and Waldron, Inc. creating New Lots lA and lB, dated April 4, 1990, prepared by Lumsden & Associates, Engineers-Surveyors-Planners; and

WHEREAS, the subject property consists of a 1.372 acre tract of land which currently sits within the HBD Highway Business District zoning designation; and

WHEREAS, in 1990, the City Council of the City of Salem rezoned the property from Business District B-1 to Business District B-3 with conditions; and

WHEREAS, one of the conditions stated that if the building is not used as either a thrift store, meeting hall, or club the zoning will revert to Business District B-1; and

WHEREAS, the proposed use of the property does not meet the specified restrictions; and

WHEREAS, the zoning district known as Business District B-3 with conditions no longer exists and the zoning district HBD Highway Business District with conditions is the closest in scope and purpose to B-3 Business District with conditions; and

WHEREAS, HBD Highway Business District is closest in scope and purpose to Business District B-1; and

WHEREAS, the City of Salem Planning Commission recommended approval of the requested rezoning;

NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that the zoning designation of the property located at 2381-2383 Roanoke Boulevard (Tax Map # 225-2-6.1) be rezoned to HBD Highway Business District;

All ordinances or parts of ordinances in conflict with the provisions of this ordinance be and the same are hereby repealed.

This ordinance shall be in full force and effect ten (10) days after its final passage.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders -
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

Passed:
Effective:

/s/_____
Mayor

ATTEST:

H. Robert Light
Clerk of Council
City of Salem, Virginia

Item #: 5.B.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Amendment to the Zoning Ordinance**
Consider ordinance on second reading 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. (Approved on first reading at the April 28, 2025, Council meeting.)

SUBMITTED BY:

SUMMARY OF INFORMATION:
SITE CHARACTERISTICS:
Zoning: AG Agriculture and RSF Residential Single Family
Land Use Plan Designation: Residential
Existing Use: Vacant
Proposed Use: Residential Subdivision – Cluster Overlay

The subject properties (1906 Mill Lane and 1400 blk Penley Boulevard) together consist of an approximately 18.66-acre tract of land which currently sits within the AG Agriculture and RSF Residential Single Family zoning designations. The properties are currently vacant, but the applicant is requesting to both rezone the entirety of each property to RSF Residential Single Family and acquire a Special Exception Permit for the Cluster Housing Overlay District which reduces the minimum lot requirements for each individual parcel.

The property owners have voluntarily submitted three proffers for the rezoning request that have been incorporated in the attached ordinance:

1. The development shall not exceed 70 single-family residential homes.
2. Lots that have driveway access directly to Mill Lane shall include a driveway turnaround so that residents are not forced to back onto Mill Lane.
3. Minimum lot frontage shall be 51 feet. Lots that front on the arc of the cul-de-sac shall be allowed to reduce frontage to a minimum of 40 feet provided that

the lot width at the front building setback is not less than 51 feet.

According to a litany of sources, including the American Planning Association, the United States is experiencing a housing crisis. Of course, the severity and nature of that issue is unique to each individual municipality, but Salem is not immune to availability and affordability challenges experienced nationwide. One of the most straightforward methods to addressing the housing shortage issue is simply increasing the supply of homes, an objective accomplished in landlocked areas by maximizing infill development opportunities. The concept plan for this project shows approximately 70 parcels on which a variety of detached single family home archetypes could be situated. The application includes a Turn Lane Analysis, supported by the City of Salem Engineering Department, which concluded that the proposed development does not warrant any tapers or turn lanes on Mill Lane.

While Salem's Comprehensive Planning effort is still ongoing, countless community engagement conversations have included citizen desires for additional housing affordability, diversity, and availability. High-quality, infill projects that accommodate the construction of smaller homes on smaller lots were described as desirable throughout the process. This project, while not necessarily targeted to directly increase the supply of "workforce housing," can expand the variety of options available to both existing and prospective residents, enhance common open space availability, and ultimately assist with the facilitation of a healthier housing portfolio for Salem.

The Future Land Use Map (FLUM) identifies this area as Residential which is consistent with the proposed future utilization of the property.

REQUIREMENTS:
The proposal meets the requirements of Section 106-222.3., site development regulations for the Cluster Housing Overlay (COL).

FISCAL IMPACT:

STAFF RECOMMENDATION:
Recommend consideration of the ordinance, which includes the proffers voluntarily offered by the property owners, on second reading. The request is consistent with the Future Land Use Map and embodies planning concepts described in the Comprehensive Plan.

ATTACHMENTS:
1. Steelton Mill Rezoning Application
2. Item 6D. 6E. 6F 4-28-25 Council meeting owner notification letter 1906 Mill Lane and 1400 Blk Penley Blvd. Tax Map 205-2-5 and 204-13-1
3. Item 5B 5-12-25 Dorsey Proffer Statement

4. Item 5B 5-12-25 Rezoning Ordinance 1906 Mill Lane with Legal Description with proffers for second reading (002)_RL3

SALEM VA
COMMUNITY DEVELOPMENT

City of Salem
Rezoning Application

Pre-application Meeting (optional)

- Meetings with the Community Development Staff are recommended prior to submittal of a rezoning application. Please bring a plat to the meeting with a sketch of your proposal.

Application Submittal

- The application deadline is the first of the month for inclusion on the following month's agenda. If the first falls on a weekend or holiday, the application deadline will be the following business day.
- When submitting an application be sure to include the following: a complete application, plat of the subject property, legal description that includes metes and bounds, and supplementary information to support the request (such as conceptual plans and building elevations). Please note: incomplete applications will not be accepted and will be returned to the applicant.
- The application fee is due at time of submittal. (See Page 4)
- PLEASE NOTE: As per 106-520(C) of the City of Salem Zoning Ordinance no application shall be accepted for a lot or parcel that does not comply with the minimum lot area, width, or frontage requirements of the requested zoning district. A variance from the Board of Zoning Appeals must be obtained prior to the submission of a rezoning application.

Application Distribution for City Review

- Complete applications may be routed to City departments for review.

Staff/Applicant Meeting

- The staff may contact the applicant to schedule a meeting to discuss comments provided by reviewing agencies, to request additional information or plan revisions, and to negotiate proffers.

Planning Commission

- Revised conceptual plans and draft proffers must be submitted prior to the Planning Commission meeting. Proffers and conceptual plans may be revised in accordance with Staff's recommendations, and revisions incorporating the staff's recommendations must be submitted prior to the Planning Commission meeting.
- A staff report and recommendation is included in the Planning Commission packet. The packet is distributed approximately 1 week prior to the Planning Commission meeting.
- The Planning Commission meets on the 1st Wednesday after the 1st City Council meeting of the month.
- Following a public hearing on the rezoning case, the Planning Commission may recommend approval, approval with revisions to the proffers, denial, or deferral of the application.

City Council

- Signed and notarized final proffers must be submitted prior to the City Council meeting.
- A staff report containing the recommendation of the Planning Commission and Staff is sent to the City Council prior to the meeting.
- The City Council typically hears rezoning cases on the 4th Monday of every month. Cases are usually heard by Council at the meeting following the Planning Commission meeting.
- Following a public hearing on the case, the City Council may vote to approve, approve with proffered conditions, deny, defer the application to another meeting, or remand the application back to the Planning Commission for further consideration.

ATTACHMENTS - For ALL REQUESTS you must submit the following electronically:

a. **A fully completed signed application.**

b. **Acknowledgement of Application Fee Payment Procedure** (Page 4)

c. **Signed Proffer Statement if applicable** (Pages 6 & 7)

d. **A plat of the subject property,** which accurately reflects the current property boundaries, is drawn to scale, and shows existing structures. (Typically, available from the City Clerk's Office.)

e. **Responses to questions on Page 5**

f. **Historic Impact Information** (if any)

g. **For applications requiring plans,** please submit electronically only. No hard copies will be accepted.

h. **Check here** if the conceptual plan will serve as the preliminary plat. X *There is a chance that there will ultimately be a few less lots than currently shown with several lots being a wider width but still consistent with Cluster Overlay.

NOTE: Elevations will be required with new development.

TO THE APPLICANT:

It is the policy of the City of Salem City Council, the City of Salem Planning Commission, and City of Salem Board of Zoning Appeals to require a property to be posted when a zoning action is being considered. Such a posting notifies the general public of an impending action and the location being considered.

It is incumbent on you, the applicant, to ensure the sign is in the proper location and remains there until an action has taken place. Consequently, the procedure for posting is as follows:

1. The Community Development Staff will post the sign on your property.

2. You should check the location of the sign to make certain it is in the right place on your property. If it is not, notify the Community Development Office as soon as possible.

3. You should check periodically to ensure the safety of the sign. If it is stolen or otherwise harmed, notify the Community Development Office as soon as possible.

In submitting this rezoning application, you hereby grant permission to the agents and employees of the City of Salem to enter the referenced property for the purposes of processing and reviewing the above application.

Should you have any questions regarding this policy, please contact a member of Community Development.

City of Salem Community Development Application

Request for REZONING or CONDITIONAL REZONING

Case #: _____

APPLICANT INFORMATION

Owner: Jeffrey L. Dorsey, Douglas R. Dorsey and Charles N. Dorsey
Contact Name: Charles N. Dorsey
Address: PO Box 745 Salem, VA 24153

Telephone No. (540) 278-1365
Fax No. _____
Email Address ab@aboonehomes.com

Applicant/Contract Purchaser: ABoone Real Estate, Inc.
Contact Name: Alexander Boone
Address: 3934 Electric Road, SW, Suite A Roanoke, Virginia 24018

Telephone No. (540) 278-1365
Fax No. _____
Email Address ab@aboonehomes.com

[ ]

PARCEL INFORMATION

For multiple parcels, please attach a page [x]

(Tax ID #'s) 205-2-5

Deed Book PB 16 Page 57-60
Subdivision Dorsey Resubdivided Plat
Location Description (Street Address, if applicable)
1906 Mill Lane

Total Area (acres/square feet) 11.32 acres/493,099.2 square feet
Current Zoning AGRSF - Agriculture District
Requested Zoning RSF - Residential Single Family
Requested Use Single family detached subdivision
Current Use Vacant

☐ Conditional Zoning Request: See Attached Proffer sheets

SIGNATURE OF OWNER ☐ CONTRACT PURCHASER ■ *(attach contract)* [x]

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I hereby grant permission to the agents and employees of the City of Salem to enter the property for the purposes of processing and reviewing this request.

Signature _____ Date 1/30/2025
Print Name Alexander Boone
Signature _____ Date _____
Print Name _____

QUESTIONS/ LETTERS/ SHOULD BE FORWARDED TO THE FOLLOWING**:

Name ABoone Real Estate, Inc.
Address: 3934 Electric Road, SW, Suite A Roanoke, Virginia 24018

Telephone No. (540) 278-1365
Fax No. _____
Email Address ab@aboonehomes.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

City of Salem Community Development Application

Request for REZONING or CONDITIONAL REZONING

Case #: _____

APPLICANT INFORMATION

Owner: Jeffrey L. Dorsey, Douglas R. Dorsey and Charles N. Dorsey
Contact Name: Charles N. Dorsey
Address: PO Box 745 Salem, VA 24153

Telephone No. (540) 278-1365
Fax No. _____
Email Address ab@aboonehomes.com

Applicant/Contract Purchaser: ABoone Real Estate, Inc.
Contact Name: Alexander Boone
Address: 3934 Electric Road, SW, Suite A Roanoke, Virginia 24018

Telephone No. (540) 278-1365
Fax No. _____
Email Address ab@aboonehomes.com

PARCEL INFORMATION

For multiple parcels, please attach a page [x]

(Tax ID #'s) 204-13-1

Deed Book PB 13 Page 84

Subdivision Dorsey Resubdivided Plat

Location Description (Street Address, if applicable)
1400 Penley Boulevard

Total Area (acres/square feet) 7.34 acres/319,730.4 square feet

Current Zoning AG - Agriculture District

Requested Zoning RSF - Residential Single Family with Cluster Housing Overlay (CLO) Special Exception

Requested Use Single family detached subdivision

Current Use Vacant

[ ] Conditional Zoning Request: See Attached Proffer sheets

SIGNATURE OF OWNER [ ] CONTRACT PURCHASER [■] *(attach contract)* [x]

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I hereby grant permission to the agents and employees of the City of Salem to enter the property for the purposes of processing and reviewing this request.

Signature _____ Date 1/30/2025
Print Name Alexander Boone

Signature _____ Date _____
Print Name _____

QUESTIONS/ LETTERS/ SHOULD BE FORWARDED TO THE FOLLOWING**:

Name ABoone Real Estate, Inc.
Address: 3934 Electric Road, SW, Suite A Roanoke, Virginia 24018

Telephone No. (540) 278-1365
Fax No. _____
Email Address ab@aboonehomes.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees must be submitted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable fees has been received by the City of Salem Community Development Department. I acknowledge that I am responsible for ensuring that such fees are received by the City of Salem. I further acknowledge that any application fee submitted after the deadline shall result in the application being considered filed for the next month's meetings.

Signature of applicant/authorized agent _____ Date: 1/30/2025

Print Name: Alexander Boone

Signature of applicant/authorized agent _____ Date: _____

Print Name: _____

If you would like your correspondence emailed and/or faxed, please make selections, and provide the information below:

☒Email ab@aboonehomes.com ☐Fax: _____

FEES:

All application fees must be paid at the time of submittal. Please make checks payable to the City of Salem:

Rezoning application fee $1,000

FOR STAFF USE ONLY

Staff Reviewer: _____ Application Complete? ☐ YES ☐ NO

Date: _____

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the Future Land Use Designation for the subject property? Residential
2. Describe in detail the proposed use of the property. We propose to develop the property in accordance with the Comprehensive Plan to create a new single family home community to complement the surrounding neighborhoods. The new community would serve to meet the housing needs of Salem and provide high-quality housing.
3. List any sensitive environmental or unique features on the property. Are there any high voltage transmission lines, public utility lines, or others? None.
4. Is the subject property located within the Floodplain District? ❒ YES ■ NO If yes, describe the proposed measures for meeting the standards of the Floodplain Ordinance. _____
5. Is the subject property listed as a historic structure or located within a historic district? ❒ YES ■ NO
   If yes, describe the proposed measures for meeting the standards of the Department of Historic Resources.
   _____
6. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? Yes. The proposed new community complements the existing, surrounding neighborhoods. We have aligned the main entrance with Millwood Drive as is encouraged for transportation safety and connectivity purposes.

PLEASE RESPOND FOR COMMERCIAL REZONING APPLICATIONS

1. What provisions will be made to ensure safe and adequate access to the subject property? _____
2. How will the traffic impact of this development be addressed? _____
3. Describe why the proposed use is desirable and appropriate for the area. What measure will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? _____
4. What type of signage is proposed for the site? _____
5. Have architectural/building elevations been submitted with this application? _____

SITE & ZONING SUMMARY:

OWNER:	DORSEY, JEFFREY L & DORSEY, DOUGLAS R & DORSEY, CHARLES N C/O JEFFERY L DORSEY–EXEC
OWNER ADDRESS:	PO BOX 745 SALEM, VA 24153
SITE ADDRESS:	TAX MAP & LOT AREA INFORMATION:
1. 1906 MILL LN SALEM, VA 24153	205–02–05 – 11.316 AC. ±
2. 1400 BLK PENLEY BLVD SALEM, VA 24153	204–13–01 – 7.337 AC. ±

EXISTING ZONING:

1. AGRSF: AGRICULTURAL & RESIDENTIAL SINGLE FAMILY
2. AG: AGRICULTURAL

RSF ZONING REQUIREMENTS (CLUSTER HOUSING OVERLAY):

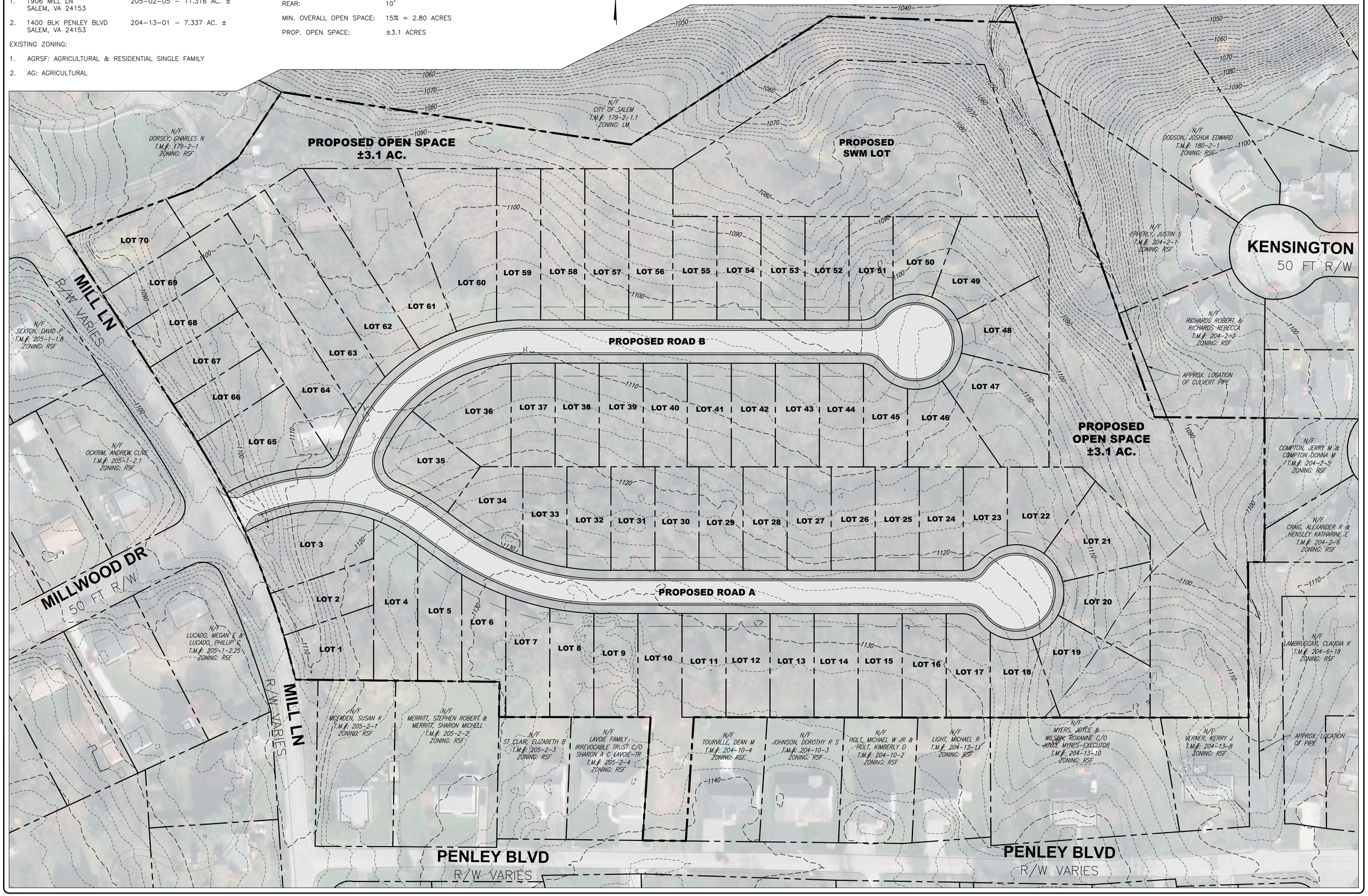
MINIMUM LOT AREA:	4,500 SF
MINIMUM FRONTAGE:	40' ON A PUBLIC STREET
SETBACKS:	
FRONT:	15'
SIDE:	5'
REAR:	10'
MIN. OVERALL OPEN SPACE:	15% = 2.80 ACRES
PROP. OPEN SPACE:	±3.1 ACRES

50 0 50 100 150
1" = 50'

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON–SITE.

AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED MAY 2021



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY
NOT FOR CONSTRUCTION

STEELTON MILL

CONCEPTUAL PLAN

1906 MILL LANE
SALEM, VIRGINIA

DRAWN BY	LDS, KPG
DESIGNED BY	CPB
CHECKED BY	CPB
DATE	1/31/2025
SCALE	1" = 50'
REVISIONS	

EX-A

PROJECT NO. 04240091.00

J:\04240\04240091.00 DORSEY PROPERTY 6F RESIDENTIAL\CIV\Live\dwg\04240091.00 Steelton Mill Concept Base 2025-01-28.dwg PLOTTED: 1/31/2025 12:34:42 PM

Project Narrative in Support of Rezoning and Special Exception Permit

Tax Parcel 205-2-5 – 1906 Mill Lane from Agriculture District (AGRSF) to Residential Single Family (RSF) with Cluster Housing Overlay
and
Tax Parcel 204-13-1 – 1400 Penley Boulevard from Agriculture District (AG) to Residential Single Family (RSF) with Cluster Housing Overlay

Applicant: ABoone Real Estate, Inc.
Owners: Charles N. Dorsey, Douglas R. Dorsey and Jeffrey L. Dorsey

January 30, 2025

ABoone Real Estate, Inc. ("ABoone"), Jeffrey L. Dorsey, Charles N. Dorsey and Douglas R. Dorsey (together, the "Dorseys") request to rezone City of Salem Tax Parcels 205-2-5 and 204-13-1 (the "Property"), located at 1906 Mill Lane and 1400 Penley Boulevard, more commonly known as the Dorsey Farm, from AGRSF and AG ("Agriculture District"), respectively, to Residential Single Family ("RSF") with Cluster Housing Overlay ("COL"). The RSF designation is in keeping with the Future Land Use Designation of the Comprehensive Plan for both parcels and complements the surrounding residential single family detached neighborhoods in the immediate area. The Cluster Housing Overlay offers a greater amount of open space and creates a more community-oriented environment with a lower environmental impact.

ABoone proposes to develop the property, which will be called "Steelton Mill," into a single-family neighborhood of new homes for all lifestyles, including homes with main floor primary bedroom suites to provide housing options for Salem residents who need one floor living options. A new home community for Salem in a convenient location will help address the acute housing shortage and, at the same time, meet the needs of Salem for newer, high-quality housing for existing residents while creating an opportunity to encourage others to move to Salem. As with virtually all communities in the United States, Salem currently suffers from a shortage of all types of housing, and the addition of this new community will play a role both in helping to reduce this shortage and meet the increasing demand and need for diverse housing options to attract and, importantly, retain existing residents who need one floor living options

The Dorsey Farm is an appropriate location for single family homes under the RSF ordinance. Lot size, layout and overall acreage under the RSF district are compatible with the existing lots in the surrounding communities. The main entrance to the new Steelton Mill will be aligned with Millwood Drive, which serves both a safety function as well as a connectivity role in the street network.

In addition to main floor and upstairs bedroom options, the Steelton Mill community will offer brand-new housing for sale starting in the mid- to upper-$400,000 range with both walkout

basements and slabs. All homes will have garages and off-street parking with setbacks as set forth under RSF and the Cluster Housing Overlay. The concept plan makes efficient use of the property and creates a walkable neighborhood with higher density complementary to its surroundings, while preserving some open space for the enjoyment of residents. Additionally, ABoone shall dedicate the open space required under the Cluster Housing for the benefit of the Steelton Mill community and the surrounding neighbors.

The City of Salem needs housing in general but, specifically, new housing. 70% of the City's housing stock was built before 1980 and 91% of the housing stock was built before the year 2000. New home construction in Salem has declined each decade since the 1970s. This decline in new home construction over the past 50 years has made it increasingly difficult to find housing – especially housing that does not require significant and, often, financially infeasible remodeling. Economic development is listed as Objective 1 in the Comprehensive Plan Chapter IV Community Goals, Objectives and Strategies. The lack of housing is a deterrent to economic growth. Communities cannot grow if people are not able to find a place to live. Businesses do not expand or relocate without diverse forms of housing to meet the needs of their workforce. As a result, additional new housing is critical for communities to be competitive in business attraction and retention.

The Dorsey Farm is perfectly suited for this type of single-family residential development based on the topography of the property and its direct access to existing Salem utilities. The property adjoins public streets and is accessible to the Salem street network. The location along Mill Lane is less than a mile from West Main Street/Route 11, Salem's commercial corridor that affords residents safe and easy access to the shopping, schools, churches, dining and transportation of the entire region. The proposed new community will have a positive impact on the community by providing existing and new residents with new housing that can attract all lifestyles. These families will remain or become a part of the fabric of Salem and will contribute socially and economically to the life of the City.

For the reasons described above and more particularly set forth in its Application, ABoone Real Estate, Inc., Charles N. Dorsey, Douglas R. Dorsey and Jeffrey L. Dorsey respectfully request that the City of Salem adopt its application for Rezoning to Residential Single Family (RSF) with Cluster Housing Overlay in accordance with the Zoning Ordinance of the City of Salem.

Respectfully submitted this 30th day of January, 2025.

LEGAL DESCRIPTION OF AREA TO BE REZONED

CONTAINING CITY OF SALEM TAX ID 204-13-1 (TRACT "B" AS SHOWN ON PLAT BOOK 13, PAGE 84) AND TAX ID 205-2-5 (TRACT "A-2-B" AS SHOWN ON INSTRUMENT NO.220003675)

NOTE: THERE IS A 0°10'11" DIFFERENCE IN THE BASIS OF BEARINGS BETWEEN THE PLATS REFERENCED ABOVE. THE BEARINGS FROM PLAT BOOK 13 PAGE 84 HAVE BEEN ADJUSTED IN THE DESCRIPTION BELOW TO MATCH INSTRUMENT NO.220003675.

BEGINNING AT A POINT ON THE EAST LINE OF MILL LANE, BEING APPROXIMATELY 0.19 MILE SOUTH OF SHOUTHSIDE DRIVE AND BEING THE COMMON CORNER BETWEEN TAX IDs 205-2-5 AND 179-2-1, SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE DEPARTING THE EAST LINE OF MILL LANE, ALONG THE LINE OF TAX ID 205-2-5 THE FOLLOWING COURSES AND DISTANCES: N71°48'54"E 160.24 FEET TO A POINT; **THENCE** N51°23'23'E 50.38 FEET TO A POINT; **THENCE** N35°46'20"E 91.53 FEET TO A POINT; **THENCE** S74°37'38"E 427.61 FEET TO A POINT; **THENCE** N59°10'04"E 272.00 FEET TO A POINT, BEING A COMMON CORNER OF TAX ID 205-2-5 AND 204-13-1.

THENCE CONTINUING ALONG THE LINE OF TAX ID 204-13-1 THE FOLLOWING COURSES AND DISTANCES: S85°19'11"E 211.52 FEET TO A POINT; **THENCE** S15°58'11"E 487.15 FEET TO A POINT; **THENCE** S86°08'11"E 127.21 FEET TO A POINT; **THENCE** S03°51'49"W 170.00 FEET TO A POINT; **THENCE** N86°08'11"W 20.00 FEET TO A POINT; **THENCE** S03°51'49"W 180.00 FEET TO A POINT; **THENCE** N86°08'11"W 512.81 FEET TO A POINT; BEING A COMMON CORNER OF TAX ID 204-13-1 AND 205-2-5.

THENCE CONTINUING WITH THE LINE OF TAX ID 205-2-5 THE FOLLOWING COURSES AND DISTANCES: N84°18'11"W 126.03 FEET TO A POINT; **THENCE** S05°41'49"W 144.86 FEET TO A POINT ON THE NORTH LINE OF PENLEY BOULEVARD, **THENCE** WITH SAID LINE N84°18'11"W 50.00 FEET TO A POINT, **THENCE** DEPARTING THE NORTH LINE OF PENLEY BOULEVARD N05°41'49"E 144.86 FEET TO A POINT; **THENCE** N84°18'11"W 173.81 FEET TO A POINT; **THENCE** N04°17'17"E 38.69 FEET TO A POINT; **THENCE** N84°18'11"W 231.95 FEET TO A POINT ON THE EAST LINE OF MILL LANE, **THENCE** WITH SAID LINE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 496.13 FEET, A LENGTH OF 133.41 FEET, AND A CHORD BEARING AND DISTANCE OF N14°54'21"W 133.01 FEET TO A POINT; **THENCE** N21°57'32"W 111.41 FEET TO A POINT; **THENCE** ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2504.13 FEET, A LENGTH OF 188.63 FEET, AND A CHORD BEARING AND DISTANCE OF N26°41'55"W 188.59 FEET TO A POINT; **THENCE** ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 8935.17, A LENGTH OF 147.26, AND A CHORD BEARING AND DISTANCE OF N28°47'53"W 147.26 FEET TO A POINT, **BEING THE POINT OF BEGINNING**.

HAVING A TOTAL AREA OF 812,584.8 SQUARE FEET OR 18.654 ACRES, MORE OR LESS, SITUATE IN THE CITY OF SALEM, VIRGINIA, THIS DESCRIPTION BEING COMPILED FROM RECORDS.

TURN LANE ANALYSIS

FOR

STEELTON MILL

Mill Lane

City of Salem, Virginia

B&A PROJECT #04240091.00

DATE: January 28, 2025

BALZER
& ASSOCIATES

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

1208 Corporate Circle Roanoke, Virginia 24018 Phone (540) 772-9580

Introduction:

This traffic study is being provided to analyze the projected traffic from a proposed single-family cluster residential development located on Mill Lane in the City of Salem. The property consists of Parcel ID's 205-2-5 and 204-13-1 and totals approximately 18 acres. The proposed development is anticipated to consist of approximately 70 single-family lots. A concept plan is included with this report as Attachment 1.

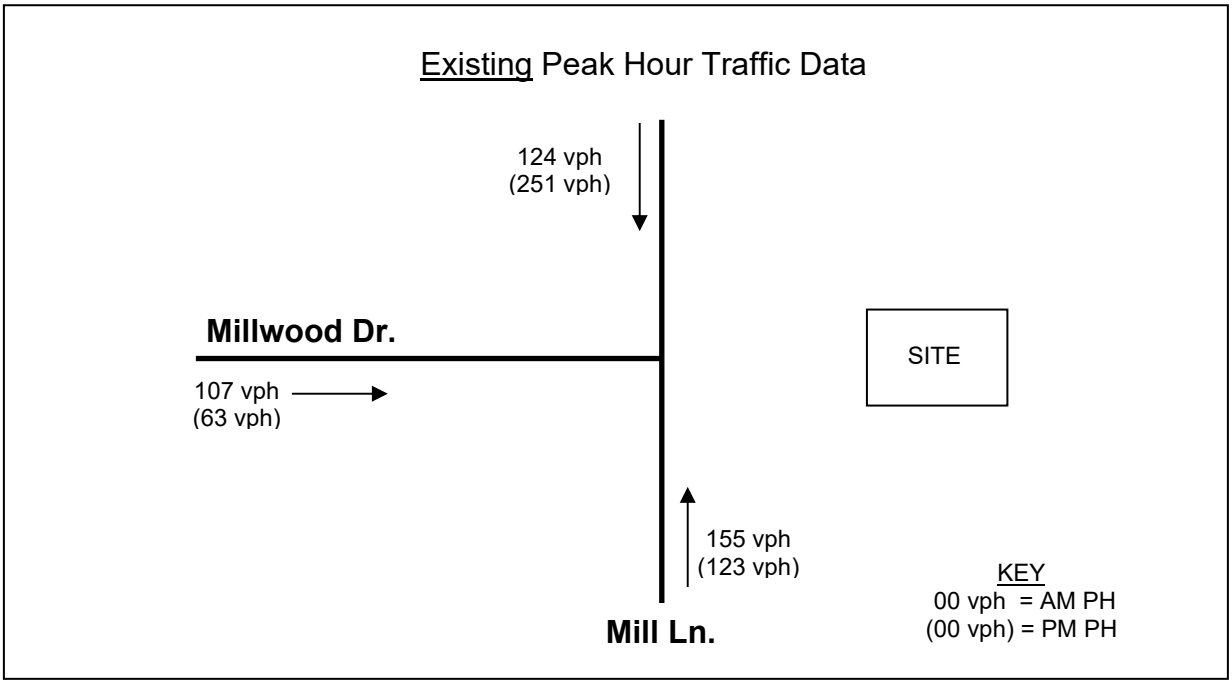
The property is currently vacant. The proposed development is expected to include a full access entrance on Mill Lane that will be located across from Millwood Drive. Please see the attached concept plan for additional information.

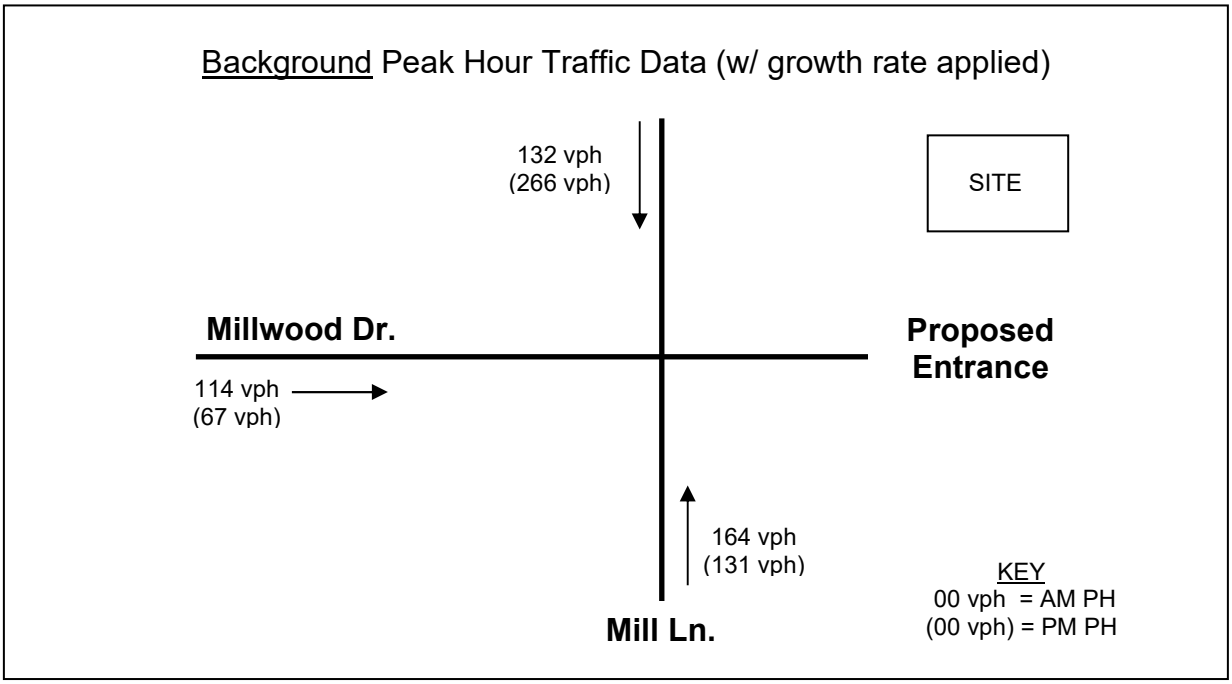
Existing Daily and Peak Hour Traffic:

Existing traffic volumes for Mill Lane was not readily available. Manual traffic counts were obtained at the intersection of Mill Lane and Millwood Drive. The counts were performed on January 22, 2025 from 7 am to 9 am and 4 pm to 6 pm to capture the AM and PM peak hours. The traffic count data is provided at the end of this report as Attachment 2.

For the intersection of Mill Lane and Millwood Drive, it was determined that the AM peak hour occurred from 7:00 am – 8:00 am and the PM peak hour occurred from 5:00 pm – 6:00 pm.

It is assumed that the proposed project will be completed by the year 2028. A 2% background growth factor per year was applied to bring the background traffic to the buildout year.


Existing Peak Hour Traffic Data
124 vph
(251 vph)
Millwood Dr.
SITE
107 vph
(63 vph)
155 vph
(123 vph)
KEY
00 vph = AM PH
(00 vph) = PM PH
Mill Ln.


Background Peak Hour Traffic Data (w/ growth rate applied)
132 vph
(266 vph)
SITE
Millwood Dr.
Proposed
Entrance
114 vph
(67 vph)
164 vph
(131 vph)
KEY
00 vph = AM PH
(00 vph) = PM PH
Mill Ln.

Proposed Site Generated Traffic:

The trip generation calculations were based on the proposed land use shown on the concept plan created by Balzer and Associates, Inc. (please see Attachment 1). The policies and procedures found in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, were employed to determine the potential site generated traffic volumes for the proposed development. Traffic volumes for the average weekday and weekday peak hours of the adjacent street traffic are provided and illustrated in the Table below.

Proposed Trip Generation:

			Trip Generation						
Land Use			AM Peak Hour			PM Peak Hour			Daily
Proposed Development	ITE Code	Independent Variable	Enter	Exit	Total	Enter	Exit	Total	Total
Single-Family Detached Housing	210	70 D.U.	13	41	54	45	26	71	727

Turn-Lane Requirements:

Traffic entering the proposed development is expected to follow a similar pattern as existing traffic entering at Millwood Drive. For the purposes of this analysis, the following assumptions were made regarding entering and exiting traffic at each entrance:

PM Peak Hour:
- 70% of traffic to/from north
- 30% of traffic to/from south

PM Peak Hour:
- 80% of traffic to/from north
- 20% of traffic to/from south

The analyses to determine turn lane warrants on Mill Lane to serve the proposed development were completed by following the procedures and methodologies found in the *VDOT Road Design Manual, Volume I, Appendix F*.

Right-Turn Lane into Site from Mill Lane

AM Peak Hour Analysis:

- 4 Vehicles per Hour Turning Right into site from Mill Lane
- Approach Volume = 164 VPH + 4 VPH = 168 VPH Mill Lane

- Right Turn Lane Requirement, as per *VDOT Road Design Manual, Appendix F*:
  No Turn Lane or Taper Warranted (please see Attachment 3).

PM Peak Hour Analysis:

- 9 Vehicles per Hour Turning Right into site from Mill Lane
- Approach Volume = 131 VPH + 9 VPH = 140 VPH Mill Lane

- Right Turn Lane Requirement, as per *VDOT Road Design Manual, Appendix F*:
  No Turn Lane or Taper Warranted (please see Attachment 3).

Left-Turn Lane into Site from Mill Lane

AM Peak Hour Analysis:

- 9 (6.4%) Vehicles per Hour Turning Left into site from Mill Lane
- Advancing Volume = 132 VPH + 9 VPH = 141 VPH Mill Lane
- Opposing Volume = 183 VPH Mill Lane

-- Left Turn Lane Requirement, as per *VDOT Road Design Manual, Appendix F*:
No Turn Lane or Taper Warranted (please see Attachment 4).

PM Peak Hour Analysis:

- 36 (11.9%) Vehicles per Hour Turning Left into site from Mill Lane
- Advancing Volume = 266 VPH + 36 VPH = 302 VPH Mill Lane
- Opposing Volume = 140 VPH Mill Lane

-- Left Turn Lane Requirement, as per *VDOT Road Design Manual, Appendix F*:
No Turn Lane or Taper Warranted (please see Attachment 4).

Summary:

Based on the data provided, the assumptions made, and the potential site generated traffic, the results of the analysis are:

- The proposed development does not warrant any tapers or turn lanes on Mill Lane.
- The proposed entrance to the development shall be a stop condition and sight distance requirements shall be confirmed during design.

ATTACHMENT 1

SITE & ZONING SUMMARY:

OWNER:	DORSEY, JEFFREY L & DORSEY, DOUGLAS R & DORSEY, CHARLES N C/O JEFFERY L DORSEY-EXEC
OWNER ADDRESS:	PO BOX 745 SALEM, VA 24153
SITE ADDRESS:	TAX MAP & LOT AREA INFORMATION:
1. 1906 MILL LN SALEM, VA 24153	205-02-05 – 11.316 AC. ±
2. 1400 BLK PENLEY BLVD SALEM, VA 24153	204-13-01 – 7.337 AC. ±

EXISTING ZONING:

1. AGRSF: AGRICULTURAL & RESIDENTIAL SINGLE FAMILY
2. AG: AGRICULTURAL

RSF ZONING REQUIREMENTS (CLUSTER HOUSING OVERLAY):

MINIMUM LOT AREA:	4,500 SF
MINIMUM FRONTAGE:	40' ON A PUBLIC STREET
SETBACKS:	
FRONT:	15'
SIDE:	5'
REAR:	10'
MINIMUM OVERALL OPEN SPACE:	15% OF DEVELOPMENT SIZE, OR ONE S.F. FOR EACH S.F. OF REDUCTION IN LOT SIZE BELOW 9,000 S.F.

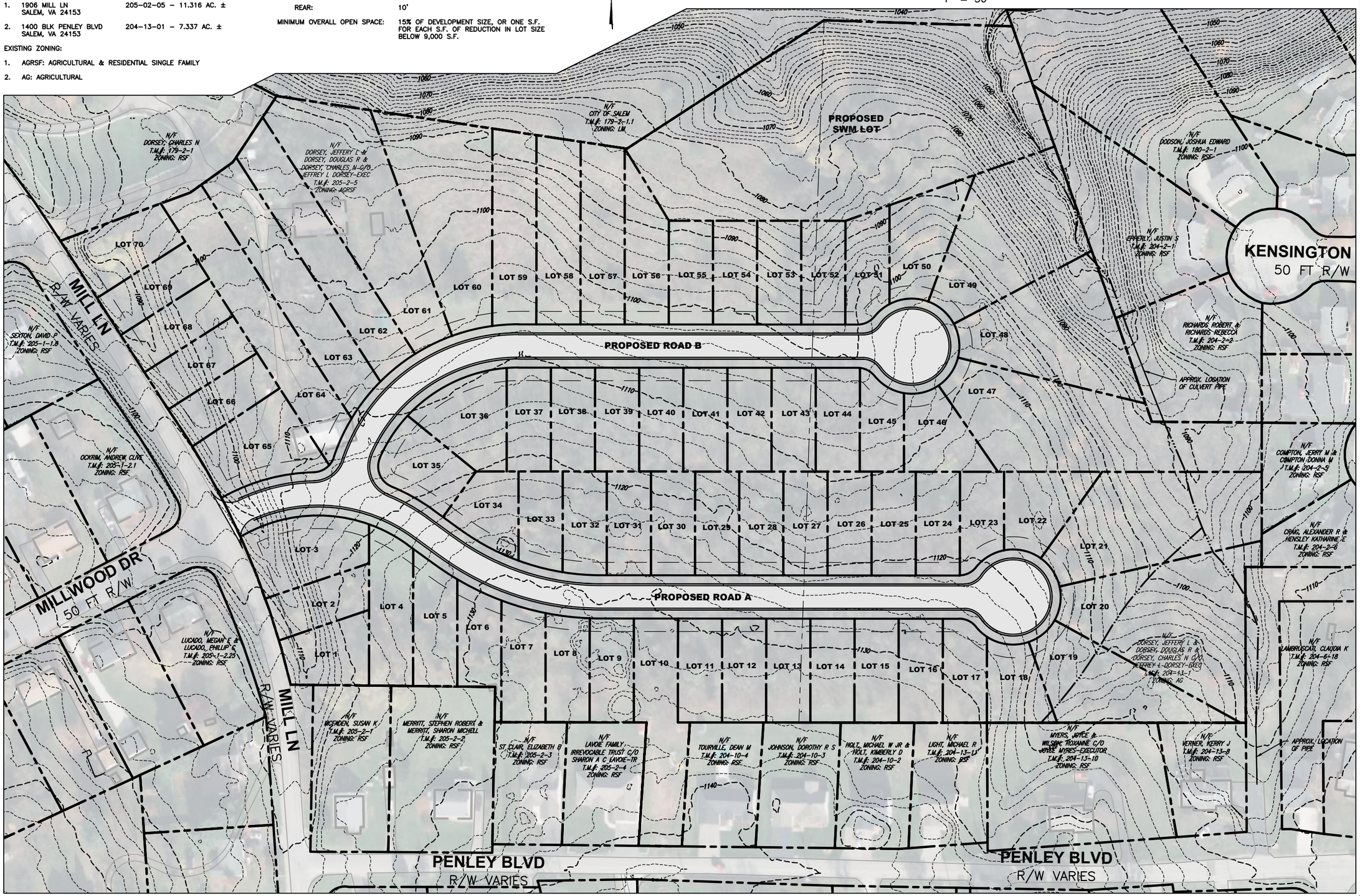
50 0 50 100 150

1" = 50'

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.

AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED MAY 2021



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY
NOT FOR CONSTRUCTION

STEELTON MILL

CONCEPTUAL SITE PLAN

1906 MILL LANE
SALEM, VIRGINIA

DRAWN BY	LDS, KPG
DESIGNED BY	CPB
CHECKED BY	CPB
DATE	1/28/2025
SCALE	1" = 50'
REVISIONS	

EX-A

PROJECT NO. 0204005.00

J:\0204004\0424005\00 DORSEY PROPERTY (SF RESIDENTIAL)\CIVIL\dwg\0424005\1.00 Steelton Mill Concept Base 2025-01-28.dwg PLOTTED: 1/28/2025 12:48:06 PM

Mill Lane & Millwood Drive Traffic Count Summary							
	Mill Ln. SB		**Mill Ln. NB**		**Millwood Dr. EB**		
Start Time	Right	Thru	Thru	Left	Right	Left	Total
7:00 AM	7	33	21	2	5	19	87
7:15 AM	6	44	49	3	9	26	137
7:30 AM	2	17	52	3	10	18	102
7:45 AM	4	11	24	1	2	18	60
8:00 AM	1	10	33	1	2	16	63
8:15 AM	5	10	24	1	3	23	66
8:30 AM	3	18	18	0	3	5	47
8:45 AM	8	6	17	0	1	15	47
7:00 - 8:00 AM	**19**	**105**	**146**	**9**	**26**	**81**	**386**
4:00 PM	8	24	19	3	0	5	59
4:15 PM	19	20	23	3	0	8	73
4:30 PM	10	25	8	2	0	10	55
4:45 PM	19	26	17	5	2	10	79
5:00 PM	22	28	21	4	4	11	90
5:15 PM	28	36	31	6	2	11	114
5:30 PM	19	45	29	5	5	12	115
5:45 PM	20	53	24	3	1	17	118
5:00 - 6:00 PM	**89**	**162**	**105**	**18**	**12**	**51**	**437**

Intersection: Mill Lane & Millwood Drive

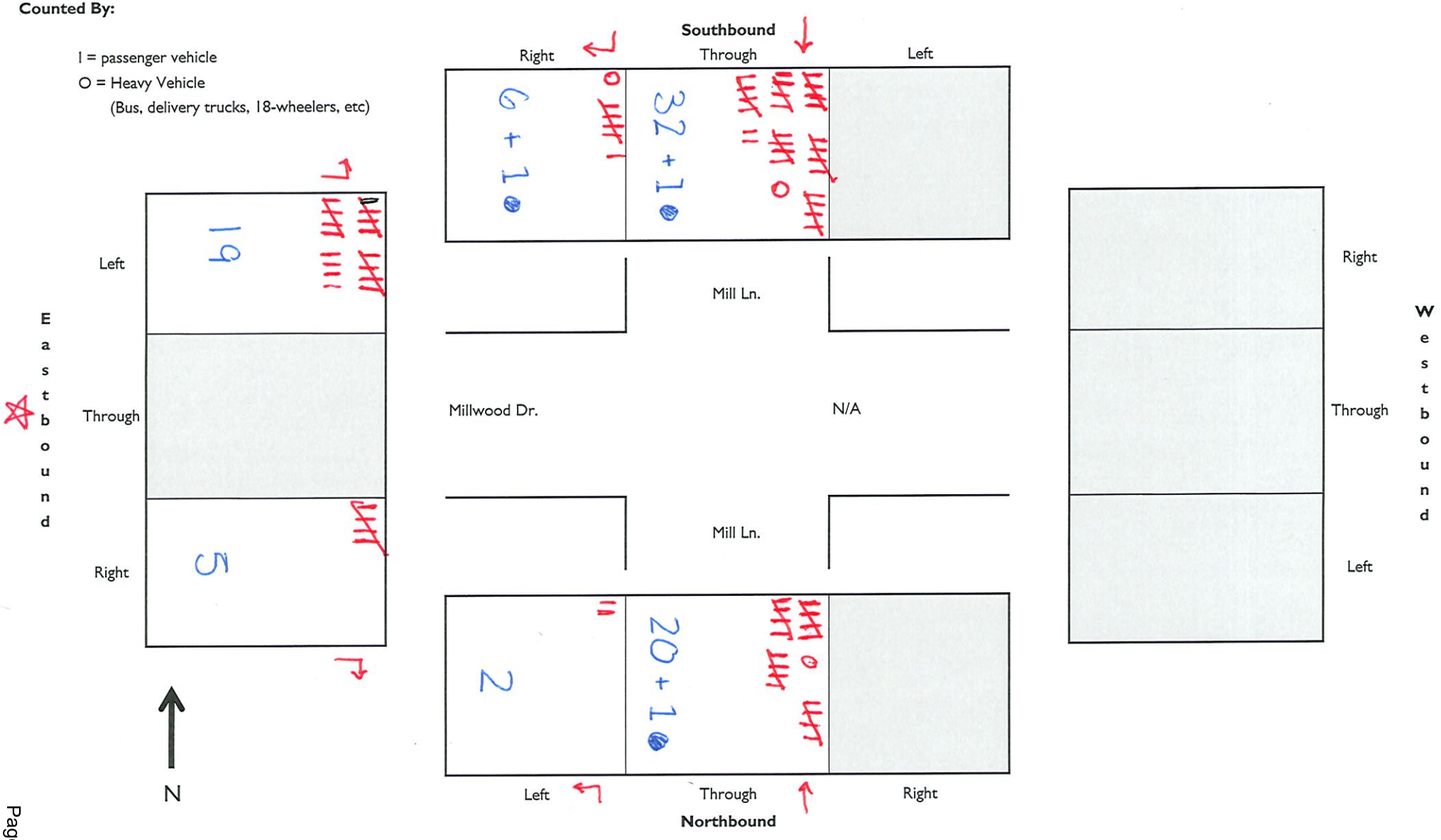
Date: 1/22/2024

Time of Day: 7:00 -7:15 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

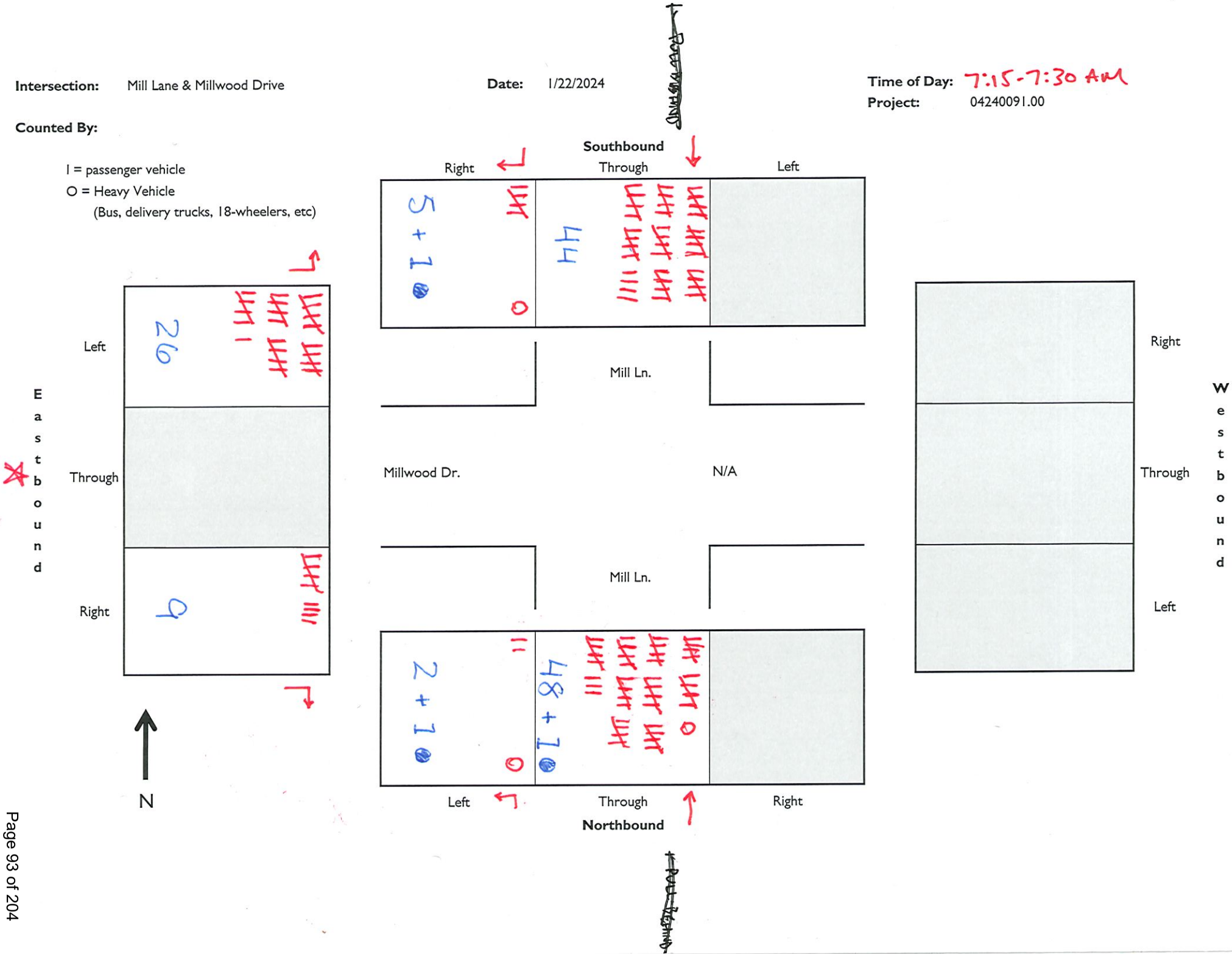
Date: 1/22/2024

Time of Day: 7:15-7:30 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

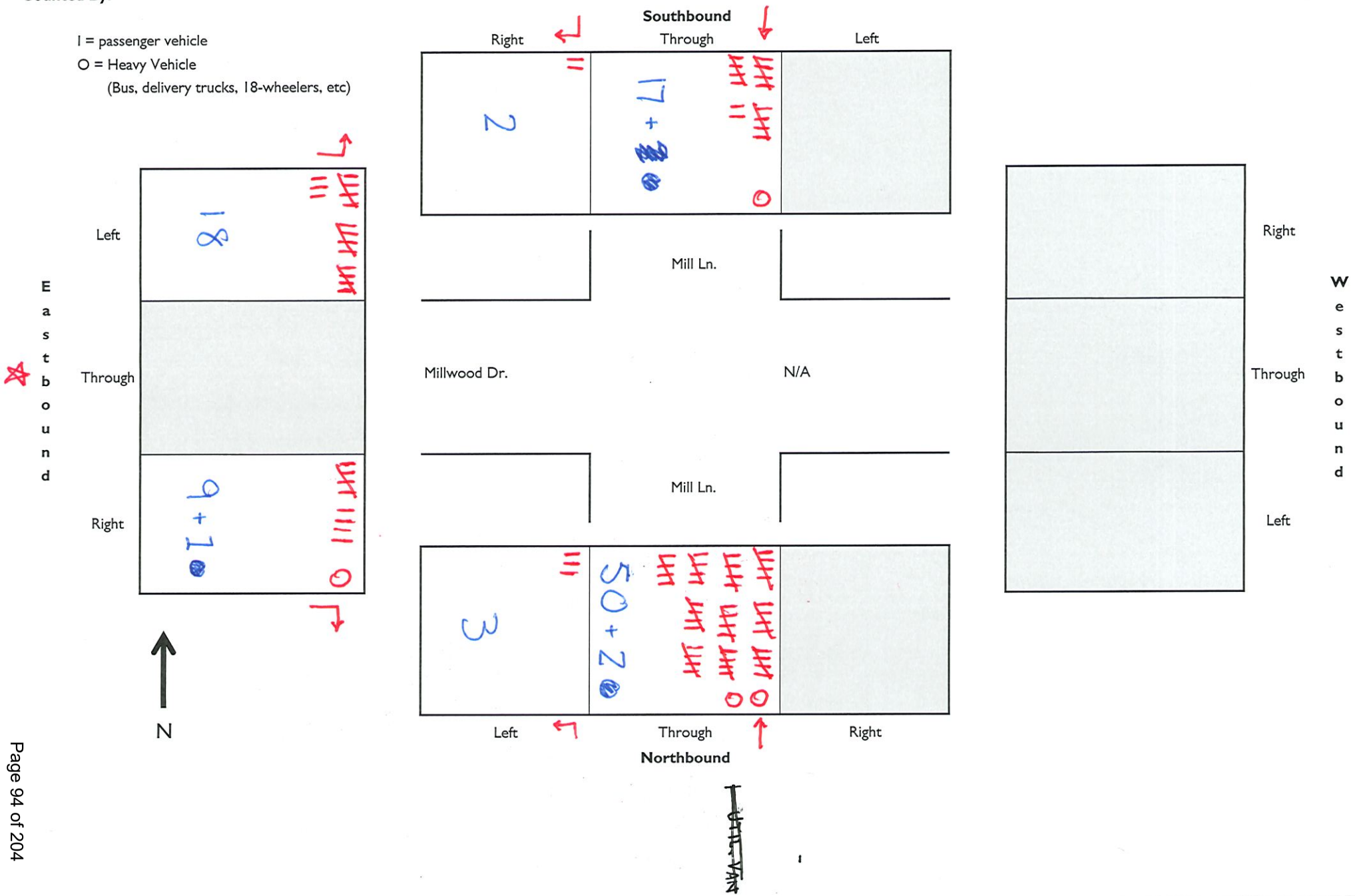
Date: 1/22/2024

Time of Day: 7:30-7:45 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

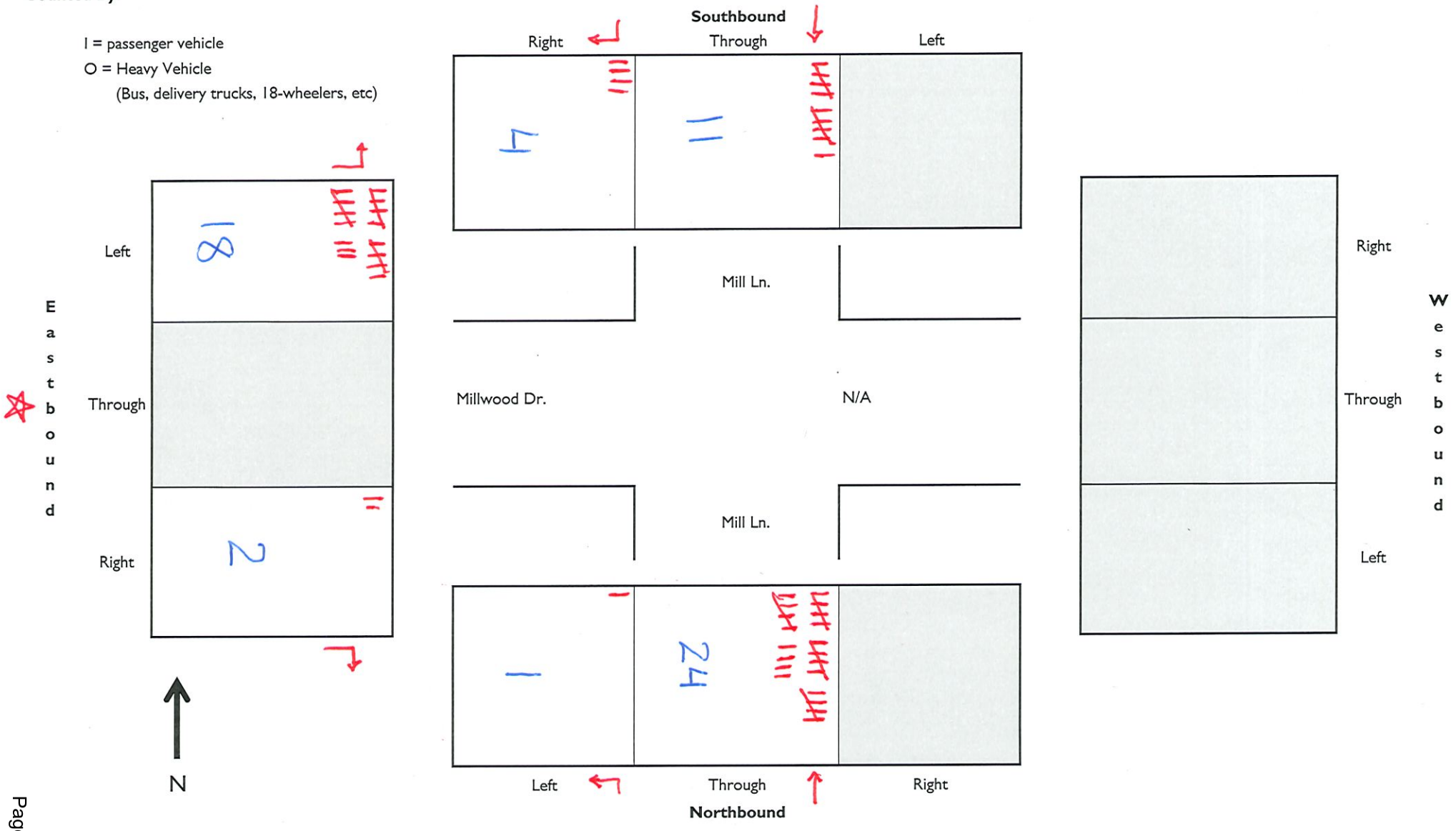
Date: 1/22/2024

Time of Day: 7:45-8:00 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

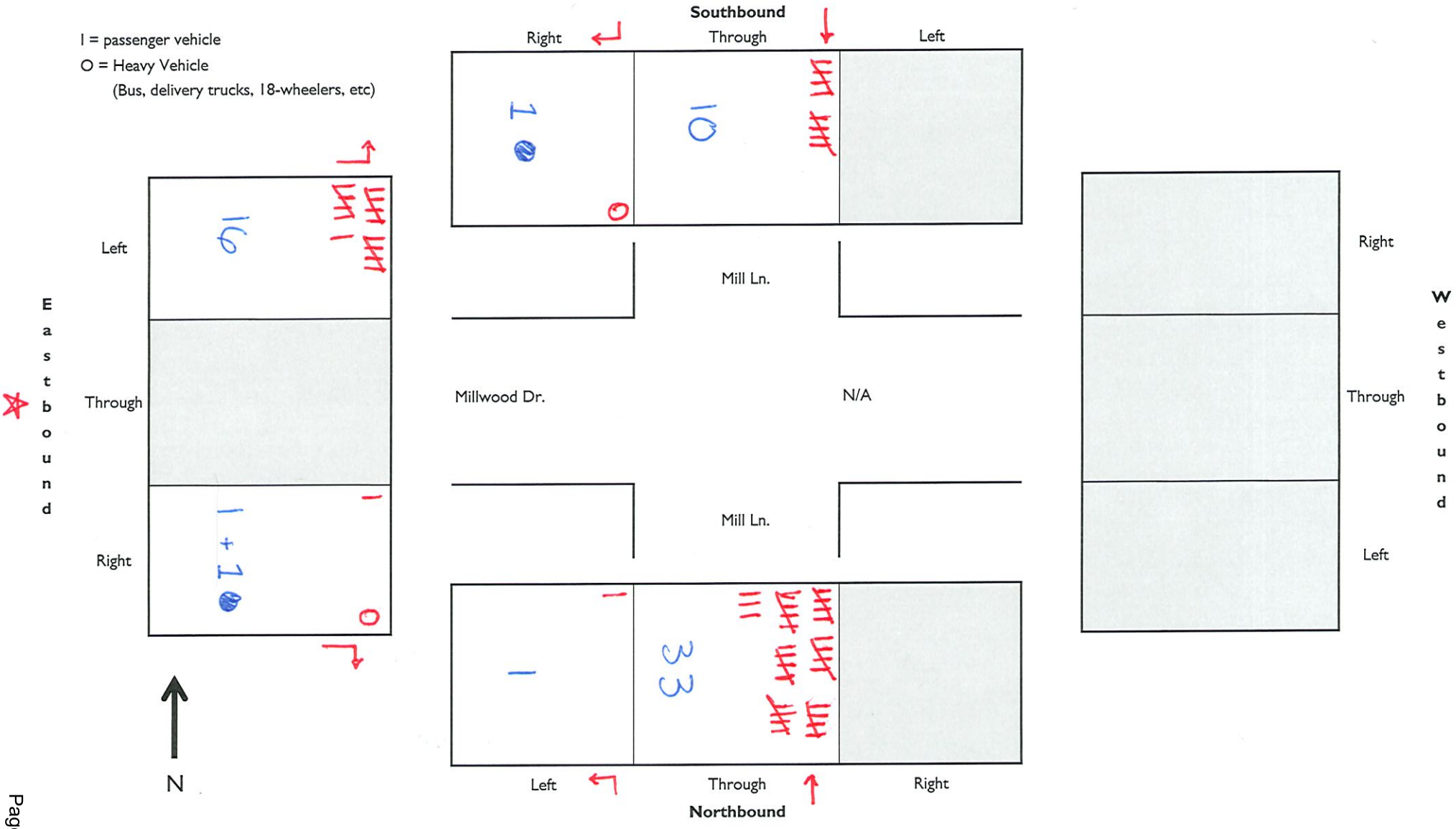
Date: 1/22/2024

Time of Day: 8:00 - 8:15 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

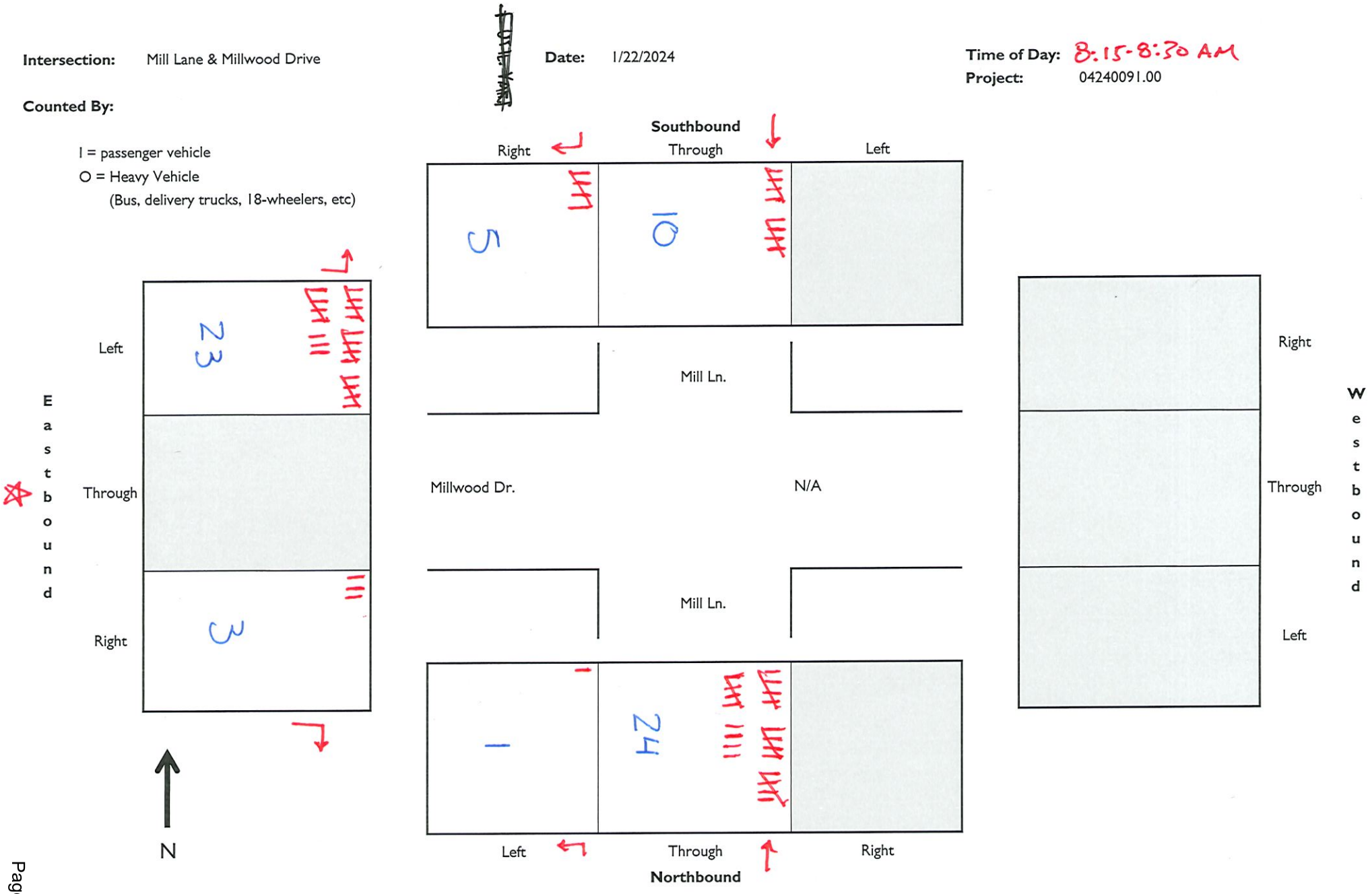
Date: 1/22/2024

Time of Day: 8:15-8:30 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

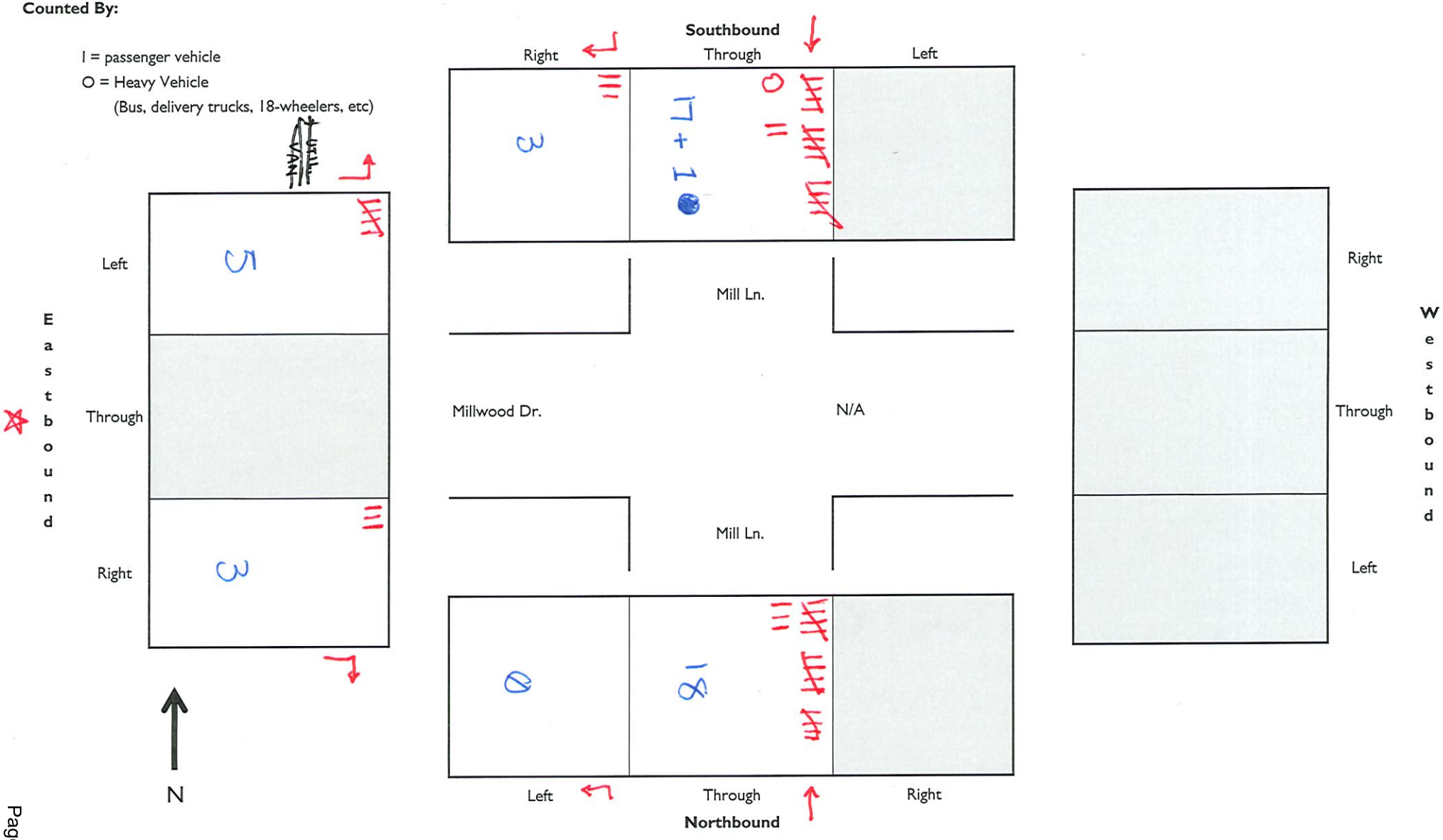
Date: 1/22/2024

Time of Day: 8:30-8:45 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

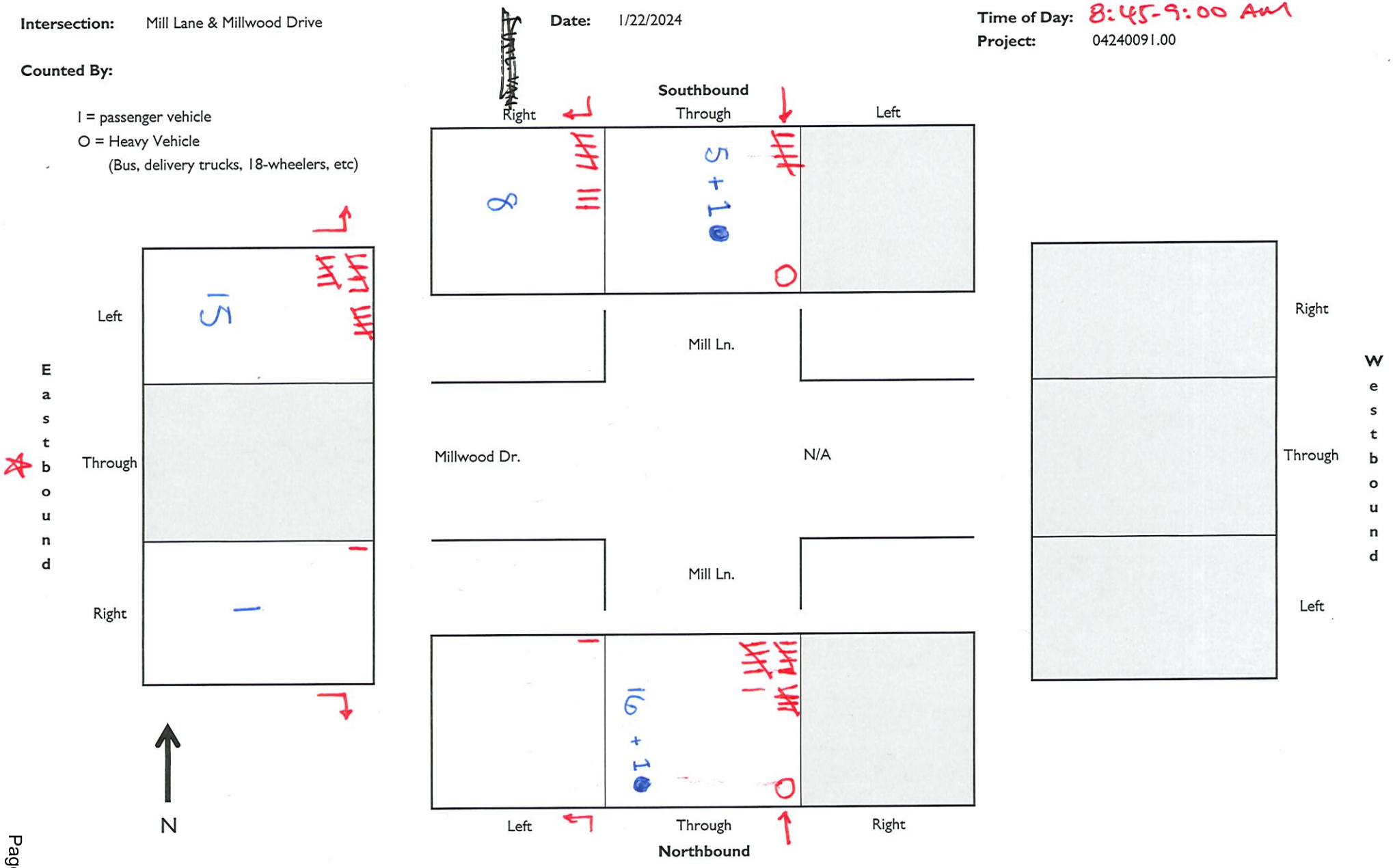
Date: 1/22/2024

Time of Day: 8:45-9:00 AM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

Date: 1/22/2024

Time of Day: 4:00-4:15 PM

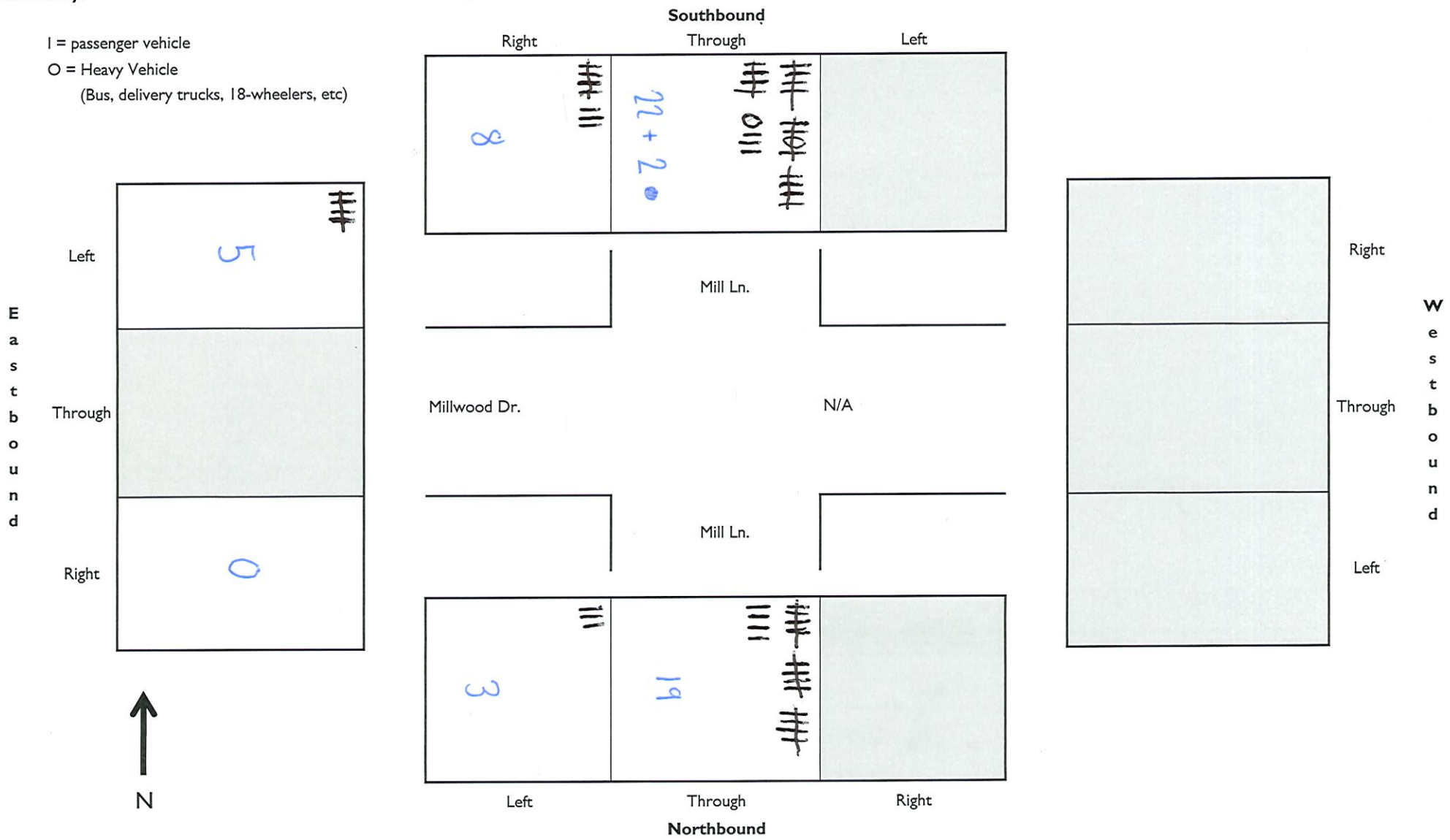
Project: 04240091.00

Counted By:

I = passenger vehicle

O = Heavy Vehicle

(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

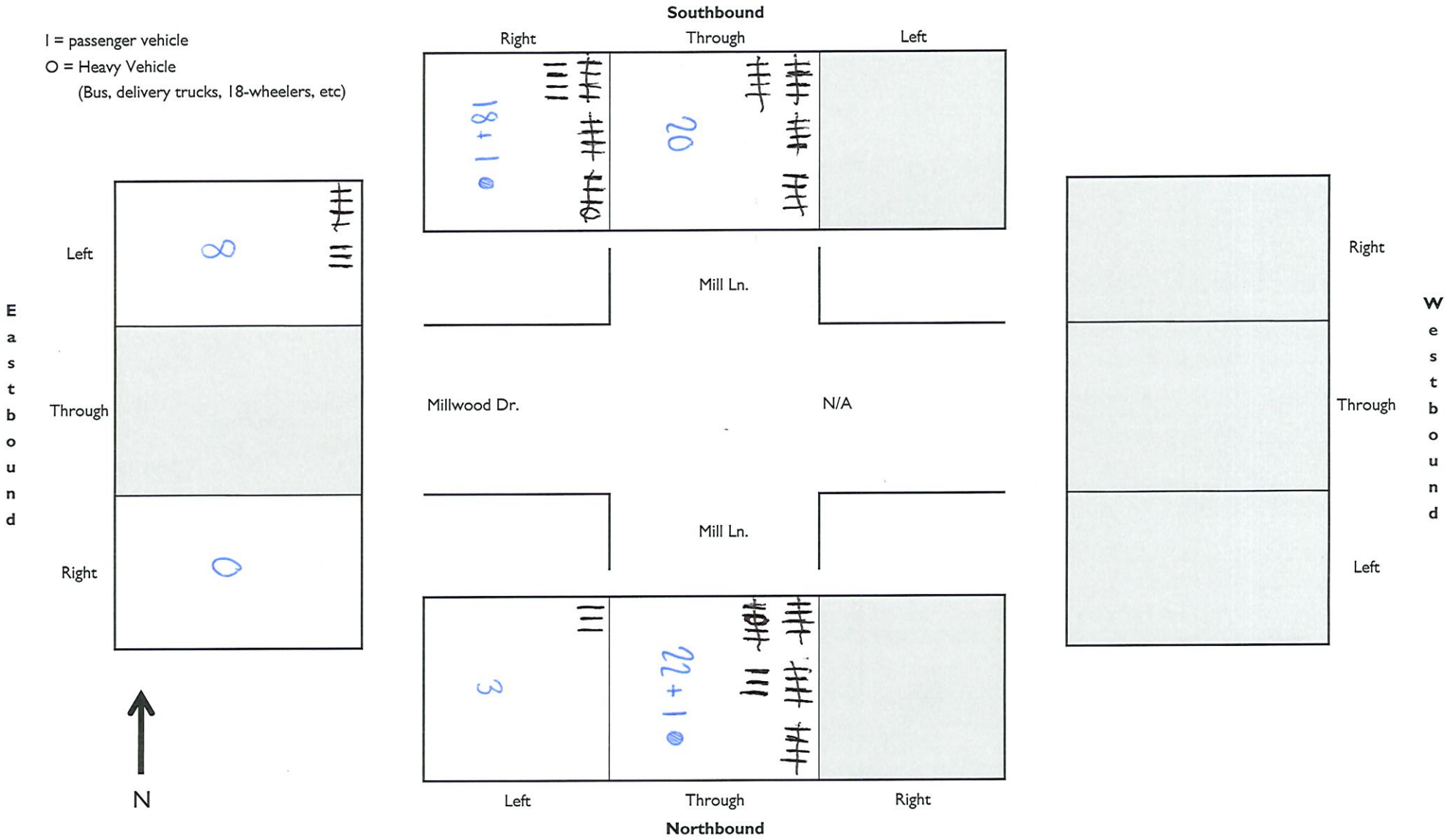
Date: 1/22/2024

Time of Day: 4:15-4:30 PM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

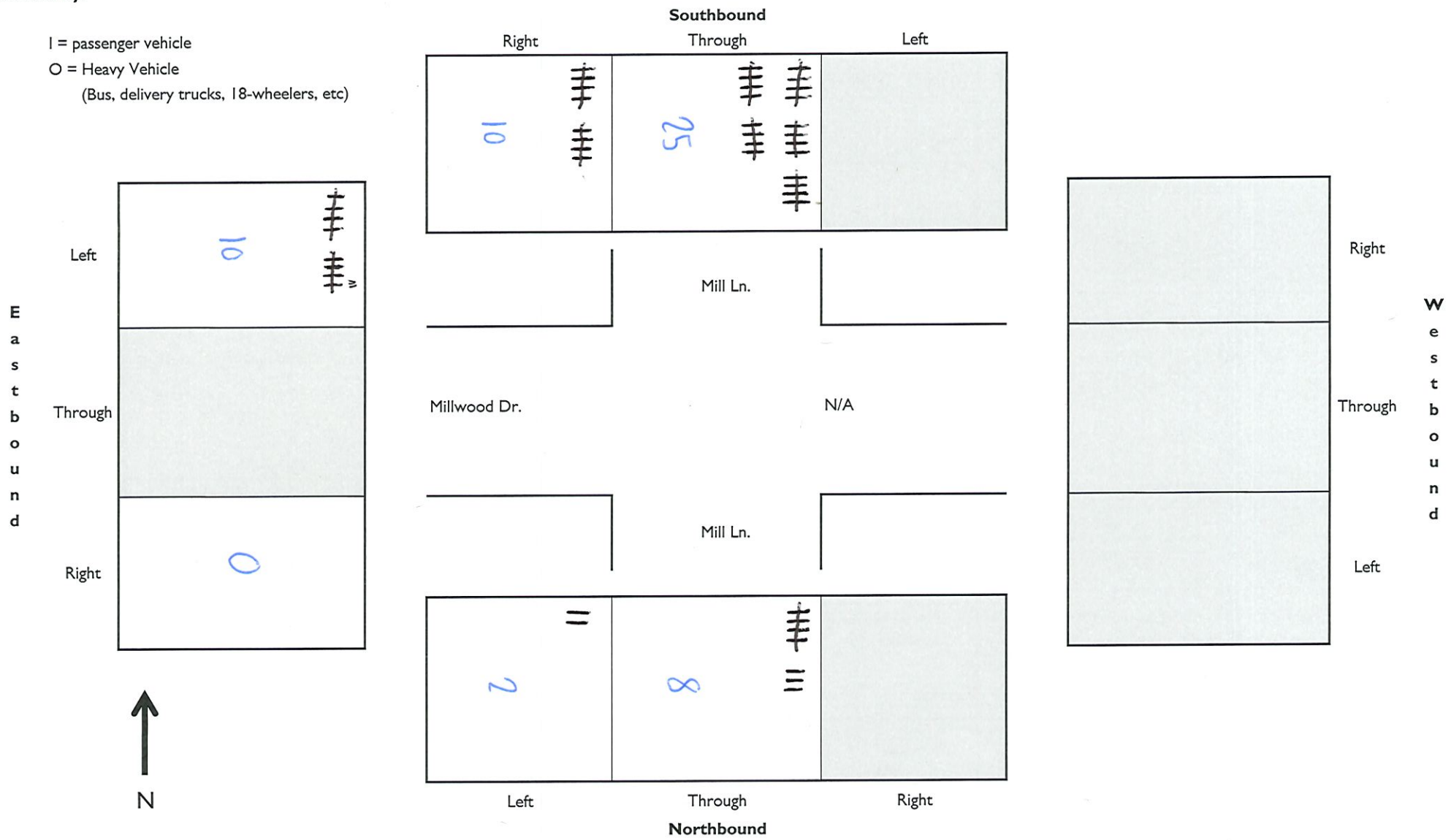
Date: 1/22/2024

Time of Day: 4:30-4:45 PM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

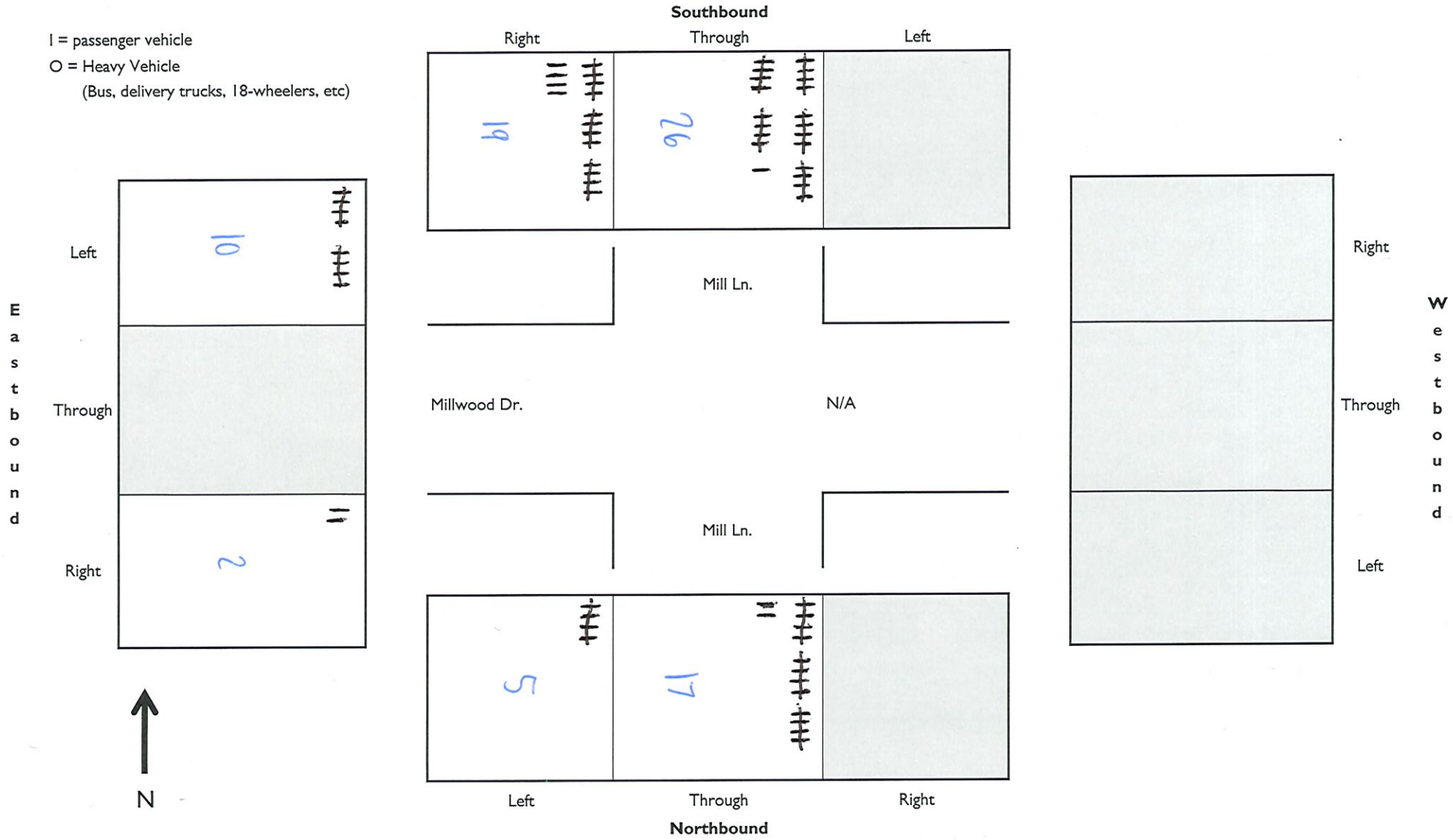
Date: 1/22/2024

Time of Day: 4:45-5:00 PM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

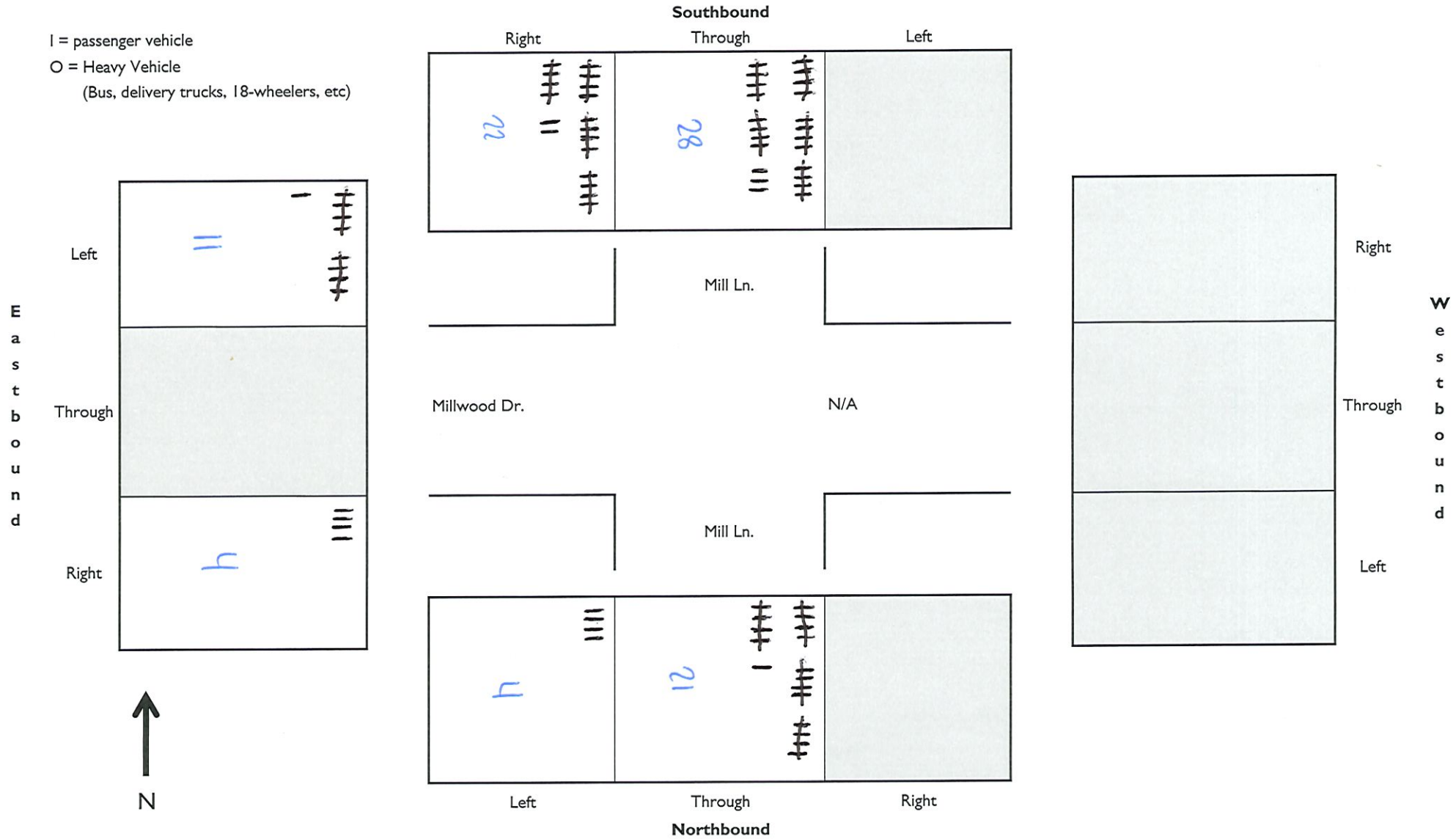
Date: 1/22/2024

Time of Day: 5:00-5:15 PM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

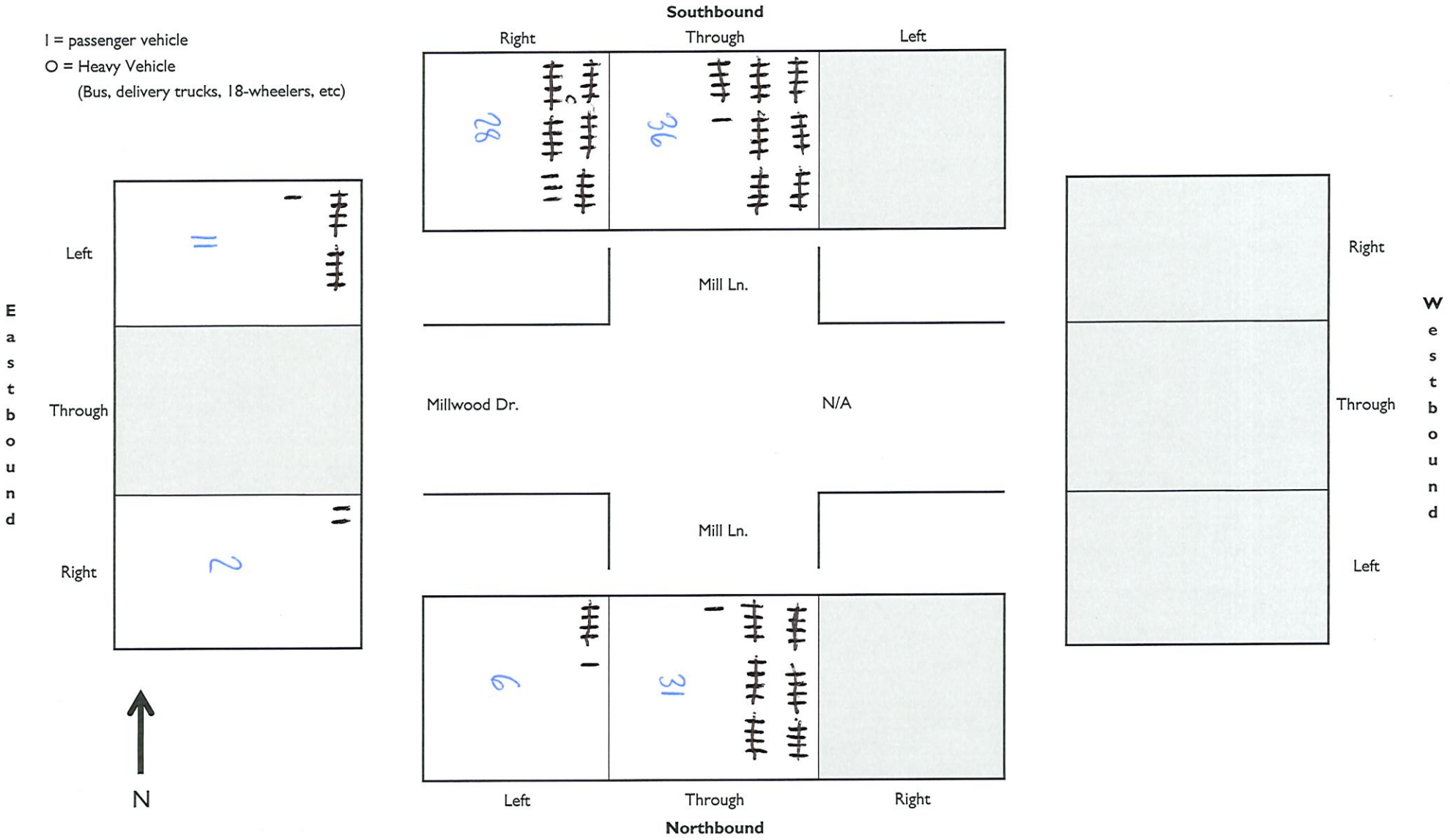
Date: 1/22/2024

Time of Day: 5:15-5:30 PM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

Date: 1/22/2024

Time of Day: 5:30-5:45 PM

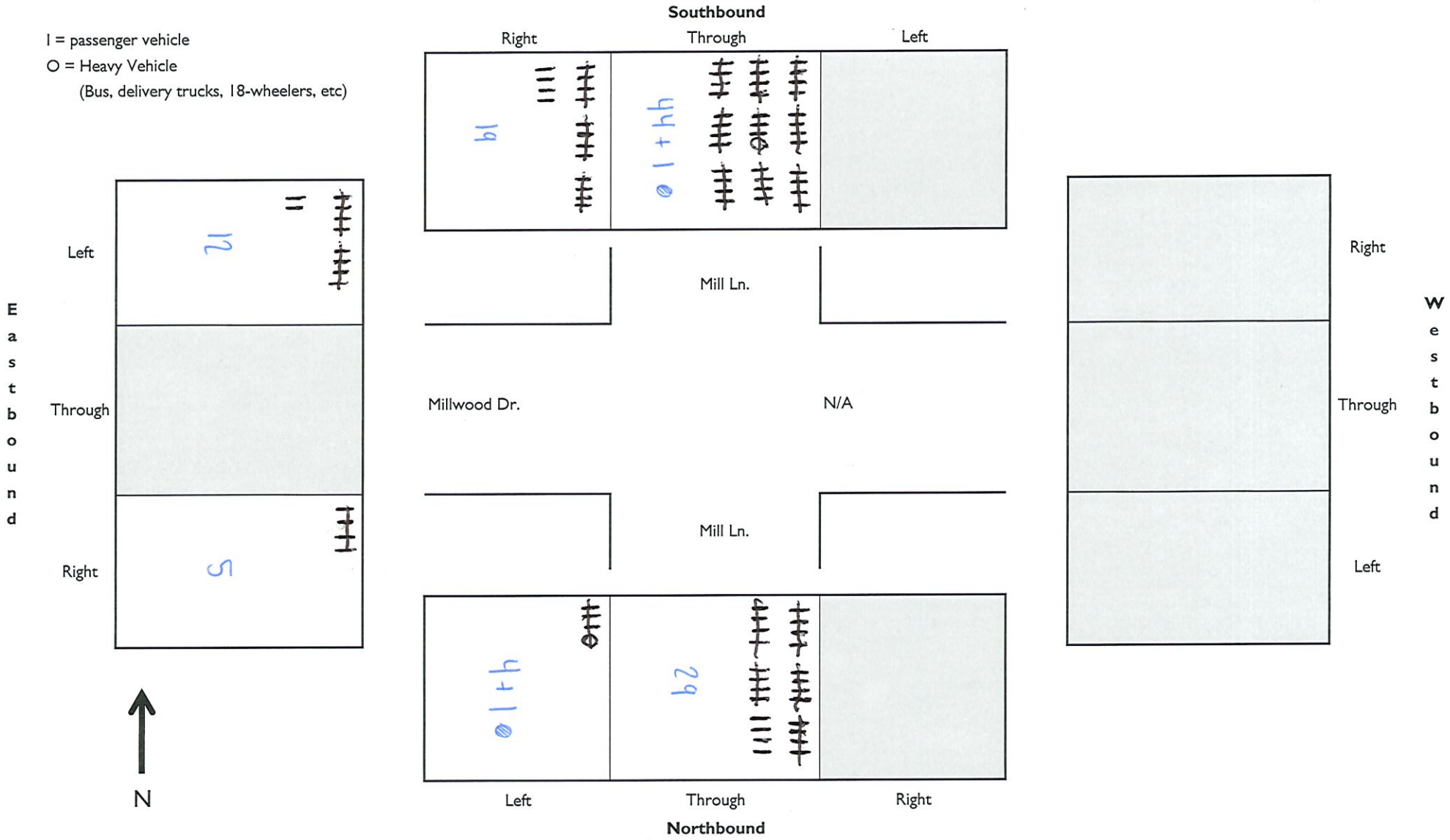
Project: 04240091.00

Counted By:

I = passenger vehicle

O = Heavy Vehicle

(Bus, delivery trucks, 18-wheelers, etc)



Intersection: Mill Lane & Millwood Drive

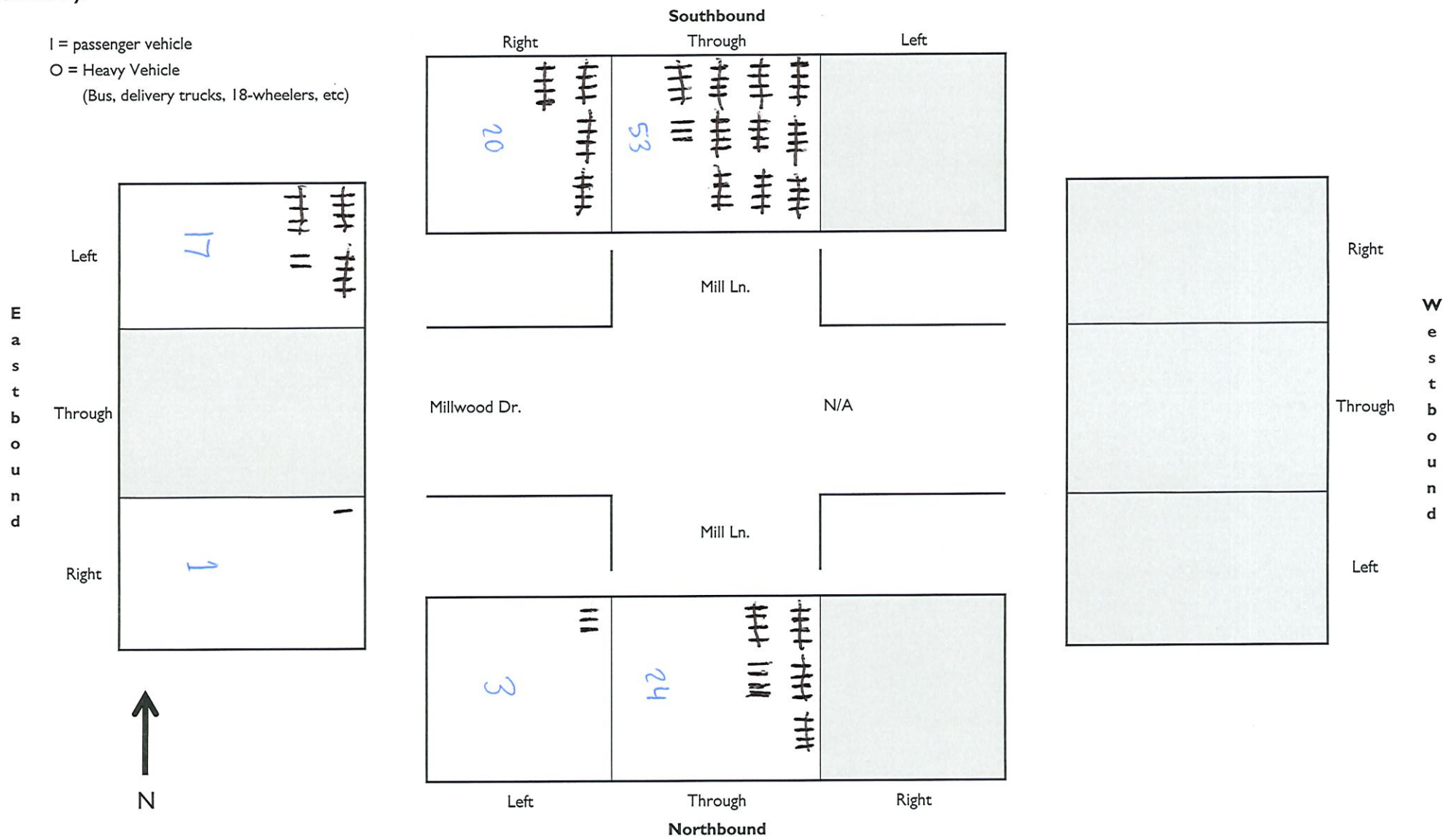
Date: 1/22/2024

Time of Day: 5:45-6:00 PM

Project: 04240091.00

Counted By:

I = passenger vehicle
O = Heavy Vehicle
(Bus, delivery trucks, 18-wheelers, etc)



MILL LANE RIGHT TURN WARRANT

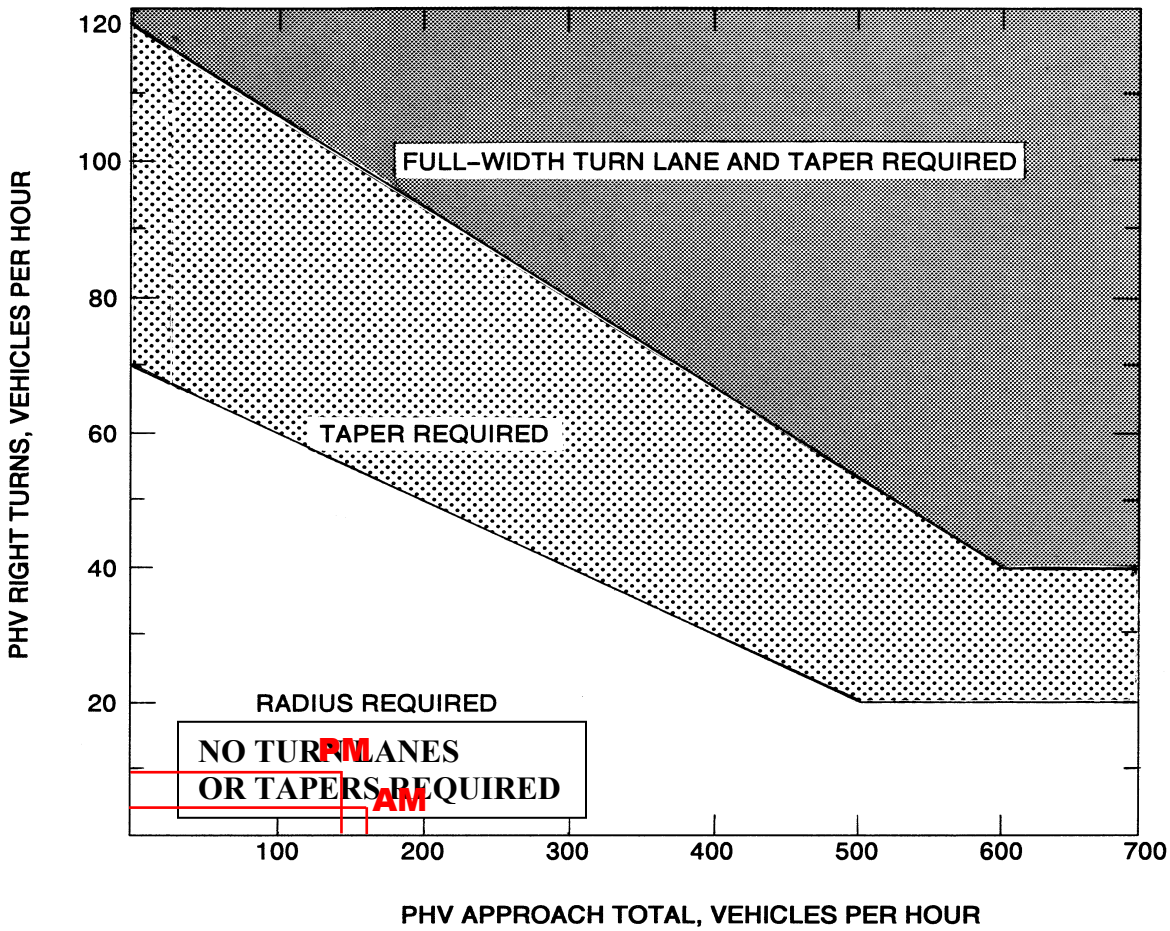


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

* Rev. 1/15

MILL LANE LEFT TURN WARRANT

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

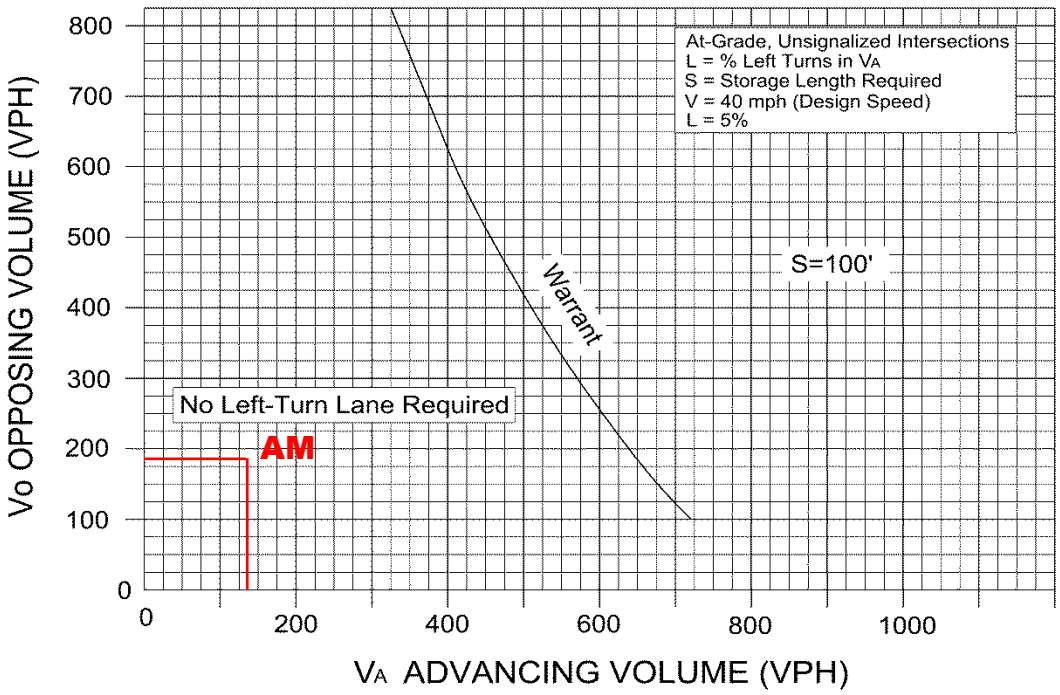


FIGURE 3-4 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

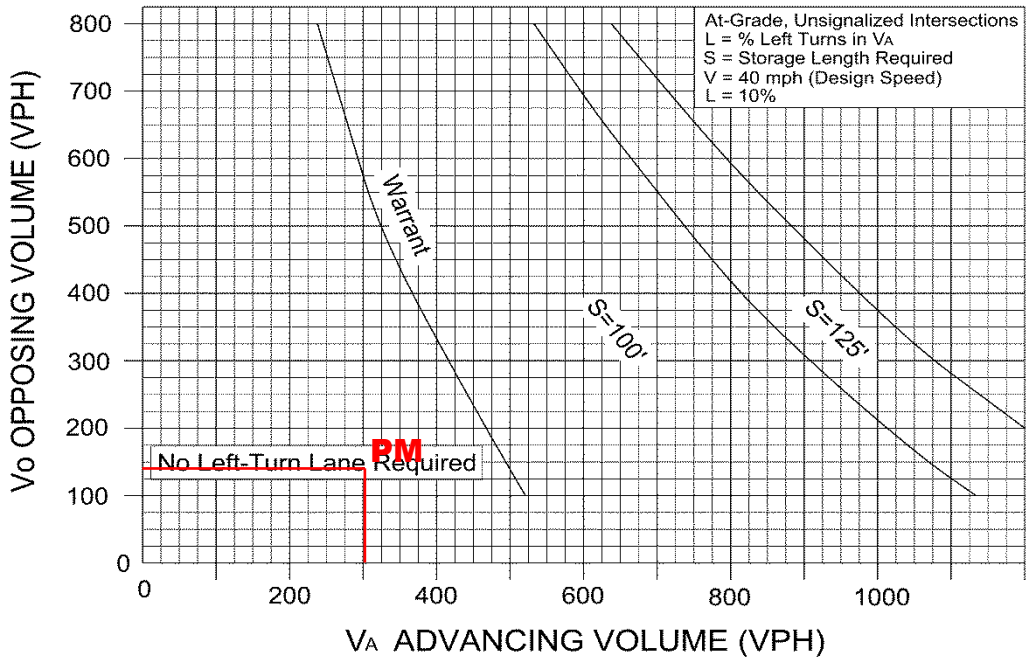


FIGURE 3-5 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

CITY OF SALEM, VIRGINIA
SALEM CITY COUNCIL
114 NORTH BROAD STREET
P.O. BOX 869
SALEM, VIRGINIA 24153-0869

April 1, 2025

ABoone Real Estate, Inc.
3934 Electric Road, SW, Suite A
Roanoke, VA 24018

RE: Petition For Zoning Amendment (Rezoning) and Special Exception Request
1906 Mill Ln & 1400 Blk Penley Blvd (TM#s 205-2-5 & 204-13-1)

To Whom It May Concern:

You and/or your agent shall appear before City Council on **Monday, April 28, 2025, at 6:30 p.m.** in the **Council Chambers, First Floor, Salem City Hall, 114 North Broad Street, Salem, Virginia** for consideration of your zoning amendment and special exception requests for the above referenced properties.

If you have any questions regarding this matter, please contact our office at (540) 375-3016.

Sincerely,

H. Robert Light

H. Robert Light
Assistant City Manager/Clerk of Council

C: Mr. Charles N. Dorsey

CITY OF SALEM, VIRGINIA
SALEM CITY COUNCIL
114 NORTH BROAD STREET
P.O. BOX 869
SALEM, VIRGINIA 24153-0869

April 1, 2025

Charles N. Dorsey
P.O Box 745
Salem, VA 24153

RE: Petition For Zoning Amendment (Rezoning) and Special Exception Request
1906 Mill Ln & 1400 Blk Penley Blvd (TM#s 205-2-5 & 204-13-1)

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If you have any questions regarding this matter, please contact our office at (540) 375-3016.

Sincerely,

H. Robert Light

H. Robert Light
Assistant City Manager/Clerk of Council

C: ABoone Real Estate, Inc.

TAX MAP NO.: 205-2-5 and 204-13-1

Return to: Office of Community Development
21 South Bruffey Street
Salem, Virginia 24153

This document prepared by:
(NAME AND ADDRESS): ABoone Real Estate, Inc. Court Rosen
3934 Electric Road, Suite A
Roanoke, VA 24018

PROFFER STATEMENT

WHEREAS, Douglas Dorsey ~~ABoone Real Estate, Inc as Contract Purchaser~~, Charles Dorsey, Jeffrey Dorsey, ("the Owner(s)") is/are the owner(s) of certain real property known as the Dorsey Farm *(property description/location)* ("the Property") totaling approximately 18.66 acres, located in the City of Salem, Virginia which is more particularly described as follows: See attached Legal Description

(legal description or an attachment containing a legal description. Also include tax map #); and

WHEREAS, the Owner(s) has/have filed an application to rezone the Property from current zoning of AGRSF and AG (Agriculture Districts) *(current zoning)* to RSF - Residential Single Family with Cluster Housing Overlay Special Exception *(proposed zoning)*, conditional, pursuant to the City of Salem Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, the Owner desires to proffer to the City of Salem (the "City") certain conditions in connection with the development of the Property that will protect the City and its citizens, provide for the orderly development of the Property, and offset the impacts of development; and

WHEREAS, the below-listed proffers are designed and intended to mitigate impacts that have been identified; and

WHEREAS, the Owner certifies that all below-listed proffers are voluntary, reasonable, and directly related to the rezoning applied for; and

WHEREAS, the City is authorized to accept these proffers pursuant to the Code of Virginia, and the Zoning Ordinance; and

WHEREAS, in the event that there is any conflict between these proffers and the Zoning Ordinance, the conflict shall be resolved by the City's Zoning Administrator, subject to appeal to the Board of Zoning Appeals and the courts as provided by law; and

WHEREAS, these proffers shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and assigns; and

WHEREAS, the Owner(s) acknowledges that impacts of development not offset by the below-listed proffers may be cause for denial of the rezoning request.

NOW, THEREFORE, the Owner(s) agrees to meet and comply with the following proffers in connection with the development of the Property should the Owner's application to rezone the property be approved:

PROFFERS

1. *(proffer 1)* The development shall not exceed 70 single-family residential homes.

2. *(proffer 2)* Lots that have driveway access directly to Mill Lane shall include a driveway turnaround so that residents are not forced to back onto Mill Lane.

3. *(proffer 3)* Minimum lot frontage shall be 51 feet. Lots that front on the arc of the cul-de-sac shall be allowed to reduce frontage to a minimum of 40 feet provided that the lot width at the front building setback is not less than 51 feet.

4. *etc.*

(Indicate if you intend the proffers to be offered as a group (i.e. "all or nothing". Otherwise, each will be considered to be individually offered for separate consideration by the City. The City does not have to accept proffers that are offered)

Once proffered and accepted as part of an amendment to the zoning ordinance, these conditions shall continue in full force and effect until a subsequent amendment changes the zoning on the property covered by these conditions; provided, however, that such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

WITNESS the following signature and seal:

By: _____

Owner

COMMONWEALTH OF VIRGINIA CITY OF SALEM, to wit:

The foregoing instrument was acknowledged before me this 28th day of April, 2025

by _____

Owner

Diana Cook Osborne

Notary Public

My commission expires: 4/30/28

Diana Cook Osborne
Notary Public
Commonwealth of Virginia
Registration No. 7511768
My Commission Expires 4/30/28

Acceptance:

The Proffers herein have been accepted as follows: ("All" or list specific proffers accepted)

_____

_____

_____

_____

_____

_____

_____

by action of the Council of the City of Salem on _____
Date

ATTEST:

_____
Clerk of Council
Salem, Virginia

AN ORDINANCE TO REZONE THE PROPERTIES LOCATED AT 1906 MILL LANE AND 1400 BLOCK PENLEY BOULEVARD (TAX MAP #S 205-2-5 AND 204-13-1) FROM RSF/AG RESIDENTIAL SINGLE FAMILY/AGRICULTURE DISTRICTS AND AG AGRICULTURE DISTRICTS TO RSF RESIDENTIAL FAMILY DISTRICT

WHEREAS, ABoone Real Estate Inc., contract purchaser, petitioned to rezone the properties at 1906 Mill Lane and 1400 block Penley Boulevard (Tax Map #s 205-2-5 and 204-13-1) from RSF/AG Residential Single Family/Agriculture Districts and AG Agriculture Districts to RSF Residential Family District; and

WHEREAS, the rezoning is in accordance with good zoning practice; and

WHEREAS, the City of Salem Planning Commission recommended approval of the rezoning request;

NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that the properties at 1906 Mill Lane and 1400 block Penley Boulevard (Tax Map #s 205-2-5 and 204-13-1) be and hereby are rezoned from RSF/AG Residential Single Family/Agriculture Districts and AG Agriculture Districts to RSF Residential Family District with the following three (3) proffers:

1. The development shall not exceed 70 single-family residential homes.
2. Lots that have driveway access directly to Mill Lane shall include a driveway turnaround so that residents are not forced to back onto Mill Lane.
3. Minimum lot frontage shall be 51 feet. Lots that front on the arc of the cul-de-sac shall be allowed to reduce frontage to a minimum of 40 feet provided that the lot width at the front building setback is not less than 51 feet.

The map shall be changed in this respect and no other, said property being described as follows:

CONTAINING CITY OF SALEM TAX ID 204-13-1 (TRACT "B" AS SHOWN ON PLAT BOOK 13, PAGE 84) AND TAX ID 205-2-5 (TRACT "A-2-B" AS SHOWN ON INSTRUMENT NO.220003675)
NOTE: THERE IS A 0°10'11" DIFFERENCE IN THE BASIS OF BEARINGS BETWEEN THE PLATS REFERENCED ABOVE. THE BEARINGS FROM PLAT BOOK 13 PAGE 84 HAVE BEEN ADJUSTED IN THE DESCRIPTION BELOW TO MATCH INSTRUMENT NO.220003675.

BEGINNING AT A POINT ON THE EAST LINE OF MILL LANE, BEING APPROXIMATELY 0.19 MILE SOUTH OF SOUTHSIDE DRIVE AND BEING THE COMMON CORNER BETWEEN TAX IDs 205-2-5 AND 179-2-1, SAID POINT BEING **THE POINT OF BEGINNING**.

THENCE DEPARTING THE EAST LINE OF MILL LANE, ALONG THE LINE OF TAX ID 205-2-5 THE FOLLOWING COURSES AND DISTANCES: N71°48'54"E 160.24 FEET TO A

POINT; **THENCE** N51°23’23’E 50.38 FEET TO A POINT; **THENCE** N35°46’20”E 91.53 FEET TO A POINT; **THENCE** S74°37’38”E 427.61 FEET TO A POINT; **THENCE** N59°10’04”E 272.00 FEET TO A POINT, BEING A COMMON CORNER OF TAX ID 205-2-5 AND 204-13-1.

THENCE CONTINUING ALONG THE LINE OF TAX ID 204-13-1 THE FOLLOWING COURSES AND DISTANCES: S85°19’11”E 211.52 FEET TO A POINT; **THENCE** S15°58’11”E 487.15 FEET TO A POINT; **THENCE** S86°08’11”E 127.21 FEET TO A POINT; **THENCE** S03°51’49”W 170.00 FEET TO A POINT; **THENCE** N86°08’11”W 20.00 FEET TO A POINT; **THENCE** S03°51’49”W 180.00 FEET TO A POINT; **THENCE** N86°08’11”W 512.81 FEET TO A POINT; BEING A COMMON CORNER OF TAX ID 204-13-1 AND 205-2-5.

THENCE CONTINUING WITH THE LINE OF TAX ID 205-2-5 THE FOLLOWING COURSES AND DISTANCES: N84°18’11”W 126.03 FEET TO A POINT; **THENCE** S05°41’49”W 144.86 FEET TO A POINT ON THE NORTH LINE OF PENLEY BOULEVARD, **THENCE** WITH SAID LINE N84°18’11”W 50.00 FEET TO A POINT, **THENCE** DEPARTING THE NORTH LINE OF PENLEY BOULEVARD N05°41’49”E 144.86 FEET TO A POINT; **THENCE** N84°18’11”W 173.81 FEET TO A POINT; **THENCE** N04°17’17”E 38.69 FEET TO A POINT; **THENCE** N84°18’11”W 231.95 FEET TO A POINT ON THE EAST LINE OF MILL LANE, **THENCE** WITH SAID LINE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 496.13 FEET, A LENGTH OF 133.41 FEET, AND A CHORD BEARING AND DISTANCE OF N14°54’21”W 133.01 FEET TO A POINT; **THENCE** N21°57’32”W 111.41 FEET TO A POINT; **THENCE** ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2504.13 FEET, A LENGTH OF 188.63 FEET, AND A CHORD BEARING AND DISTANCE OF N26°41’55”W 188.59 FEET TO A POINT; **THENCE** ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 8935.17, A LENGTH OF 147.26, AND A CHORD BEARING AND DISTANCE OF N28°47’53”W 147.26 FEET TO A POINT, **BEING THE POINT OF BEGINNING**.

HAVING A TOTAL AREA OF 812,584.8 SQUARE FEET OR 18.654 ACRES, MORE OR LESS, SITUATE IN THE CITY OF SALEM, VIRGINIA, THIS DESCRIPTION BEING COMPILED FROM RECORDS.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance be and the same are hereby repealed.

This ordinance shall be in full force and effect ten (10) days after its final passage.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders -
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

Passed:
Effective:

/s/
Mayor

ATTEST:

H. Robert Light
Clerk of Council
City of Salem, Virginia

Item #: 6.A.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Amendment to the Zoning Ordinance**
Hold public hearing and consider ordinance on first reading for the request of Gwynn Properties, LLC, contract purchaser, to rezone the property located at 220 Brand Avenue (T/M# 74-2-8) from HBD Highway Business District with conditions to HBD Highway Business District. (Advertised in the April 24 and May 1, 2025, issues of the *Salem Times-Register*.)(Planning Commission recommended approval by a unanimous vote.)

SUBMITTED BY: Maxwell Dillon, Planner

SUMMARY OF INFORMATION:
SITE CHARACTERISTICS:

Zoning: HBD Highway Business District with conditions
Land Use Plan Designation: Commercial
Existing Use: Union Office
Proposed Use: Therapy for Mental Health/Addiction - Guidance Service

The subject property (220 Brand Avenue) consists of a 1.756-acre tract of land which currently sits within the HBD Highway Business District zoning designation. The property has historically served as a Union Hall. In 1979, the property was rezoned from Residential Business District RB to Business District B-3, with the following condition:

1. Only a Union Hall and Office shall be constructed on said parcel of land, and should such development not occur within two years or not used as a Union Hall, then the zoning shall revert to Residential Business District RB without any further action by the Planning Commission or Council.

The applicant, Gwynn Properties, LLC, is requesting a rezoning of the property from HBD Highway Business District with conditions to HBD Highway Business District without conditions in order to utilize the property for a different purpose than a Union

Hall. If approved, the applicant plans to operate a therapy service for people struggling with mental health and addiction issues. Because no medicine will be stored or distributed on-site, this use is considered a Guidance Service (permitted by-right in HBD) as opposed to an Outpatient Mental Health and Substance Abuse Clinic (permitted by Special Exception Permit in HBD) by the City of Salem Zoning Ordinance. Currently, the applicant has no plans for the undeveloped rear yard area. The Future Land Use Map (FLUM) identifies this area as commercial, which is consistent with the proposed future utilization of the property.

REQUIREMENTS: The proposal meets the requirements of Section 106-214.3. Site development regulations for HBD.

FISCAL IMPACT:

STAFF RECOMMENDATION:
Recommend that Council hold a public hearing and consider adoption of ordinance on first reading.

ATTACHMENTS:
1. Brand Ave Rezoning
2. Medicine clarification
3. Ordinance_58
4. legal description
5. 220 Brand Ave - Affidavit
6. Item 6A 5-12-25 April 16 2025 PC Minutes
7. Item 6A 5-12-25 Council meeting owner notification letter - 220 Brand Avenue
8. Item 6A 5-12-24 Legal Ad 5.01
9. Item 6A 5-12-25 Legal Ad 4.24
10. Item 6A 5-12-25 Rezoning Ordinance for 220 Brand Avenue Tax Map 74-2-8

Docusign Envelope ID: 7CAA354E-36AA-405F-B636-F555BA4B7112

SALEM VA
COMMUNITY DEVELOPMENT

City of Salem
Rezoning Application

Pre-application Meeting (optional)

- Meetings with the Community Development Staff are recommended prior to submittal of a rezoning application. Please bring a plat to the meeting with a sketch of your proposal.

Application Submittal

- The application deadline is the first of the month for inclusion on the following month's agenda. If the first falls on a weekend or holiday, the application deadline will be the following business day.
- When submitting an application be sure to include the following: a complete application, plat of the subject property, legal description that includes metes and bounds, and supplementary information to support the request (such as conceptual plans and building elevations). Please note: incomplete applications will not be accepted and will be returned to the applicant.
- The application fee is due at time of submittal. (See Page 4)
- PLEASE NOTE: As per 106-520(C) of the City of Salem Zoning Ordinance no application shall be accepted for a lot or parcel that does not comply with the minimum lot area, width, or frontage requirements of the requested zoning district. A variance from the Board of Zoning Appeals must be obtained prior to the submission of a rezoning application.

Application Distribution for City Review

- Complete applications may be routed to City departments for review.

Staff/Applicant Meeting

- The staff may contact the applicant to schedule a meeting to discuss comments provided by reviewing agencies, to request additional information or plan revisions, and to negotiate proffers.

Planning Commission

- Revised conceptual plans and draft proffers must be submitted prior to the Planning Commission meeting. Proffers and conceptual plans may be revised in accordance with Staff's recommendations, and revisions incorporating the staff's recommendations must be submitted prior to the Planning Commission meeting.
- A staff report and recommendation is included in the Planning Commission packet. The packet is distributed approximately 1 week prior to the Planning Commission meeting.
- The Planning Commission meets on the 1st Wednesday after the 1st City Council meeting of the month.
- Following a public hearing on the rezoning case, the Planning Commission may recommend approval, approval with revisions to the proffers, denial, or deferral of the application.

City Council

- Signed and notarized final proffers must be submitted prior to the City Council meeting.
- A staff report containing the recommendation of the Planning Commission and Staff is sent to the City Council prior to the meeting.
- The City Council typically hears rezoning cases on the 4th Monday of every month. Cases are usually heard by Council at the meeting following the Planning Commission meeting.
- Following a public hearing on the case, the City Council may vote to approve, approve with proffered conditions, deny, defer the application to another meeting, or remand the application back to the Planning Commission for further consideration.

ATTACHMENTS - For ALL REQUESTS you must submit the following electronically:

a. **A fully completed signed application.**

b. **Acknowledgement of Application Fee Payment Procedure** (Page 4)

c. **Signed Proffer Statement if applicable** (Pages 6 & 7)

d. **A plat of the subject property,** which accurately reflects the current property boundaries, is drawn to scale, and shows existing structures. (Typically, available from the City Clerk's Office.)

e. **Responses to questions on Page 5**

f. **Historic Impact Information** (if any)

g. **For applications requiring plans,** please submit electronically only. No hard copies will be accepted.

h. **Check here** if the conceptual plan will serve as the preliminary plat. ☐

NOTE: Elevations will be required with new development.

TO THE APPLICANT:

It is the policy of the City of Salem City Council, the City of Salem Planning Commission, and City of Salem Board of Zoning Appeals to require a property to be posted when a zoning action is being considered. Such a posting notifies the general public of an impending action and the location being considered.

It is incumbent on you, the applicant, to ensure the sign is in the proper location and remains there until an action has taken place. Consequently, the procedure for posting is as follows:

1. The Community Development Staff will post the sign on your property.

2. You should check the location of the sign to make certain it is in the right place on your property. If it is not, notify the Community Development Office as soon as possible.

3. You should check periodically to ensure the safety of the sign. If it is stolen or otherwise harmed, notify the Community Development Office as soon as possible.

In submitting this rezoning application, you hereby grant permission to the agents and employees of the City of Salem to enter the referenced property for the purposes of processing and reviewing the above application.

Should you have any questions regarding this policy, please contact a member of Community Development.

City of Salem Community Development Application

Request for REZONING or CONDITIONAL REZONING

Case #: _____

APPLICANT INFORMATION

Owner: _____
Contact Name: _____
Address: _____

Telephone No. _____
Fax No. _____
Email Address _____

Applicant/Contract Purchaser: Edna Gwynn
Signed by: Edna Gwynn
Contact Name: Edna Gwynn
Signed by: Edna Gwynn
Address: 3491 Bason rd Mebane NC 27302/

Telephone No. 954-288-6999
Fax No. _____
Email Address aboveand beyond mhs@gmail.com

PARCEL INFORMATION

For multiple parcels, please attach a page ☐

(Tax ID #'s) 74-2-8

Deed Book 19000275 Page _____
Subdivision Price
Location Description (Street Address, if applicable) _____
PT LT 8 1.756 AC JE PRICE MAP.

Total Area (acres/square feet) _____
Current Zoning _____
Requested Zoning _____
Requested Use _____
Current Use _____

☐ Conditional Zoning Request: See Attached Proffer sheets

SIGNATURE OF OWNER ☐ CONTRACT PURCHASER ☐ *(attach contract)* ☐

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I hereby grant permission to the agents and employees of the City of Salem to enter the property for the purposes of processing and reviewing this request.

Signature Carl Kemmerer — Date 2/26/25
Print Name Carl Kemmerer
Signature _____ Date _____
Print Name _____

QUESTIONS/ LETTERS/ SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Keith Dalton
Address: 7325 Willamson Rd Roanoke, Va 24019

keith@c21goldkey.net

Telephone No. 540-309-8094
Fax No. _____
Email Address keith@c21goldkey.net
DocuSigned by: Keith Dalton
9ABAF17546BE44C...

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

IUE-CWA
A Force for Working Families AFL-CIO

Carl Kennebrew
President

2701 Dryden Road Dayton, Ohio 45439
(937) 298-9984 • Fax (937) 298-2636 • www.iue-cwa.org

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees must be submitted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable fees has been received by the City of Salem Community Development Department. I acknowledge that I am responsible for ensuring that such fees are received by the City of Salem. I further acknowledge that any application fee submitted after the deadline shall result in the application being considered filed for the next month's meetings.

Signature of applicant/authorized agent Edna Gwynn BDCDA48EAA2F490 Date: 2/25/2025 | 7:28 PM EST

Print Name: Edna Gwynn

Signature of applicant/authorized agent _____ Date: _____

Print Name: _____

If you would like your correspondence emailed and/or faxed, please make selections, and provide the information below:

☐Email _____ ☐Fax: _____

FEES:

All application fees must be paid at the time of submittal. Please make checks payable to the City of Salem:

Rezoning application fee $1,000

FOR STAFF USE ONLY

Staff Reviewer: _____ Application Complete? ☐ YES ☐ NO

Date: _____

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the Future Land Use Designation for the subject property? Commercial/ HBD
2. Describe in detail the proposed use of the property. Please see attached sheet.
3. List any sensitive environmental or unique features on the property. Are there any high voltage transmission lines, public utility lines, or others? Common City of Salem Utility lines.
4. Is the subject property located within the Floodplain District? ☐ YES ■ NO If yes, describe the proposed measures for meeting the standards of the Floodplain Ordinance. _____
5. Is the subject property listed as a historic structure or located within a historic district? ☐ YES ■ NO
   If yes, describe the proposed measures for meeting the standards of the Department of Historic Resources.
6. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? Exisiting structure.

PLEASE RESPOND FOR COMMERCIAL REZONING APPLICATIONS

1. What provisions will be made to ensure safe and adequate access to the subject property? Existing lighting, Contracting for Snow and ice removal.
2. How will the traffic impact of this development be addressed? Minimal impact, as the majority of our clientele takes advantage of public transportation.
3. Describe why the proposed use is desirable and appropriate for the area. What measure will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? The City of Salem as well as the entire Valley is impacted by Mental Health Issues and Addictions. We have a proven tract record in succesfuly addressing and helping people work through these issues.
4. What type of signage is proposed for the site? Yard sign, Similar to the existing sign.
5. Have architectural/building elevations been submitted with this application? N/A

Question #2

This program is designed to provide much-needed support and treatment to those seeking to addresses a critical need for accessible mental health and addiction services. This service aligns with the city's goals of enhancing public health and well-being. Our team of licensed counselors and staff will ensure that all individuals participating in the program follow a structured and entirely volunteer program to overcome addictions, and improve mental health. We believe this to be a valuable addition to the community. Patient success will be accomplished by maintaining confidentiality and creating a positive and learning environment. The facility will have proper security protocols in place to ensure that there is no disturbance to the surrounding area. This includes monitoring entrances, exits, and grounds to help ensure the safety of both staff, clients, and neighbors.

Docusign Envelope ID: 7CAA354E-36AA-405F-B636-F555BA4B7112

TAX MAP NO.: 74-2-8

Return to: Office of Community Development
21 South Bruffey Street
Salem, Virginia 24153

This document prepared by: Keith Dalton
(NAME AND ADDRESS): 7325 Williamson Rd. Rke, Va 24019

PROFFER STATEMENT

WHEREAS, _____, _____, _____, ("the Owner(s)") is/are the owner(s) of certain real property known as _____ *(property description/location)* ("the Property") totaling approximately _____ acres, located in the City of Salem, Virginia which is more particularly described as follows: _____ *(legal description or an attachment containing a legal description. Also include tax map #); and*

WHEREAS, the Owner(s) has/have filed an application to rezone the Property from current zoning of _____ *(current zoning)* to _____ *(proposed zoning)*, c onditional, pursuant to the City of Salem Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, the Owner desires to proffer to the City of Salem (the "City") certain conditions in connection with the development of the Property that will protect the City and its citizens, provide for the orderly development of the Property, and offset the impacts of development; and

WHEREAS, the below-listed proffers are designed and intended to mitigate impacts that have been identified; and

WHEREAS, the Owner certifies that all below-listed proffers are voluntary, reasonable, and directly related to the rezoning applied for; and

WHEREAS, the City is authorized to accept these proffers pursuant to the Code of Virginia, and the Zoning Ordinance; and

WHEREAS, in the event that there is any conflict between these proffers and the Zoning Ordinance, the conflict shall be resolved by the City's Zoning Administrator, subject to appeal to the Board of Zoning Appeals and the courts as provided by law; and

WHEREAS, these proffers shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and assigns; and

WHEREAS, the Owner(s) acknowledges that impacts of development not offset by the below-listed proffers may be cause for denial of the rezoning request.

NOW, THEREFORE, the Owner(s) agrees to meet and comply with the following proffers in connection with the development of the Property should the Owner's application to rezone the property be approved:

PROFFERS

1. *(proffer 1)*

2. *(proffer 2)*

3. *(proffer 3)*

4. *etc.*

(Indicate if you intend the proffers to be offered as a group (i.e. "all or nothing". Otherwise, each will be considered to be individually offered for separate consideration by the City. The City does not have to accept proffers that are offered)

Once proffered and accepted as part of an amendment to the zoning ordinance, these conditions shall continue in full force and effect until a subsequent amendment changes the zoning on the property covered by these conditions; provided, however, that such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

WITNESS the following signature and seal:

By: _____

Owner

COMMONWEALTH OF VIRGINIA CITY OF SALEM, to wit:

The foregoing instrument was acknowledged before me this _____day of_____, 20_____

by _____.

Owner

_____

Notary Public

My commission expires: _____

Acceptance:

The Proffers herein have been accepted as follows: ("All" or list specific proffers accepted)

_____

_____

_____

_____

_____

_____

_____

by action of the Council of the City of Salem on _____
Date

ATTEST:

_____
Clerk of Council
Salem, Virginia

In reference to 220 Brand Ave.

The potential buyer Edna Gwynn DBA Gwynn Properties LLC state and attest that there will be no medicine stored on the property and no medicine will be dispensed on site.

Signed by:
Edna Gwynn
BDCDA40EAA2F490...

3/19/2025 | 2:11 PM EDT

Edna Gwynn, Owner- Gwynn properties LLC

Jim Nininger
Bobbie Saul
Gary Burton
Carl Mason

CITY OF SALEM, VIRGINIA

Date November 14, 1979

TO

FROM Randolph M. Smith RMS

SUBJECT Rezoning property on Brand Avenue

The Council of the City of Salem at its November 13, 1979, meeting passed an ordinance on second reading rezoning the property of Local 161, International Union of Electrical Radio & Machine Workers, AFL-CIO from Residential Business District R-B to Business District B-3 with certain proffered conditions. This Amendment to the Zoning Ordinance is number 58.

POSTED 11-26-79

58

#58

AN ORDINANCE TO AMEND SECTION 32-9, ARTICLE II, CHAPTER 32, OF THE CODE OF THE CITY OF SALEM, VIRGINIA, RELATING TO ZONING AND DIVIDING THE CITY INTO BUILDING DISTRICTS AND ESTABLISHING DISTRICT BOUNDARY LINES ON THE ZONING MAP OF THE CITY OF SALEM, VIRGINIA.

WHEREAS, Local 161, International Union of Electrical, Radio & Machine Workers, AFL-CIO, have heretofore petitioned to have a 1.756 acre tract located at 208 Brand Avenue rezoned from Residential Business District R-B to Business District B-3; and

WHEREAS, Local 161, International Union of Electrical, Radio & Machine Workers, AFL-CIO, did in said petition voluntarily proffer certain conditions in addition to the regulations provided by Business District B-3 into which the property is requested to be rezoned; and

WHEREAS, Council has reviewed the proposed conditions and is of the opinion that the requested rezoning without the proposed conditions would not be in the best interests of the City of Salem and that the conditions proffered will more closely comply with the intent of the Land Use Plan heretofore adopted; and

WHEREAS, Council has adopted provisions of Chapter 320 of the 1978 Acts of the General Assembly of Virginia, Sections 15.1-491.1 through 15.1-491.6, relating to conditional zoning; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Section 32-9, Article II, Chapter 32, of The Code of the City of Salem, Virginia, relating to building district boundary lines, be amended in the following particular and no other, viz:

Section 1. That the following described property in the City of Salem be and the same is hereby changed from Residential Business District R-B to Business District B-3 and the map referred to shall be changed in this respect and no other. However, in addition to the regulations for such zoning district as contained in Chapter 32 of The Code of the City of Salem, there are hereby incorporated the conditions set forth in Section 2 of this ordinance.

BEGINNING at an iron pin in the west line of Carey Avenue at the southeast corner of the property of Sallie Kae & J. E. Price; thence with the west line of Carey Avenue S. 9° 48' W. 236.75 feet to an iron pin; thence leaving Carey Avenue and with a new line through the property of Robertson Fowler Co., Inc. N. 89° 01' 32" W. 338.01 feet to an iron pin on the east line of a 20 foot street; thence with the east line of said 20 foot street N. 10° 13' E. 222.60 feet to an iron pin; thence leaving said 20 foot street N. 88° 34' E. 338.88 feet to the place of BEGINNING. and being a portion of the original Lot #8, of the J. E. Price Map recorded in County Deed Book #350, page #355.

Section 2. The following conditions voluntarily proffered shall apply in addition to the regulations contained in Chapter 32 of The Code of the City of Salem:

Only a Union Hall and Office shall be constructed on said parcel of land, and should such development not occur within two years or not used as a Union Hall, then the zoning shall revert to Residential Business District R-B without any further action by the Planning Commission or Council.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance be and the same are hereby repealed.

This ordinance shall be in full force and effect ten (10) days after its final passage.

Upon a call for an aye and a nay vote, the same stood as follows:

Robert L. Barnett - Aye
Jane L. Hough - Aye
Carl E. Tarpley, Jr. - Aye
W. Mac Green - Aye
James E. Taliaferro - Aye

Approved: November 13, 1979

/s/ James E. Taliaferro
Mayor

ATTEST:

Randolph M. Smith
Clerk of Council
City of Salem, Virginia

Whereas, the IUE-CWA Local 82161 now wishes to quitclaim all of its interest in the Property unto the IUE-CWA as the surviving or parent entity of said IUE-CWA Local 82161.

Now, therefore, as a conveyance to the surviving entity, and not for consideration, the Grantor does hereby grant, convey, remise, release and quitclaim unto the Grantee, as sole owner, all of the following lot or parcels of land situated in the **City of Salem**, Commonwealth of Virginia, and more particularly described as follows, to-wit:

> BEGINNING at an iron pin in the West line of Carey Avenue at the Southeast corner of the property of Sallie Kae & J.E. Price; thence with the west line of Carey Avenue S. 9° 48' W. 236.75 feet to an iron pin; thence leaving Carey Avenue and with a new line thru the property of Roberson Fowler Co. Inc. N. 89° 01' 32" W. 338.01 feet to an iron pin on the east line of a 20 foot street; thence with the east line of said 20 foot street N. 10° 13' E. 222.60 feet to an iron pin; thence leaving said 20 foot street N. 88° 34' E. 338.88 feet to the place of BEGINNING; and being a portion of the original Lot #8, of the J.E. Price Map recorded in County Deed Book #350, Page #355, all of which is more fully shown on a survey dated October 4, 1979, made by Jack G. Bess, C.L.S. for I.U.E. AFL-CIO LOCAL 161 attached to the Deed recorded in the Clerk's Office for the Circuit Court of the City of Salem, Virginia, at Deed Book 65, Page 22.

This Deed is made subject to all easements, reservations, restrictions, and conditions of record affecting the hereinabove described property.

The title to the property conveyed by this deed has not been examined or certified by the attorney who prepared this deed.

Witness the following signatures and seals.

IUE-CWA LOCAL 82161, formerly known as
INTERNATIONAL UNION OF ELECTRICAL,
RADIO AND MACHINE WORKERS LOCAL 161

By: Jerry Carney {SEAL}
Jerry Carney, Temporary Administrator

AFFADAVIT OF MAILING PURSUANT TO S15.2-2204
CODE OF VIRGINIA

PLANNING COMMISSION **ITEM #**
APRIL 16, 2025

This is to certify that I mailed letters in reference to the rezoning request of Gwynn Properties, LLC, contract purchaser, to rezone the property located at 220 Brand Avenue (Tax Map # 74-2-8) from HBD Highway Business District with conditions to HBD Highway Business District, to the following property owners and adjacent property owners on March 28, 2025, in the 2:00 p.m. mail:

EDNA GWYNN
3491 BASON RD
MEBANE NC 27302

PHILIP DANA BELAND
JUDY HALE BELAND
312 CAREY AVE
SALEM VA 24153

DOUGLAS W DOWE
123 HALE AVE
SALEM VA 24153

MIZACK FAMILY REVOCABLE TRUST
7708 AUTUMN PARK DR
ROANOKE VA 24018

IUE-CWA
2701 DRYDEN RD
MORAINE OH 45439

JANET BELINDA WARE
8213 BARRETT RD
FORT WASHINGTON MD 20744

DONNA G OWEN
118 BRAND AVE
SALEM VA 24153

KEITH DALTON
7325 WILLIAMSON RD
ROANOKE VA 24019

VICKI JO SHANK
6252 ZINNIA LN
HAYMARKET VA 20169

TIMOTHY LEE SKIME
ULRIKE SKIME
130 CAREY AVE
SALEM VA 24153

BYRON C COLES
936 HARRISON AVE
SALEM VA 24153

LNR PROPERTIES LLC
4832 CELTIC CIR
SALEM VA 24153

HILLBURG INVESTMENTS LLC
5929 BRAHMA RD SW
ROANOKE VA 24018

RIVERLAND OAKS LLC
P O BOX 2492
SALEM VA 24153

VALLEY PROPERTIES LL
L&M PROPERTIES LLC
3330 HOLLINS RD
ROANOKE VA 24012

GREGORY T LINKOUS
300 CAREY AVE
SALEM VA 24153

SCIOTO PROPERTIES
SP-16 LLC
160 E OLENTANGY ST
POWELL OH 43065-9065

FAWN RENEEE ROBBINS
CHRISTOPER DALE SAIN
311 CAREY AVE
SALEM VA 24153

KENNETH GRIGGS
145 CAREY AVE
SALEM VA 24153

JERRY A JACKSON
3524 MIDHURST DR
CHESTER VA 23831

SEYWARD VIRGINIA MCKINNEY
110 CAREY AVE
SALEM VA 24153

HENRY C RICE
MARJORIE L RICE
114 CAREY AVE
SALEM VA 24153

WILLIAM R MCNEILL III
118 CAREY AVE
SALEM VA 24153

RICHARD C LEYH
122 CAREY AVE
SALEM VA 24153

SHEROLYN JANINE PAYNE
126 CAREY AVE
SALEM VA 2415

EVAN N SCHRANTZ
HEATHER H SCHRANTZ
128 CAREY AVE
SALEM VA 24153

EDDIE L KOLB
119 HALE AVE
SALEM VA 24153

MORRIS A ELAM LIMITED PARTNERSHIP
450 S BROAD ST
SALEM VA 24153

WILLIAMS LIVING TRUST
5285 GLENVAR HEIGHTS BLVD
SALEM VA 24153

HELM BUILDING ENTERPRISES LTD
P O BOX 2789
SALEM VA 24153-0580

QUALITY HOMES BY L&T LLC
2804 FRANKLIN ST
SALEM VA 24153

Signed _____ Date 3/28/25

City of Salem
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 28th day of March, 2025, by Melissa Wickham

Loretta L Prillaman
Notary Public
My commission expires: May 31, 2026

LORETTA L. PRILLAMAN
NOTARY PUBLIC
REG. #308449
MY COMMISSION EXPIRES 5-31-2026
COMMONWEALTH OF VIRGINIA

PLANNING COMMISSION

MINUTES

Wednesday, April 16, 2025, at 7:00 PM

Work Session, 6:00 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

A work session meeting of the Planning Commission of the City of Salem, Virginia, was held in the Council Chambers Conference Room, City Hall, 114 North Broad Street, at 6:00 p.m., on Wednesday, April 16, 2025, there being present the following members of said Commission, to wit: Denise P. King, Reid Garst, Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Christopher J. Dorsey, City Manager and Executive Secretary, and H. Robert Light, Assistant City Manager and Deputy Executive Secretary, ex officio members of said Commission; Charles E. Van Allman, Jr., Director of Community Development; Mary Ellen Wines, Planning & Zoning Administrator; Maxwell S. Dillon, Planner, Melissa Wickham, Administrative Assistant, and Jim H. Guynn, Jr., City Attorney; and the following business was transacted:

Chair King reported that this date, place, and time had been set in order for the Commission to hold a work session.

The work session meeting was called to order at 6:00 p.m.

2. New Business

A. 220 Brand Avenue Rezoning
B. Brand Avenue Townhouse
C. Comprehensive Plan Update

Item 2.A. Staff noted that a rezoning request was submitted by Gwynn Properties LLC to rezone the property located at 220 Brand Avenue from HBD with conditions to HBD without conditions and a discussion was held.

Item 2.B. Staff noted that a continuance had been requested from Riverland Oaks, LLC for the Brand Avenue Townhouse development to the May 14, 2025, Planning Commission meeting.

Item 2.C. Staff updated the commission on the current review of the comprehensive plan.

3. Adjournment

Chair King adjourned at 6:52 p.m.

REGULAR SESSION

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1. Call to Order

The regular meeting of the Planning Commission of the City of Salem, Virginia, was called to order at 7:00 p.m. on Wednesday, April 16, 2025, in the Council Chambers of City Hall, 114 North Broad Street. Present were Chair Denise P. King, Vice-Chair Reid Garst, Commissioners Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum. Chair King presided.

Also present were Christopher J. Dorsey, City Manager and Executive Secretary; H. Robert Light, Assistant City Manager and Deputy Executive Secretary; Charles E. Van Allman, Jr., Director of Community Development; Mary Ellen Wines, Planning & Zoning Administrator; Maxwell S. Dillon, Planner; Lisa D. Browning, Codes Compliance Investigator; and Jim H. Guynn, Jr., City Attorney.

Chair King noted that the meeting was properly advertised in the *Salem Times Register* and convened as scheduled.

A. **Pledge of Allegiance**

2. Consent Agenda

A. **Minutes**

1) Consider acceptance of the minutes from the March 12, 2025, work session and regular meeting.

Commissioner Henrickson noted a correction on Page 21 of the packet regarding a subdivision builder's name. The minutes incorrectly listed "NVR Bryant" and should be amended to "Ryan Homes."

Chair King confirmed no further corrections were raised and accepted the minutes as corrected.

3. New Business

A. **Amendment to the Zoning Ordinance**

Hold a public hearing and consider the request of Gwynn Properties, LLC, contract purchaser, to rezone the property located at 220 Brand Avenue (T/M# 74-2-8) from HBD Highway Business District with conditions to HBD Highway Business District.

Chair King opened the public hearing at 7:03 p.m. and asked for the applicant to present their request. They need to state their name and address for the record.

Ms. Edna Gwynn of 3491 Basin Road, Mebane, North Carolina, addressed the Commission. Ms. Gwynn, owner of Above & Beyond Mental Health Services, currently operates a location in Danville, Virginia. She intends to open a second office in Salem, providing services such as addiction counseling, marriage counseling, and psychiatric therapy.

Ms. Gwynn confirmed she would utilize the existing building with interior renovations only and has no plans for development in the grassy area behind the structure. She also intends to install a 6' privacy fence along Carey Avenue.

Mr. Keith Dalton, Realtor for the property, confirmed that the fence would front Carey Avenue only, not extend to adjacent property lines.

Chair King stated that each speaker would have 3 minutes to speak, and the clock is sitting right there so they can keep an eye on where they are in relationship to those 3 minutes. She asked if anyone would like to speak about this item to please come forward. They need their name and address.

Mr. Kenneth Griggs of 145 Carey Avenue addressed the Commission and stated he lives right behind the property that is being talked about. His main concern is what are they going to do about the water situation there. He stated that he has been asking the City for over 32 years to come in and fix that water problem. Behind his house and on the property, Ms. Gwynn wants to buy, it floods badly. The water is not even 10' from his house coming in and goes all the way around his property. He is circled from it. He stated that something needs to be done about the water situation on that property.

Mr. Phillip Bland at 312 Carey Avenue addressed the Commission and stated his concern is the same as Mr. Griggs. He wanted to elaborate a little more. The water that is continually coming down is surface water runoff every time there is heavy rain. Most people here are probably aware of it. Not only does it flood Mr. Griggs property and around there, it floods across the street to the residences over there. They have talked about this before and nothing has been done about it. This is a situation that was the result of the extension of Harrison Avenue. Natural run-off used to go across to what is now VDOT and down through there into the creek. They blocked that off. They also constructed a main sewer line from Harrison Avenue down and connected onto the main sewer on Carey. They created an open culvert that takes all that water from the north end of Carey Avenue and the north end of Brand Avenue. It filters downhill into the lot that she is purchasing. He does not have a problem with any of that as long as it is resolved prior to making any developments on that land. It has to be resolved. It should be resolved whether there are developments or not. His neighbors get flooded all the time. He does not. He is higher but he has great neighbors. Mr. Griggs is not the only one that lives on an island until that water evaporates. This is a situation that the City developed years ago, and they just keep kicking the can down the road as they continue developing. There is nothing really effective that has been done to take care of it.

Chair King asked Ms. Gwynn up to the podium to clarify some information. Chair King asked if she was correct from the application that Ms. Gwynn was not developing this land, and she intends to use the building already in existence with some potential changes to the inside of the building.

Ms. Gwynn confirmed that is correct.

Chair King asked if Ms. Gwynn has any plans whatsoever at this time for anything in the grassy area behind the building.

Ms. Gwynn answered no. They are actually going to put a privacy fence in the back.

Commissioner Henrickson asked if she could elaborate on that a little.

Ms. Gwynn answered that there is a neighborhood behind the building. They are planning on putting a 6' privacy fence to separate it from the neighborhood.

Vice-Chair Garst inquired if it would be at the parking lot.

Ms. Gwynn stated no. Where the chain link fence is now, they would replace that with the privacy fence.

Chair King asked just to verify if the privacy fence was actually going to front Carey Avenue rather than Brand Avenue.

Ms. Gwynn stated yes.

Chair King asked if anyone else had questions for Ms. Gwynn.

Commissioner Beamer asked if she was going to just run it up the side or just at Carey Avenue.

Mr. Keith Dalton, Realtor of 817 Craig Avenue, one block away from this property, addressed the Commission and stated that right now their plans are for the fence to front just Carey Avenue. He had not even talked to them about going up the side to the adjoining property. Right now, just Carey Avenue was the only thing they had talked about.

Chair King stated she noted when she was on-site at the property that there was a fence along what would be the southerly border of that property.

Mr. Dalton asked if that was the one with the double gate.

Commissioner Beamer said no. The double gate was what they call the east side.

Mr. Dalton stated on the north side there was none, and he could not understand why, but there was nothing beside it.

Chair King stated that it is heavily timbered and with brush. Mr. Dalton asked if this is what they refer to as a natural fence. Chair King confirmed yes.

Mr. Dalton confirmed that on the east side, they have not talked about getting anything done on that. They have talked about just the Carey Avenue side for now.

Vice-Chair Garst asked for clarification that no drugs would be distributed here. He asked if this was all mental health therapy.

Ms. Gwynn confirmed there would be no drugs. They are licensed by DMAS with the State of Virginia. She has been licensed since 2019, and she is a licensed mental health therapist.

Commissioner Beamer stated he was very familiar with where Mebane and Danville are. He asked if she lived in Mebane.

Ms. Gwynn stated that she does live in Mebane.

Commissioner Beamer asked if she works in Danville.

Ms. Gwynn stated that her husband is from Danville, Virginia and that is why she ended up on this side of the country. She grew up in Florida but married someone from Danville.

Commissioner Beamer asked if she was going to work in Salem some.

Ms. Gwynn stated that no. She would be here in the summer if she gets approval to get this started, but she would not live in Salem. She has little children in school.

Commissioner Henrickson asked how many employees she would figure to have in that facility.

Ms. Gwynn answered typically when they have groups, only 12. It is a State-run program, so they have guidelines. When they have groups, every group of 12 gets 5 employees. If they decide to do a second group, it would be another 5 employees. It is all State guideline regulated.

Chair King asked what her hours of operation would be.

Ms. Gwynn answered 9-5, Monday through Friday.

Commissioner Beamer asked if this was for children or adults or everyone.

Ms. Gwynn stated she is licensed for adults. She is not licensed for children.

Commissioner Beamer asked if 18 and up.

Ms. Gwynn stated yes.

Commissioner Beamer asked how many she anticipated might be on-site, staff and patients, at any time.

Ms. Gwynn stated probably 25 at the most. That would probably be at least 6 staff because they do have a secretary and a security person.

Commissioner Beamer responded by asking does that put it at 31.

Ms. Gwynn stated no. She runs it every day. The one she has now, they probably had 23 people on-site today and that includes employees and staff.

Chair King asked if there were any other questions. She asked Charles Van Allman if he could shed any light on the water management situation as head of the Community Development Department.

Mr. Van Allman stated that the citizens on Carey Avenue are correct in saying there are water issues up there. The City is looking at possibilities to alleviate those problems. There are a lot of technical issues regarding the curvature of the road and how deep the sewer is going to be. They are looking at a way of getting some of the water out of there. They are in the initial stages, and he really cannot comment any further on what is going to be done exactly, but they have started planning stages to try to do something to help up there.

Chair King asked if there was anyone else to speak.

Richard Smith of 208 Brand Avenue addressed the Commission and stated he owns the property beside this establishment. He asked if they had decided that they were going to be 9 to 5, no overnight stays and nobody on the premises after hours.

Ms. Gwynn confirmed.

Mr. Smith stated that his biggest concern was the neighborhood behind him. He has become friends with most of these neighbors and they watch his property. They have had break-ins, and they have seen people and so forth. His other question was were they changing the zoning to accommodate the medical part of this or what was the zoning change actually doing.

Ms. Wines stated that originally, when the property was rezoned, there was a condition placed on the property that said it would be used for a union hall and union hall office only, so that is all that can be there. If they want to use the property for any other purpose, they have to remove that condition. That is what they are asking for tonight is to remove the condition. The zoning stays the same, so whatever is allowed in the HBD Highway Business District by right would be allowed at that location.

Mr. Smith stated he had noticed that everything down through there had a different type of highway business tag on it. His property is actually zoned single-family business, and he had never heard of that. That was his biggest concern. He asked for confirmation that they have a privacy fence they are going to put up. The gentleman that spoke about the water in his backyard, if he was him, he would say you have to do more than 6' because he is on the bottom, and they are above him so he can see everything. That is something they can work out, but the water condition is definitely an issue. They did not notice that one of the things that is cheap and quick and would not cost a lot is a pumping station. It is a 4" line over to the next street. It would empty it out in about an hour. His main concern was that there are no overnight stays because there are a lot of small children on that street. He asked if they had contracts with certain agencies.

Ms. Gwynn stated no.

Mr. Smith stated that was the other thing. When they start making contracts with government issues, they get people in there that they really do not want to have. That would be a concern of his. He stated that was really the only thing he had other than the overnight stays.

Chair King asked if anyone else wanted to speak on this tonight.

Commissioner Beamer asked if all three of the speakers' properties were toward Main Street from this property.

Chair King stated they are all on Carey Avenue.

Chair King inquired if anyone else wanted to speak on the matter and hearing none closed the public hearing at 7:17 p.m.

She asked if the members of the Commission had any questions.

Chair King stated that she thinks they have clarified that there is not going to be development on this property. She wants to make sure that everyone understands that and that their request is to remove the condition that was made. Chair King stated she would entertain a motion.

Commissioner Henrickson stated that he believed all the questions that they had were answered. They have heard and, hopefully, the City can somehow take care of this water issue. He did not think that concerned why they were there which was to remove one condition, so he made a motion to go ahead and remove the condition and that the property be rezoned HBD Highway Business District. The motion was seconded by Mr. Beamer.

Chair King asked for a roll call vote:

Mr. Routt - Aye
Mr. Henrickson - Aye
Mr. Beamer - Aye
Mr. Garst - Aye
Chair King - Aye

Chair King explained that the Planning Commission is a research and recommending body to the City Council. This matter has been approved with a 5-0 vote and will now go to City Council. Attendees will need to appear at the City Council meeting when this is on their Agenda. They will be notified of the time and date once it has been placed on their Agenda. For those of the public, everything will appear in the Salem Times Register or the Roanoke Times, as well as the website for the City of Salem.

B. **Amendment to the Zoning Ordinance**

Hold public hearing and consider the request of Riverland Oaks, LLC, property owner, to rezone the property located at 19 Carey Avenue (T/M# 83-1-11) from RSF Residential Single-Family District to RB Residential Business District with proffered conditions. The petitioner has requested to continue this item to the May 14, 2025, meeting.

Chair King asked if there was anyone present to speak on behalf of the applicant.

Patrick Snead of 302 Live Oak Court, Salem addressed the Commission and officially requested a continuance to the May 14, 2025, Planning Commission meeting.
Chair King asked if he wanted to share the reason for the continuation.

Mr. Snead stated that they have been having conversations with the City regarding some of the concerns of the neighborhood. They had a meeting yesterday and they thought it was a little too close to today's meeting and needed to see how that conversation went. They just need a little bit more time.

Chair King asked for clarification that they are requesting to have it continued until the May meeting.

Mr. Snead stated yes.

Chair King asked for a motion.

Commissioner Henrickson asked if it would be okay if anyone present tonight wished to speak on this matter.

Chair King stated no because he had requested a continuation.

Chair King asked for a motion. Mr. Garst so moved, and Mr. Routt seconded. Chair King asked for a roll call vote:

Mr. Routt - Aye
Mr. Henrickson - Aye
Mr. Beamer - Aye
Mr. Garst - Aye
Chair King - Aye

Chair King confirmed that this matter will be continued until the May meeting.

Mr. Snead asked if new notices would be sent out to the residents so they would know the exact date.

Ms. Wines confirmed that new letters would be sent to the neighbors as they were before.

Vice-Chair Garst asked for confirmation that everything had to be restarted. Chair King confirmed yes, the whole process restarts.

Chair King reminded everyone present that the Planning Commission is a research and recommending body to the City Council. This will appear on the City Council's Agenda. Attendees will need to appear at the City Council meeting when this is on their agenda. They will be notified once it has been placed on their Agenda. If they are interested in this matter, make sure that they know when the meeting will be held.

4. Adjournment

Chair King asked if there was anything further business for the Planning Commission. There being no further business, Chair King adjourned the meeting at 7:22 p.m.

CITY OF SALEM, VIRGINIA
SALEM CITY COUNCIL
114 NORTH BROAD STREET
P.O. BOX 869
SALEM, VIRGINIA 24153-0869

April 17, 2025

Edna Gwynn
3491 Bason Rd
Mebane NC 27302

RE: Petition For Zoning Amendment (Rezoning)
220 Brand Avenue
Tax Map # 74-2-8

To Whom It May Concern:

You and/or your agent shall appear before City Council on **Monday, May 12, 2025, at 6:30 p.m.** in the **Council Chambers, First Floor, Salem City Hall, 114 North Broad Street, Salem, Virginia** for consideration of your rezoning request for the above referenced property.

If you have any questions regarding this matter, please contact our office at (540) 375-3016.

Sincerely,

H. Robert Light

H. Robert Light
Assistant City Manager/Clerk of Council

C: Keith Dalton

MAIN STREET CLASSIFIEDS
Marketplace
ourvalley.org
The Fincastle Herald · The Vinton Messenger · The New Castle Record · Salem Times-Register · News Messenger · Radford News Journal

Help Wanted

Help Wanted Part-Time
REMAX Real Estate One
Secretary/Receptionist needed to answer phone, do light computer work, and filing
540.353.8661

Yard Sale

The Annual Woodbridge Neighborhood Yard Sale
Saturday May 3
8am-2pm
Many homes participating!

Free Wooden Pallets

FREE Wooden Pallets
No Need to call or come inside.
First come, First served.
Behind Salem Times Register building

Legals - City of Salem

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Council of the City of Salem, at its regular meeting on Monday, May 12, 2025, at 6:30 p.m., in Council Chambers, City Hall, 114. N. Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Consider the request of Gwynn Properties, LLC, contract purchaser, to rezone the property located at 220 Brand Avenue (T/M# 74-2-8) from HBD Highway Business District with conditions to HBD Highway Business District.

Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.

At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.

THE COUNCIL OF THE CITY OF SALEM, VIRGINIA
BY:
H. Robert Light
Clerk of Council

Notice is hereby given to all interested persons that the City of Salem Planning Commission, at its regular meeting on May 14, 2025, at 7:00 p.m., in Council Chambers, City Hall, 114 North Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider approval of the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Consider the request of Danny R. and Sonja S. Kane, property owners, to rezone the property located at 151 St. John Road (Tax Map #155-2-3) from HM Heavy Manufacturing to HBD Highway Business District.

2. Consider adopting resolution of recommendation regarding "Comprehensive Plan 2045" for the City of Salem. The plan addresses housing, redevelopment, open space, city government, transportation & infrastructure, land use, and other information used to outline the City's long-term vision and goals for development and growth.

Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.

At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.

THE PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA
BY: Christopher J. Dorsey
Executive Secretary

Legals - Bedford County

ABC NOTICE

MAHANT 9 LLC., trading as LAKERS COUNTRY STORE,10999 MONETA ROAD, MONETA, BEDFORD CO. VA 24121.

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Wine and Beer, OFF Premises license to sell or manufacture alcoholic beverages.

Hardik C. Patel,
OWNER.

NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

Legals - Botetourt County

VIRGINIA: IN THE CIRCUIT COURT OF BOTETOURT COUNTY IN RE: ESTATE OF FRIEDA HINER, DECEASED NOTICE

Having been requested to do so by Mark Dellinger, attorney for Robert L. Jones, executor of the estate of Frieda Hiner, Deceased, and in accordance with Section 64.2550 of the 1950 Code of Virginia, as amended, all creditors of Frieda Hiner, and all persons in any way interested in her estate, are hereby notified that I have fixed the 28th day of May, 2025 at 10 0'clock a.m., at my office at 13 South Roanoke Street, Fincastle, Virginia as the time and place for determining an account of the debts and demands against said Frieda Hiner or her estate, the priorities among them, and the names of the persons to whom they are due.

All creditors of Frieda Hiner, deceased, and persons interested in her estate should appear at the time and place named, or any other time or place to which the proceedings may be adjourned, and protect their interest.

Given under my hand this the 24th day of April, 2025.

Malcolm McL. Doubles
Commissioner of Accounts

Trustee's Sale 133 RIDGEVIEW CIRCL, ROANOKE, VA 24019 (Parcel ID: 13766/ 107E(1)BK5-9)

Default having been made in the terms of a certain Deed of Trust dated 7/18/2009, in the original principal amount of $155,652.00 and recorded in the Clerk's Office of the Circuit Court of the Botetourt County, Virginia on 8/7/2009, as Instrument No. 090004397, Loan modification recorded on 4/3/2024 as Instrument No. 240000818, the undersigned Substitute Trustees will sell at public auction on 7/10/2025 at 1:00 PM, Botetourt County Circuit Court, 1 W Main St, Fincastle, VA 24090, the property designated as 133 RIDGEVIEW CIRCL, ROANOKE, VA 24019. All that certain lot or parcel of land, with any and all improvements thereon and appurtenances thereunto belonging, lying, being and situated in:

The Land situated in the County of Botetourt in the State of VA Lot 9, Block 5, according to the Revised Map of Section 4, Botetourt East, which map is recorded in Plat Book 8, page 74, in the Clerk's Office of the County of Botetourt, Virginia.

Being the same property conveyed to STEVIE W. SHIRES and BARBARA T. SHIRES, husband and wife as tenants by the entirety, by deed dated March 20, 1991 of record in Deed Book 385, Page 730, in the Botetourt County Clerk's Office.
Group Number: N/A
Commonly known as: 133 Ridgeview Circl Roanoke, VA 24019

TERMS: CASH. A deposit of $15,565.20 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than $9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense. This is a communication from a debt collector. Vylla Solutions - Virginia, LLC, 283 Constitution Drive, Suite 102, Office B, Virginia Beach, VA 23462, File No. 25-34358, Tel: 888-313-1969

Legals - Botetourt County

Trustee's Sale 344 LLOYD TOLLEY RD, NATURAL BRIDGE ST, VA 24579 Parcel ID: 113E100A00000030

Default having been made in the terms of a certain Deed of Trust dated 4/29/2008, in the original principal amount of $101,042.00 and recorded in the Clerk's Office of the Circuit Court of the Rockbridge County, Virginia on 4/30/2008, as Instrument No. 080001623, Loan Modification recorded on 12/20/2017 as Instrument No. 170003480, the undersigned Substitute Trustees will sell at public auction on 6/30/2025 at 1:30 PM, Rockbridge County Circuit Court, 20 S Randolph St, Lexington, VA 24450, the property designated as 344 LLOYD TOLLEY RD, NATURAL BRIDGE ST, VA 24579. All that certain lot or parcel of land, with any and all improvements thereon and appurtenances thereunto belonging, lying, being and situated in:

Being that certain real estate, together with the buildings and improvements thereon, and the rights and appurtenances thereunto, belonging, situate in the Natural Bridge Magisterial District of Rockbridge County, Virginia, containing 0.42 acre, more or less, and being more particularly described on a survey of B.S. Clark, Jr., dated February 6, 1968, said plat being attached to a deed to Raymond V. Shanks from Helen Chiles Mason and husband recorded in the Office of the Clerk of the Circuit Court of Rockbridge County, Virginia, in Deed Book 301 at Page 574.

TERMS: CASH. A deposit of $10,104.20 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than $9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense. This is a communication from a debt collector. Vylla Solutions - Virginia, LLC, 283 Constitution Drive, Suite 102, Office B, Virginia Beach, VA 23462, File No. 25-33255, Tel: 888-313-1969

Legals - City of Radford

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF 486 Waterworks Rd., Radford, Montgomery County Virginia,

Tax Map #064-A-68
(Montgomery County, Virginia)

In execution of a deed of trust, from Bobby Ray Southern, dated July 24, 2008, recorded in the Clerk's Office of the County of Montgomery, Virginia, as Instrument No. 08008179, (Craig P. Tiller, Esq., PLLC, having been appointed Substitute Trustee under instrument of record as Instrument No.025000961, in said Clerk's Office) due to default in payment of the debt secured, the undersigned Trustee will offer for sale at public auction that certain tract of real estate known as 486 Waterworks Road, Radford, Virginia 24141, Montgomery County, Virginia, on the front steps of the Courthouse for the Circuit Court of Montgomery County, Virginia on the 12th day of May, 2025, at 2:00 o'clock p.m., the following described real estate situate in the Prices Fork Magisterial District of Montgomery County, Virginia.

All certain lot or parcel of land with all improvements thereon, situate, lying and bin in the Prices Fork Magisterial District of Montgomery County, Virginia, on Water Works Road, containing 2.1417 acres, more or less, as shown on a plat of same dated October 15, 1992, prepared by W.A. Davis, CE/LS, referred to as "Plat prepared for Bobby Wayne Southern, et al".

Less and Except all that certain lot or parcel of land with all improvements thereon lying and being in the Prices Fork Magisterial District of Montgomery County, Virginia, and being all of Lot Two (2) containing 1.03 acres, conveyed to Allan K. Southern and Dreama J. Southern by Deed dated June 1, 1995 and recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Deed Book 876, Page 361, and as shown on plat of survey of record in Deed Book 876, Page 363.

Included is a 2007 Manufactured Home:
Make: Clayton
VIN #HHC017033NCAB.

Sale subject to all conditions, restrictions, reservations and easements, if any of record and now applicable thereto.

Terms: Cash in full due on day of sale.
Trustee
Craig P. Tiller, Esq., PLLC
FOR INFORMATION CONTACT:
Craig P. Tiller, Esq., PLLC
15421 Forest Road, Suite D
Forest, Virginia 24551
Telephone: 434-525-3335
Facsimile: 434-525-3302

Legals - Montgomery County

TOWN OF BLACKSBURG - NOTICE OF PUBLIC HEARINGS BLACKSBURG TOWN COUNCIL will hold public hearings on Tuesday, May 13, 2025

beginning at 6:30 p.m. in the Roger E. Hedgepeth Chambers of the Blacksburg Municipal Building, 300 South Main Street, Blacksburg, regarding the following items:

Ordinance 2069: An Ordinance to Amend Town Code Sections 18-109 and 24-306 and Add New Town Code Sections 18-109.1 and 24-306.1 Pertaining to Waiving Utility Availability Fees for Affordable Housing Developments.
Ordinance 2069 will amend sections of the Town Code to permit the waiver of utility availability fees for certain affordable housing developments.

Ordinance 2076: An Ordinance Adopting the Budget for the Town of Blacksburg, Virginia for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026; Adopting the Real Estate Tax Rate; and Appropriating Funds for the Fiscal Year.
The proposed ordinance authorizes the Town's 2025/2026 operating budget and maintains the existing tax rate. This is described in more detail in the stand-alone advertisement published in the Montgomery News Messenger on April 23, 2025.

Ordinance 2077: An Ordinance Amending Blacksburg Town Code Sections 18-400, 20-206, and 24-602 to Increase Fees for Water and Sewer Services and Solid Waste and Recycling Fees.
The ordinance will increase the amounts of the referenced fees; the increases are described in more detail in stand-alone advertisements published in the Montgomery News Messenger April 23, 2025 and April 30, 2025.

All persons affected by or interested in the proposed items above may appear and present their views. After each public hearing, Town Council will consider action on the item. Copies of materials related to the above items are on file and can be obtained in the Office of the Town Clerk, 300 South Main Street, Blacksburg, weekdays between the hours of 8 a.m. and 5 p.m. For land use matters, copies of applications and all related items may also be found online at www.blacksburg.gov/public hearings or reviewed in person at the Blacksburg Planning and Building Department, 400 South Main Street, Blacksburg, Virginia. Individuals with disabilities who require special assistance to attend and participate in this meeting should contact Lorraine Spaulding, Town Clerk at (540) 443-1025 or 443-1000 (voice or TDD).

THE CLASSIFIEDS - Where the Deals Are!

STATEWIDE ADS

AUCTIONS

ATTN. AUCTIONEERS: Promote your upcoming auctions statewide! Affordable Print and Digital Solutions reaching your target audience. Call this paper or Landon Clark at Virginia Press Services 804-521-7576, landonc@vpa.net

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SunSetter. America's Number One Awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE $350 today! 1-844-746-2332

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STATEWIDE ADS

REAL ESTATE FOR SALE

"OWNER FINANCING - Secluded log home. 20 acres, mostly wooded, fronts small lake. Needs TLC. Between Charlottesville and Lynchburg in Amherst County. $250,000. 434-534-1681."

SERVICES

DIVORCE-Uncontested, $475+$86 court cost. WILLS-$295.00. No court appearance. Estimated completion time twenty-one days. Hilton Oliver, Attorney (Facebook). 757-490-0126. Se Habla Espanol. BBB Member. https://hiltonoliverattorneyva.com.

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MAIN STREET CLASSIFIEDS

Marketplace

ourvalley.org

The Fincastle Herald · The Vinton Messenger · The New Castle Record · Salem Times-Register · News Messenger · Radford News Journal

Help Wanted

Help Wanted Part-Time
REMAX Real Estate One
Secretary/Receptionist needed to answer phone, do light computer work, and filing
540.353.8661

Legals - City of Salem

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Council of the City of Salem, at its regular meeting on Monday, May 12, 2025, at 6:30 p.m., in Council Chambers, City Hall, 114. N. Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Consider the request of Gwynn Properties, LLC, contract purchaser, to rezone the property located at 220 Brand Avenue (T/M# 74-2-8) from HBD Highway Business District with conditions to HBD Highway Business District.

Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.

At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.

THE COUNCIL OF THE CITY OF SALEM, VIRGINIA
BY:
H. Robert Light
Clerk of Council

Notice is hereby given to all interested persons that the City of Salem Planning Commission,

at its regular meeting on May 14, 2025, at 7:00 p.m., in Council Chambers, City Hall, 114 North Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider approval of the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Consider the request of Danny R. and Sonja S. Kane, property owners, to rezone the property located at 151 St. John Road (Tax Map #155-2-3) from HM Heavy Manufacturing to HBD Highway Business District.

2. Consider adopting resolution of recommendation regarding "Comprehensive Plan 2045" for the City of Salem. The plan addresses housing, redevelopment, open space, city government, transportation & infrastructure, land use, and other information used to outline the City's long-term vision and goals for development and growth.

Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.

At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.

THE PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA
BY: Christopher J. Dorsey
Executive Secretary

BAG
A GREAT DEAL IN THE CLASSIFIEDS!
To place your ad, call 389-9355

Legals - Bedford County

ABC NOTICE

MAHANT 9 LLC., trading as LAKERS COUNTRY STORE,10999 MONETA ROAD, MONETA, BEDFORD CO. VA 24121.

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Wine and Beer, OFF Premises license to sell or manufacture alcoholic beverages.

Hardik C. Patel,
OWNER.

NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

Legals - Botetourt County

Trustee's Sale 344 LLOYD TOLLEY RD, NATURAL BRIDGE ST, VA 24579
Parcel ID: 113E100A00000030

Default having been made in the terms of a certain Deed of Trust dated 4/29/2008, in the original principal amount of $101,042.00 and recorded in the Clerk's Office of the Circuit Court of the Rockbridge County, Virginia on 4/30/2008, as Instrument No. 080001623, Loan Modification recorded on 12/20/2017 as Instrument No. 170003480, the undersigned Substitute Trustees will sell at public auction on 6/30/2025 at 1:30 PM, Rockbridge County Circuit Court, 20 S Randolph St, Lexington, VA 24450, the property designated as 344 LLOYD TOLLEY RD, NATURAL BRIDGE ST, VA 24579. All that certain lot or parcel of land, with any and all improvements thereon and appurtenances thereunto belonging, lying, being and situated in:

Being that certain real estate, together with the buildings and improvements thereon, and the rights and appurtenances thereunto, belonging, situate in the Natural Bridge Magisterial District of Rockbridge County, Virginia, containing 0.42 acre, more or less, and being more particularly described on a survey of B.S. Clark, Jr., dated February 6, 1968, said plat being attached to a deed to Raymond V. Shanks from Helen Chiles Mason and husband recorded in the Office of the Clerk of the Circuit Court of Rockbridge County, Virginia, in Deed Book 301 at Page 574.

TERMS: CASH. A deposit of $10,104.20 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than $9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense. This is a communication from a debt collector. Vylla Solutions - Virginia, LLC, 283 Constitution Drive, Suite 102, Office B, Virginia Beach, VA 23462,
File No. 25-33255,
Tel: 888-313-1969

THE CLASSIFIEDS - Where the Deals Are!

Legals - Botetourt County

Trustee's Sale 133 RIDGEVIEW CIRCL, ROANOKE, VA 24019 (Parcel ID: 13766/ 107E(1)BK5-9)

Default having been made in the terms of a certain Deed of Trust dated 7/18/2009, in the original principal amount of $155,652.00 and recorded in the Clerk's Office of the Circuit Court of the Botetourt County, Virginia on 8/7/2009, as Instrument No. 090004397, Loan modification recorded on 4/3/2024 as Instrument No. 240000818, the undersigned Substitute Trustees will sell at public auction on 7/10/2025 at 1:00 PM, Botetourt County Circuit Court, 1 W Main St, Fincastle, VA 24090, the property designated as 133 RIDGEVIEW CIRCL, ROANOKE, VA 24019. All that certain lot or parcel of land, with any and all improvements thereon and appurtenances thereunto belonging, lying, being and situated in:

The Land situated in the County of Botetourt in the State of VA Lot 9, Block 5, according to the Revised Map of Section 4, Botetourt East, which map is recorded in Plat Book 8, page 74, in the Clerk's Office of the County of Botetourt, Virginia.

Being the same property conveyed to STEVIE W. SHIRES and BARBARA T. SHIRES, husband and wife as tenants by the entirety, by deed dated March 20, 1991 of record in Deed Book 385, Page 730, in the Botetourt County Clerk's Office.
Group Number: N/A
Commonly known as: 133 Ridgeview Circl Roanoke, VA 24019

TERMS: CASH. A deposit of $15,565.20 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than $9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense. This is a communication from a debt collector. Vylla Solutions - Virginia, LLC, 283 Constitution Drive, Suite 102, Office B, Virginia Beach, VA 23462,
File No. 25-34358,
Tel: 888-313-1969

Legals - Town of Vinton

PUBLIC NOTICE

The Planning Commission of Town of Vinton, Virginia, hereby gives notice of a work session to be held on Tuesday, April 29, 2025, at 5:15 p.m., or shortly thereafter.

The purpose of the work session is to discuss Fiscal Year 2026 Capital Improvement Projects (CIP) and the Vinton 2050 Comprehensive Plan Update. The work session will be held in the Council Chambers of the Vinton Municipal Building, 311 South Pollard Street, Vinton, Virginia.

Further information concerning this notice may be obtained by calling (540) 983-0605.

NOTICE OF INTENT TO COMPLY WITH DISABILITIES ACT: Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend the meetings. Please call (540) 983-0605 at least 48 hours prior to the meeting so that proper arrangements may be made.

Legals - City of Radford

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF 486 Waterworks Rd., Radford, Montgomery County Virginia,
Tax Map #064-A-68
(Montgomery County, Virginia)

In execution of a deed of trust, from Bobby Ray Southern, dated July 24, 2008, recorded in the Clerk's Office of the County of Montgomery, Virginia, as Instrument No. 08008179, (Craig P. Tiller, Esq., PLLC, having been appointed Substitute Trustee under instrument of record as Instrument No.025000961, in said Clerk's Office) due to default in payment of the debt secured, the undersigned Trustee will offer for sale at public auction that certain tract of real estate known as 486 Waterworks Road, Radford, Virginia 24141, Montgomery County, Virginia, on the front steps of the Courthouse for the Circuit Court of Montgomery County, Virginia on the 12th day of May, 2025, at 2:00 o'clock p.m., the following described real estate situate in the Prices Fork Magisterial District of Montgomery County, Virginia:

All certain lot or parcel of land with all improvements thereon, situate, lying and bin in the Prices Fork Magisterial District of Montgomery County, Virginia, on Water Works Road, containing 2.1417 acres, more or less, as shown on a plat of same dated October 15, 1992, prepared by W.A. Davis, CE/LS, referred to as "Plat prepared for Bobby Wayne Southern, et al"

Less and Except all that certain lot or parcel of land with all improvements thereon lying and being in the Prices Fork Magisterial District of Montgomery County, Virginia, and being all of Lot Two (2) containing 1.03 acres, conveyed to Allan K. Southern and Dreama J. Southern by Deed dated June 1, 1995 and recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Deed Book 876, Page 361, and as shown on plat of survey of record in Deed Book 876, Page 363.

Included is a 2007 Manufactured Home:
Make: Clayton
VIN #HHC017033NCAB.

Sale subject to all conditions, restrictions, reservations and easements, if any of record and now applicable thereto.

Terms: Cash in full due on day of sale.
Trustee
Craig P. Tiller, Esq., PLLC
FOR INFORMATION CONTACT:
Craig P. Tiller, Esq., PLLC
15421 Forest Road, Suite D
Forest, Virginia 24551
Telephone: 434-525-3335
Facsimile: 434-525-3302

Legals - Montgomery County

Order of Publication
Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CL25000550-00
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIASNBURG, VA 24073
Kayla Dawn Comer,
Stanley Hunter Early
v.
Commonwealth of Virginia,

The object of this suit is to: Name change of a minor
It is ORDERED that Anthony Paul Early appear at the above-named court and protect his/her interests on or before May 26th, 2025 @ 9:00 AM.
Entered March 17, 2025
Honorable Robert M.D. Turk
Judge

Order of Publication
Commonwealth of Virginia
VA Code§§ 1-211.1; 8.01-316,-317,20-104
Case No.CL25000555-00
MONTGOMERY COUNTY CIRCUIT COURT, 55 EAST MAIN STREET, SUITE 1, CHRISTIANSBURG, VA 24073
Megan Alyssa Sawyers
v.
Elden Raul Gonzalez

Legals - Montgomery County

The object of this suit is to: Divorce
It is ORDERED that Elden Raul Gonzalez appear at the above-named court and protect his/her interests on or before May 27, 2025 @ 9:00 AM.
Entered March 25, 2025
Honorable Robert M.D. Turk
Judge

TOWN OF BLACKSBURG - NOTICE OF PUBLIC HEARINGS BLACKSBURG TOWN COUNCIL will hold public hearings on Tuesday, May 13, 2025

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Ordinance 2069: An Ordinance to Amend Town Code Sections 18-109 and 24-306 and Add New Town Code Sections 18-109.1 and 24-306.1 Pertaining to Waiving Utility Availability Fees for Affordable Housing Developments.
Ordinance 2069 will amend sections of the Town Code to permit the waiver of utility availability fees for certain affordable housing developments.

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TRUSTEE'S SALE OF 295 NEWTOWN ROAD, SHAWSVILLE, VA 24162

In execution of a certain Deed of Trust dated October 2, 2007, in the original principal amount of $139,200.00 recorded in the Clerk's Office, Circuit Court for Montgomery County, Virginia as Instrument No. 2007013212. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Montgomery County, 55 East Main Street, Christiansburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on May 19, 2025, at 1:30 PM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING ON THE SOUTHWESTERLY SIDE OF NEWTOWN ROAD IN THE VILLAGE OF SHAWSVILLE, SHAWSVILLE MAGISTERIAL DISTRICT OF MONTGOMERY COUNTY, VIRGINIA, DESCRIBED AS FOLLOWS: ALL OF NEW PARCEL 2, CONTAINING 0.374 ACRES AS SHOWN ON THE PLAT OF C.B. SISSON AND R.D. SISSON BOUNDARY LINE REVISION AND LOT LINE VACATIONS, PREPARED BY C.S. CORRELL, LS. PLAN #P-1095, DATED APRIL 2, 1999 A COPY OF WHICH IS RECORDED HEREWITH IN PLAT BOOK 19, PAGE 74, AND TO WHICH MAP REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY CONVEYED. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.
Substitute Trustee:
Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229.
For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-375117-1.

STATEWIDE ADS

AUCTIONS

Absolute Trustee Real Estate Auction! May 29th at Noon-Live & Online. Assisted Living & Memory Facility. Located just off Interstate 64 in Covington, VA. 64,580± square-foot facility (recently renovated). The property features over 8 acres of land offering room for future expansion, 76 total rooms, a fully equipped commercial kitchen, a fitness center, an entertainment room, & multiple office. Agents onsite for property previews on 5/14 & 5/21 from 1-4PM. Address: 203 Interstate Drive, Covington, VA 24426. See woltz.com for more information! 5% Buyer's Premium. Woltz & Associates, Inc. Real Estate Brokers & Auctioneers (VA #321). Call 800-551-3588

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Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 7-Year warranty with qualifying purchase. Call 1-844-947-1479 today to schedule a free quote. It's not just a generator. It's a power move.

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and $1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-877-591-9950

Replace your roof with the best looking and longest lasting material steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer – up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-844-902-4611

The bathroom of your dreams in as little as 1 day. Limited Time Offer - $1000 off or No Payments and No Interest for 18 months for customers who qualify. BCI Bath & Shower. Many options available. Quality materials & professional installation. Senior & Military Discounts Available. Call Today! 1-844-945-1631

SERVICES

DIVORCE-Uncontested, $475+$86 court cost. WILLS-$295.00. No court appearance. Estimated completion time twenty-one days. Hilton Oliver, Attorney (Facebook). 757-490-0126. Se Habla Espanol. BBB Member. https://hiltonoliverattorneyva.com.

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-888-550-3083 www.dental50plus.com/virginia #6258

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AN ORDINANCE TO REZONE THE PARCEL LOCATED AT 220 BRAND AVENUE (TAX MAP # 74-2-8) FROM HBD HIGHWAY BUSINESS DISTRICT WITH CONDITIONS TO HBD HIGHWAY BUSINESS DISTRICT.

WHEREAS, Gwynn Properties, LLC, contract purchaser, petitioned to rezone the parcel located at 220 Brand Avenue (Tax Map #74-2-8) from HBD Highway Business District with conditions to HBD Highway Business District; and the map referred to shall be changed in this respect and no other, said property being described as follows:

BEGINNING AT AN IRON PIN IN THE WEST LINE OF CAREY AVENUE AT THE SOUTHEAST COMER OF THE PROPERTY OF SALLIE KAE & J.E. PRICE; THENCE WITH THE WEST RINE OF CAREY AVENUE S. 9° 48' W. 236.75 FEET TO AN IRON PIN; THENCE LEAVING CAREY AVENUE AND WITH A NEW LINE THRU THE PROPERTY OF ROBERSON FAWLER CO. INC. N. 89° 01' 32" W. 338.01 FEET TO AN IRON PIN ON THE EAST LLNE OF A 20 FOOT STREET; THENCE WITH THE EAST LINE OF SAID 20 FOOT STREET N. 10°13' E. 222.60 FEET TO AN IRON PIN; THENCE LEAVING SAID 20 FOOT STREET N. 88° 34' E. 338.88 FEET TO THE PLACE OF BEGINNING; AND BEING A PORTION OF THE ORIGINAL LOT #8, OF THE J.E. PRICE MAP RECORDED IN COUNTY DEED BOOK #350, PAGE #355, ALL OF WHICH IS MORE FULLY SHOWN ON A SURVEY DATED OCTOBER 4, 1979, MADE BY JACK G. BESS, C.LS. FOR I.U.E. AFL-CIO LOCAL 161 ATTACHED TO THE DEED RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, AT DEED BOOK 85, PAGE 22

WHEREAS, the proposed rezoning is in accordance with good zoning practice; and

WHEREAS, the City of Salem Planning Commission recommended approval of the rezoning request;

NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that the parcel at 220 Brand Avenue (TAX MAP # 74-2-8) be and hereby is rezoned to HBD Highway Business District;

All ordinances or parts of ordinances in conflict with the provisions of this ordinance be and the same are hereby repealed.

This ordinance shall be in full force and effect ten (10) days after its final passage. Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders -
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

Passed:
Effective:

/s/_____
Mayor

ATTEST:

H. Robert Light
Clerk of Council
City of Salem, Virginia

Item #: 6.B.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Public Hearing on effective real estate tax rate for Fiscal Year 2026**
Hold a Public hearing on the effective real estate tax rate for Fiscal Year 2026.

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
Pursuant to Section 58.1-3321, *Code of Virginia* (1950), as amended, when the total assessed value of real property, excluding additional assessments due to new construction or improvements to property, exceeds last year's total assessed value of real property by 1% or more, the effective tax rate increase must be calculated. The City's real property assessments, excluding new construction and improvements to property, increased 8.28% over the previous year. Therefore, the City must calculate the effective tax rate increase, advertise the effective tax rate increase and conduct a public hearing pertaining to the effective tax rate increase. The calculated effective tax rate increase is 6.47%.

The advertisement was published in the Salem Times Register on May 1, 2025 as required by the *Code of Virginia*.

FISCAL IMPACT:

STAFF RECOMMENDATION:
Conduct the public hearing. No action is required by Council at this time.

ATTACHMENTS:
None

Item #: 6.C.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Tax Rates Resolution**
Request to levy the following tax rates for Fiscal Year 2026:

1. Real Estate tax rate of $1.18 per $100 assessed valuation
2. Personal property tax rate of $3.40 per $100 assessed valuation
3. Machinery and tools tax rate of $3.20 per $100 assessed valuation

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
Chapter 8, Section 8.3 of the City Charter requires the City Council to annually lay a tax levy for the ensuing fiscal year on all property, real and personal, subject to taxation for city purposes.

State law requires a public hearing be held when the assessment increase for real estate is in excess of 1 percent or a tax rate change is proposed in real estate, personal property or machinery and tools tax. The 2026 reassessment increased the assessed value by more than 1%. A public hearing was held on May 12, 2025.

FISCAL IMPACT:

STAFF RECOMMENDATION:
Staff recommends adopting the attached resolution which sets the tax rates for Fiscal Year 2026.

ATTACHMENTS:
1. Tax Rates Resolution 1498

THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, MAY 12, 2025:

RESOLUTION 1498

A RESOLUTION IMPOSING TAXES ON REAL ESTATE, TANGIBLE PERSONAL PROPERTY, MACHINERY AND TOOLS, AND ALL LEGAL SUBJECTS OF TAXATION FOR CITY PURPOSES, INCLUDING THE PROPERTY OF RAILROAD, EXPRESS, TELEPHONE, TELEGRAPH, WATER, HEAT (GAS), LIGHT, AND POWER COMPANIES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that taxes be and are hereby levied for the support of the City government for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as follows:

1. Upon all real estate and improvements thereon (not exempt from taxation by law) within the City, there shall be and is hereby levied a tax of one dollar and eighteen cents ($1.18) on every one hundred dollars ($100.00) assessed valuation thereof;

2. Upon all tangible personal property (except as hereinafter excepted), and other and sundry legal subjects of taxation, including the property of railroad, express, telephone, telegraph, water, heat (gas), light and power companies (not exempt from taxation by law), there shall be and is hereby levied a tax of three dollars and forty ($3.40) on every one hundred dollars ($100.00) assessed valuation thereof; provided, however, those certain household goods and personal effects classified in Section 58.1-3504 of the Code of Virginia, 1950, as amended to date, are hereby exempted from this levy.

3. Upon all machinery and tools, there shall be and is hereby levied a tax of three dollars and twenty cents ($3.20) on every one hundred dollars ($100) assessed valuation thereof.

This resolution shall be in full force and effect on July 1, 2025.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders –
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

ATTEST:

_____

H. Robert Light
Clerk of Council
City of Salem, Virginia

Item #: 6.D.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Public Hearing on the Proposed Budget for Fiscal Year 2026**
Hold a public hearing on the proposed budget for Fiscal Year 2026.

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
This time has been set aside for a public hearing on the proposed annual budget for Fiscal Year 2026. The proposed budget was presented to the City Council on April 12, 2025 and advertised in Cardinal News on May 2, 2025 and May 5, 2025. A copy of the proposed budget was made available on the City website https://salemva.gov/214/Annual-Budgets. The School's budget is included in the overall City budget.

FISCAL IMPACT:

STAFF RECOMMENDATION:
Conduct the public hearing.

ATTACHMENTS:
None

Item #: 6.E.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Approval of Electric Rates**
Consider approval of Resolution 1500 amending the Electric Rate Tariffs

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
Attached is a resolution approving the amended electric rate tariffs. City staff has calculated the power cost adjustment (PCA) that is needed for electric bills beginning on July 1, 2025, to be $0.001736 per kilowatt hour (KWH). The electric rate tariffs have been updated to include this PCA. These updated tariffs, if approved, will become effective for billing on or after July 1, 2025.

FISCAL IMPACT:

STAFF RECOMMENDATION:
Staff recommends approving the attached resolution approving the updated electric rate tariffs to be effective for all bills issued on or after July 1, 2025.

ATTACHMENTS:
1. Electric Rate Resolution 1500
2. Electric Rates 7-1-2025

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, MAY 12, 2025:

RESOLUTION 1500

WHEREAS, the City of Salem owns and operates its own electric utility, regulated by locally elected officials of the City for the benefit of its residents and businesses; and

WHEREAS, the City of Salem electric utility provides reliable service at rates for City residents that are competitive with other municipal utilities; and

WHEREAS, the City has adopted a "Book of Electric Rates" that provides for electric charges and other special terms and conditions applicable to electric customers of the City; and

WHEREAS, the City intends to amend this "Book of Electric Rates" by readopting Schedule R.S. (Codes 01), Schedule S.W.S. (Code 06), Schedule S.G.S. (Code 04), Schedule M.G.S. (Codes 05, 75), Schedule L.G.S. (Codes 09, 79), Schedule L.P.S. (Codes 50, 51), Schedule A.F.L.S. (Code 56), Schedule O.L. (Codes 07, 07L, 08, 08L, 31, 32, 32L, 33, 34, 34L, 37, 38, 38L and 39), Schedule N.M. (Code 88), Schedule T.S., Virginia – Street Lighting Rates, Schedule P.C.A., ADDITIONAL FEES, and Terms and Conditions of Service; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that the City's "Book of Electric Rates" is hereby amended in compliance with the above codes and terms and conditions, copies of which are attached, and that the rates are adopted for use on all electric utility bills rendered on or after July 1, 2025.

Upon a call for an aye and a nay vote, the same stood as follows:

H. Hunter Holliday –
Anne Marie Green –
Byron Randolph Foley –
John Saunders –
Renee F. Turk –

ATTEST:

_____

H. Robert Light
Clerk of Council
City of Salem, Virginia

CITY OF SALEM VIRGINIA

SCHEDULE R.S.
(Residential Electric Service)
CODE 01

AVAILABILITY OF SERVICE

Available for electric service through one meter to individual residential customers, including rural residential customers engaged principally in agricultural pursuits.

MONTHLY RATE

Electric Base Charge.....	$ 9.50 per month
Energy Charge	
All metered KWH.....	$ 0.14590 per KWH
Power Cost Adjustment	
All KWH……...	$ 0.001736 per KWH

POWER COST ADJUSTMENT:

The charges in the above MONTHLY RATE are subject to the provisions of the City of Salem's Schedule P.C.A., which is included herein by reference.

MINIMUM CHARGE

This Schedule is subject to a minimum charge equal to the Electric Base Charge.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

SPECIAL TERMS AND CONDITIONS

See Terms and Conditions of Service.

This Schedule is available to rural and domestic customers engaged principally in agricultural pursuits where service is taken through one meter for residential purposes, as well as for the usual farm uses outside of the home, but service under this Schedule shall not be extended to operations of a commercial nature or operations such as processing, preparing or distributing products not raised or produced on the farm, unless such operation is incidental to the usual residential and farm uses.

Normally, this Schedule is available for single phase service only. However, at the City of Salem, Virginia's option, and subject to the City of Salem, Virginia's Terms and Conditions of Service relating to the extension of service, three phase service may be provided to individual residences under this Schedule, when all service on such Schedule is taken through one meter and usage is for domestic or agricultural purposes. Where three phase power service is required and/or where motors or heating equipment are used for commercial or industrial purposes, the applicable power Schedule will apply to such power service.

CITY OF SALEM VIRGINIA

SCHEDULE S.W.S.
(Sanctuary Worship Service)
CODE 06

AVAILABILITY OF SERVICE

Available to the synagogue or church building in which the sanctuary or the principal place of worship is located.

MONTHLY RATE

Electric Base Charge.....	$ 12.75 per month
Demand Charge	
All KW of Billing Demand.....	$ 0.00 per KW
Energy Charge	
All metered KWH.....	$ 0.14830 per KWH
Power Cost Adjustment	
All KWH……...	$ 0.001736 per KWH

POWER COST ADJUSTMENT:

The charges in the above MONTHLY RATE are subject to the provisions of the City of Salem's Schedule P.C.A., which is included herein by reference.

MEASUREMENT OF BILLING DEMAND

The billing demand in KW shall be taken each month as the highest registration of a 15-minute peak in kilowatts as registered during the month by a demand meter or indicator.

MINIMUM CHARGE

This Schedule is subject to a minimum charge equal to the Electric Base Charge.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

SPECIAL TERMS AND CONDITIONS

See Terms and Conditions of Service.

TERM OF CONTRACT

See Terms and Conditions.

Auxiliary buildings of church organizations, such as classrooms, day care centers, etc., are not eligible for this rate unless electrical wiring is integrated to the building wiring in which the sanctuary is located and all buildings are metered through one meter.

An exemption will be granted to Sanctuary Worship Service customers whose electric service was separated prior to January 1, 2000 for the purpose of separating the electric service of auxiliary buildings from the electric service to the building for the principal place of worship. This exemption shall allow for a maximum of two Sanctuary Worship Service meters.

CITY OF SALEM VIRGINIA

SCHEDULE S.G.S.
(Small General Service)
CODE 04

AVAILABILITY OF SERVICE

Available for general service customers with electrical capacity requirements of 25 KW or less per month. When a customer being served under this Schedule exceeds 25 KW per month for more than two months during the past twelve months, the customer will be placed on the appropriate rate Schedule.

MONTHLY RATE

Electric Base Charge.....	$15.75 per month
Demand Charge	
All KW of Billing Demand.....	$ 0.00 per KW
Energy Charge	
All metered KWH.....	$ 0.14100 per KWH
Power Cost Adjustment	
All KWH……	$ 0.001736 per KWH

POWER COST ADJUSTMENT:

The charges in the above MONTHLY RATE are subject to the provisions of the City of Salem's Schedule P.C.A., which is included herein by reference.

MEASUREMENT OF BILLING DEMAND

The billing demand in KW shall be taken each month as the highest registration of a 15-minute peak in kilowatts as registered during the month by a demand meter or indicator.

MINIMUM CHARGE

This Schedule is subject to a minimum monthly charge equal to the Electric Base Charge.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

SPECIAL TERMS AND CONDITIONS

See Terms and Conditions of Service.

CITY OF SALEM VIRGINIA

SCHEDULE M.G.S.
(Medium General Service)
CODE 05, 75

AVAILABILITY OF SERVICE

Available for general service customers with electrical capacity requirements exceeding 25 KW per month for more than two months during the past twelve months but less than 400 KW per month.

Customers may, at the City of Salem, Virginia's discretion, be required to contract for capacity in 50 KW increments.

MONTHLY RATE

	DELIVERY VOLTAGE	
	Secondary (05)	Primary (75)
Electric Base Charge.....	$20.00 per month	$25.00 per month
Demand Charge All KW of Billing Demand.....	$ 6.50 per KW	$ 5.80 per KW
Energy Charge All metered KWH.....	$ 0.11960 per KWH	$ 0.11880 per KWH
Power Cost Adjustment All KWH……	$ 0.001736 per KWH	$ 0.001736 per KWH
Reactive Demand Charge for each KVAR of leading or Lagging reactive demand……	$ 0.30 per KVAR	$ 0.30 per KVAR

POWER COST ADJUSTMENT:

The charges in the above MONTHLY RATE are subject to the provisions of the City of Salem's Schedule P.C.A., which is included herein by reference.

MEASUREMENT OF BILLING DEMAND

The billing demand in KW shall be taken each month as the highest registration of a 15-minute peak in kilowatts as registered during the month by a demand meter or indicator.

The monthly billing demand established hereunder shall not be less than 60% of the greater of 1) the customer's contract capacity or 2) the customer's highest previously established monthly billing demand during the past 11 months.

The reactive demand in KVAR shall be taken each month as the single highest 15-minute peak KVAR as registered during the month by a demand meter or indicator.

Billing demands shall be rounded to the nearest tenth of a KW and KVAR.

MINIMUM CHARGE

This Schedule is subject to a minimum monthly charge equal to the Electric Base Charge, plus such additional charges as are derived from application of the energy charge and demand charge.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

SPECIAL TERMS AND CONDITIONS

See Terms and Conditions of Service.

TERM OF CONTRACT

See Terms and Conditions.

CITY OF SALEM VIRGINIA

SCHEDULE L.G.S.
(Large General Service)
CODE 09, 79

AVAILABILITY OF SERVICE

Available for general service customers with electrical capacity requirements exceeding 100 KW per month for more than two months during the past twelve months but less than 1,000 KW per month.

Customers may, at the City of Salem, Virginia's discretion, be required to contract for capacity in 50 KW increments.

MONTHLY RATE

	DELIVERY VOLTAGE	
	Secondary (09)	Primary (79)
Electric Base Charge.....	$60.00 per month	$80.00 per month
Demand Charge All KW of Billing Demand.....	$15.25 per KW	$13.85 per KW
Energy Charge All metered KWH.....	$ 0.09300 per KWH	$ 0.09150 per KWH
Power Cost Adjustment All KWH……	$ 0.001736 per KWH	$ 0.001736 per KWH
Reactive Demand Charge for each KVAR of leading or Lagging reactive demand……	$ 0.30 per KVAR	$ 0.30 per KVAR

POWER COST ADJUSTMENT:

The charges in the above MONTHLY RATE are subject to the provisions of the City of Salem's Schedule P.C.A., which is included herein by reference.

MEASUREMENT OF BILLING DEMAND

The billing demand in KW shall be taken each month as the highest registration of a 15-minute peak in kilowatts as registered during the month by a demand meter or indicator.

The monthly billing demand established hereunder shall not be less than 60% of the greater of 1) the customer's contract capacity or 2) the customer's highest previously established monthly billing demand during the past 11 months.

The reactive demand in KVAR shall be taken each month as the single highest 15-minute peak KVAR as registered during the month by a demand meter or indicator.

Billing demands shall be rounded to the nearest tenth of a KW and KVAR.

MINIMUM CHARGE

This Schedule is subject to a minimum monthly charge equal to the Electric Base Charge, plus such additional charges as are derived from application of the energy charge and demand charge.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

TERM

12 months

SPECIAL TERMS AND CONDITIONS

See Terms and Conditions of Service.

TERM OF CONTRACT

See Terms and Conditions.

CITY OF SALEM VIRGINIA

SCHEDULE L.P.S.
(Large Power Service)
CODE 50, 51

AVAILABILITY OF SERVICE

Available for general service customers with normal maximum demands greater than 1,000 KW. Each customer shall contract for a definite amount of electrical capacity in kilowatts which shall be sufficient to meet the customer's normal maximum demand, but in no case shall the capacity contracted for be less than 1,000 KW. The City of Salem, Virginia shall not be required to supply capacity in excess of the capacity for which the customer has contracted. Contracts shall be in multiples of 100 KW.

MONTHLY RATE

	DELIVERY VOLTAGE	
	Secondary (51)	Primary (50)
Electric Base Charge.....	$375.00 per month	$375.00 per month
Demand Charge All KW of Billing Demand.....	$16.75 per KW	$15.25 per KW
Energy Charge All metered KWH.....	$ 0.08870 per KWH	$ 0.08870 per KWH
Power Cost Adjustment All KWH……	$ 0.001736 per KWH	$ 0.001736 per KWH
Reactive Demand Charge for each KVAR of leading or Lagging reactive demand…….	$ 0.30 per KVAR	$ 0.30 per KVAR

POWER COST ADJUSTMENT:

The charges in the above MONTHLY RATE are subject to the provisions of the City of Salem's Schedule P.C.A., which is included herein by reference.

DETERMINATION OF BILLING DEMAND

The monthly billing demand in KW shall be taken each month as the highest registration of a 15-minute peak in kilowatts as registered during the month by a demand meter or indicator. The monthly billing demand established hereunder shall not be less than the greater of: 1) 60% of the customer's contract capacity or 2) 60% of the customer's highest monthly billing demand during the prior 11 months.

The reactive demand KVAR shall be taken each month as the highest single 15-minute peak in KVAR as registered during the month by a KVAR meter or indicator.

Billing demands shall be rounded to the nearest tenth of a KW and KVAR.

MINIMUM CHARGE

This Schedule is subject to a minimum monthly charge equal to the Electric Base Charge, plus such additional charges as are derived from application of the energy charge, demand charge and reactive demand charge.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

TERM

12 months

SPECIAL TERMS AND CONDITIONS

See Terms and Conditions of Service.

TERM OF CONTRACT

See Terms and Conditions.

CITY OF SALEM VIRGINIA

SCHEDULE A.F.L.S.
(Athletic Field Lighting Service)
CODE 56

AVAILABILITY OF SERVICE

Available for general service for outdoor lighting and incidental use with electrical capacity requirements exceeding 25 KW, through one meter for athletic fields sponsored by public schools, communities, civic organizations or other public institutions.

MONTHLY RATE	DELIVERY VOLTAGE
	Secondary or Primary (56)
Electric Base Charge.....	$14.25 per month
Energy Charge	
All metered KWH.....	$ 0.15063 per KWH
Power Cost Adjustment	
All KWH……	$ 0.001736 per KWH

POWER COST ADJUSTMENT:

The charges in the above MONTHLY RATE are subject to the provisions of the City of Salem's Schedule P.C.A., which is included herein by reference.

MINIMUM CHARGE

This Schedule is subject to a minimum monthly charge equal to the Electric Base Charge, plus such additional charges as are derived from application of the energy charge.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

TERM

12 months

SPECIAL TERMS AND CONDITIONS

See Terms and Conditions of Service.

TERM OF CONTRACT

See Terms and Conditions.

CITY OF SALEM VIRGINIA

SCHEDULE O.L.
(Outdoor Lighting)
CODES 07, 07L, 08, 08L, 31, 32, 32L, 33, 34, 34L, 37, 38, 38L, 39,

AVAILABILITY OF SERVICE

Available for outdoor lighting to individual customers located outside areas covered by municipal street lighting systems.

MONTHLY RATE

A. Overhead Lighting Service

For each of the following, the City of Salem, Virginia will provide lamp, photo-electric relay control equipment, luminaire and upsweep arm not over 6 feet in length, and shall mount same on an existing wood distribution pole by the City of Salem, Virginia which can be connected to existing secondary facilities by one span of not over 150 feet.

Code	Initial Wattage	Lumens	Type of Lamp	KWH	Total
(07)	100	9,500	H.P. SODIUM	40	$11.45
(07L)	50	5,000	LED	18	$11.45
(08)	250	30,000	H.P. SODIUM	105	$15.70
(08L)	96	13,000	LED	35	$15.70
(31)	250 (Flood)	28,500	H.P. SODIUM	105	$16.20
(32)	400 (Flood)	50,000	H.P. SODIUM	167	$20.45
(32L)	186	28,000	LED	67	$20.45
(33)	400 (Flood)	36,000	METAL HALIDE	158	$20.45
(34)	1000 (Flood)	110,000	METAL HALIDE	378	$40.95
(34L)	550	65,000	LED	198	$40.95

Additional Facilities

Where additional facilities are requested, the customer shall pay in advance the total installation cost of such additional facilities extending from the nearest or most suitable pole of the City of Salem, Virginia to the point designated by the customer.

B. Post-Top Lighting Service

For each of the following, the City of Salem, Virginia will provide lamp, photo-electric relay control equipment, post-top luminaire and installation (the type and height of which will be consistent with the City of Salem, Virginia's construction standards), including underground wiring for a distance of 30 feet from the City of Salem, Virginia's existing secondary facilities.

Code	Wattage	Initial Lumens	Type of Lamp	KWH	Total
(37)	70	5,800	H.P. SODIUM	29	$16.70
(38)	150	22,000	H.P. SODIUM	59	$17.45
(38L)	116	11,000	LED	42	$17.45
(39)	86	4,350	LED	28	$22.95

SPECIAL TERMS AND CONDITIONS

When new facilities in addition to those specified above are to be installed by the City of Salem, Virginia, the customer will, in addition to the above monthly charge, pay in advance the installation cost of such facilities.
Standard post heights for post top lighting are 8', 10', 12' and 14' mounting height. 12' and 14' post are only available within a distance of 10' from a public road.

CITY OF SALEM VIRGINIA

SCHEDULE O.L.
(Outdoor Lighting)
CODES 07, 07L, 08, 08L, 31, 32, 32L, 33, 34, 34L, 37, 38, 38L, 39,
(continued)

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

HOURS OF LIGHTING

All lamps shall burn from one-half hour after sunset until one-half hour before sunrise, every night and all night.

TERM

12 months

CITY OF SALEM VIRGINIA

SCHEDULE N.M.
(Net Metering Rider)
Code 88

AVAILABILITY OF SERVICE

Available for new or existing customers who take standard service from the City, own and operate an eligible renewable energy generator designed to operate in parallel with the City's system and who request to connect to the City's system. Net metering customers must take service under one of the standard rate schedules.

CONDITIONS OF SERVICE

1. For purposes of this Schedule, an eligible renewable energy generator is an electrical generating facility which complies with all of the following requirements:

   a.) has a capacity less than or equal to 10 kW for customers taking service under rate code 01, and not more than 500 kW for customers taking service under rate codes 04, 06, 05, 75, 09, 79, 50, or 51;
   b.) uses solar or wind as its total energy source;
   c.) is owned and operated by the customer and is located on the customer's premises at the customer's service location;
   d.) is designed and installed to operate in parallel with the City's system without adversely affecting the operation of equipment and service of the City and its customers and without presenting safety hazards to City and customer personnel; and
   e.) is intended primarily to offset all or part of the customer's own electricity requirements.

2. Renewable energy generator equipment and installations shall comply with all applicable safety and performance standards of the National Electrical Code. The equipment and installation shall comply with UL 1741 and IEEE 1547 standards for grid-tie operation.

3. All customers wanting to connect a renewable energy generator to the City's electric system shall contact the Electric Department and the Building Inspector's Office to provide connection details and get the appropriate permits.

4. For renewable energy generators with an alternating current capacity of greater than 25 kW, some additional requirements may need to be met:

   a.) electric distribution facilities and customer impact limitations – a review of existing facilities and expected impacts to power quality may be required;
   b.) secondary and service limitations – a review of existing secondary and service equipment may be required;
   c.) protection schemes – a review of the generator protective scheme and the coordination with the distribution protection.

5. The City shall have the right to inspect and test the renewable energy generator equipment and installation prior to interconnection. The City also reserves the right to conduct additional tests and inspections and install additional equipment or meters at any time following interconnection. If such tests indicate adverse effects on the City's electric system, the customer shall be required to correct the problem in a timely manner. If the problem is not satisfactorily corrected, the City reserves the right to disconnect customer's service.

6. The customer is solely responsible for all equipment and installation costs of the renewable energy generator facility. The City shall not be liable for any damages to renewable energy generator equipment arising from the interconnection to the City's distribution system including, but not limited to, lightning, outages, or voltage regulation.

7. The renewable energy generator installation must have a visibly open, lockable, manual disconnect switch which is accessible by the City and clearly labeled.

MONTHLY CHARGES

All monthly charges shall be in accordance with the standard billing schedule under which the customer takes service. Such charges shall be based on the customer's net energy for the billing period, to the extent that the net energy exceeds zero. If the customer's net energy for the billing period is zero or negative, the customer shall pay only the charges from the standard rate schedule not based on energy consumption (kWh). The customer shall receive no compensation from the City for excess generation ("negative net energy") during the billing period. The negative net energy will be carried forward and credited against positive energy usage in subsequent billing periods.

Negative net energy is not transferable, and the customer shall receive no compensation from the City for any negative net energy upon termination of service from the City.

CITY OF SALEM VIRGINIA

SCHEDULE T.S.
(Temporary Service)

AVAILABILITY OF SERVICE

Available for lighting and general service for a limited duration, where capacity is available, to nonpermanent installations such as construction projects, transient uses such as traveling shows, fairs, exhibitions, outdoor or indoor entertainment, seasonal installations, or under other circumstances where the City of Salem, Virginia has reason to believe that the facilities installed will not be used for a permanent supply of electricity. Temporary service shall be provided through its own separately metered delivery point.

OWNERSHIP OF FACILITIES

All facilities necessary for service, including fixtures, controls, poles, transformers, secondaries, lamps and other appurtenances, shall be owned and maintained by the City of Salem, Virginia. All service and necessary maintenance will be performed only during the regular scheduled working hours of the City of Salem, Virginia. The City of Salem, Virginia shall be allowed 48 hours after notification by the customer to replace all burned-out lamps.

TERM OF CONTRACT

Variable

SPECIAL TERMS AND CONDITIONS

See Terms and Condition of Service

A deposit equal to the full estimated amount of the bill and/or construction costs under this Schedule may be required at the option of the City of Salem, Virginia.

The customer will be required to pay an additional charge equal to the total cost of installation, connection, disconnection, and removal of the facilities required to serve the temporary load.

MONTHLY RATE

Temporary service will be supplied only under the City of Salem, Virginia's Tariff Schedules S.G.S., M.G.S., and L.G.S. when the City of Salem, Virginia has available unsold capacity.

PAYMENT

Bills are due upon presentation and payable at the Utility Collections Office located in City Hall, 114 North Broad Street, Salem, Virginia or at authorized collection agencies of the City of Salem. Payment is due when indicated on the bill. A penalty of $5.00 per service in the case of residential service or five percent (5%) of the bill for commercial and Industrial service will be added to the bill for any payment not received on or before the due date. Any account which becomes 25 days past due is subject to being cutoff for non-payment.

MINIMUM CHARGE

The same minimum charges as set forth applicable to the Schedule under the Schedule under which temporary service is supplied shall be applicable to such temporary service and in no case shall the minimum charge be less than one full monthly minimum charge under such schedule.

NON-RECOVERABLE COST OF TEMPORARY SERVICE

Charges for temporary service installations are based on the estimated non-recoverable costs of installing and removing the necessary facilities to render electric service. In addition, the customer receiving service will pay the cost of energy which will be billed on the applicable tariff.

Metering:	
Secondary metering, single phase, self contained	$60.00
Secondary metering, single phase, with current transformer	$250.00
Secondary metering, three phase, self contained	$75.00
Line Extensions (transformers not included):	
1 pole tap, single phase	$500.00
2 pole tap, single phase	$750.00
Transformers – Single Phase:	
37.5 kVA	$250.00
75 kVA	$300.00

CITY OF SALEM VIRGINIA

SCHEDULE T.S.
(Temporary Service)
(continued)

Notes:

Where installation involves a transformer and a one or two pole tap, the charge for the transformer and metering should be added to the charge for the line to determine the total non-recoverable cost to be charged to the customer.

Where line extensions in excess of two poles and transformer installations in excess of 75 kVA are required, estimates will be secured from the Electric Department before non-recoverable costs are quoted to the customer.

No money for clearing right-of-way is included in line estimates. This should be added to costs if applicable.

Estimates include money for surveying and engineering expense.

CITY OF SALEM VIRGINIA

Virginia - Street Lighting Rates

AVAILABILITY OF SERVICE

Available for lighting service sold for the lighting of public streets, public highways and other public outdoor areas in municipalities and political subdivisions where such service can be supplied from the existing general distribution system.

MONTHLY RATE

A. Overhead Service on Existing Secondary Distribution Facilities

	KWH / Month	Cost / Month
High Pressure Sodium		
100 watt	40	$ 9.45
250 watt	103	$15.95
400 watt	167	$20.95
LED		
40 Watt	15	$9.45
96 Watt	35	$15.95
183 Watt	66	$20.95

B. Service on City of Salem, Virginia owned Standard Metal, Concrete, or Ornamental Poles, or Wood Poles Served from Underground Distribution

	KWH / Month	Cost / Month
High Pressure Sodium		
100 watt	40	$19.55
150 watt	59	$21.85
250 watt	103	$25.95
400 watt	167	$30.95
LED		
40 Watt	15	$19.55
116 Watt	42	$21.85
96 Watt	35	$25.95
183 Watt	66	$30.95
Downtown		
51 Watt Overhead	19	$59.95
55 Watt Post Top (2 fixtures per pole)	40	$113.35

SPECIAL TERMS AND CONDITIONS

Decorative and other non-standard fixtures and/or poles are not included in the standard street lighting rate but may be installed at the option of the City of Salem, Virginia.

CITY OF SALEM VIRGINIA

SCHEDULE P.C.A.
(Power Cost Adjustment)

APPLICABILITY

This clause is applicable to and becomes a part of each electric rate schedule in which reference is made to Schedule W.P.C.A.

FORMULA

The amount charged for each kWh of energy sold by the City of Salem may be increased in accordance with the following:
Where:

PCA = Power cost adjustment factor; provided, however, that such factor shall not be less than zero.

$$PCA = \frac{C - (B \, x \, P)}{S}$$

C = The estimated total cost of power in dollars to be purchased by the City of Salem for the twelve-month period.

P = The estimated total kilowatt-hours to be purchased by the City of Salem for the twelve-month period.

S = The estimated total kilowatt-hours to be sold by the City of Salem for the twelve-month period.

B = The average cost of wholesale power per kilowatt-hour purchased by the City of Salem which is recovered in the City of Salem's retail rate schedules, currently $0.074034.

The PCA factor will be computed according to the above formula for a twelve-month period beginning July of each fiscal year. Should it appear at any time during the twelve-month period that continued use of the PCA factor then in effect for the remainder of the twelve-month period will result in a substantial under recovery of the power cost, the City of Salem may modify the existing PCA factor to recover the applicable power cost more accurately. However, the PCA factor will not be less than zero.

Power cost and kilowatt-hours used in the above formula may exclude such quantities applicable to certain customers billed under rate schedules not subject to the PCA factor.

CITY OF SALEM VIRGINIA

ADDITIONAL FEES

MISCELLANEOUS

Reconnection Charge for Non-payment	$25.00 $75.00 after hours or on weekends $250.00 Commercial, Fraudulent, or Denial of Access*
Meter Check for Accuracy	$50.00*
	* Deposit required. See Terms and Conditions below.

POLE ATTACHMENT FEES AND OTHER CHARGES

Annual Pole Attachment Fee	$29.38 per attachment per year
One-time License Agreement Fee	$1,000
Permit Application Fee	$25.00 per pole per application
Unauthorized Attachment Penalty Fee	5 times annual fee per occurrence, for residential service drop 10 times annual fee per occurrence, for all other
Failure to Abandon or Remove Facilities Penalty	¼ annual rate per day per pole

CITY OF SALEM VIRGINIA

TERMS AND CONDITIONS OF SERVICE

APPLICATION

A copy of the Rate Schedules and Standard Terms and Conditions under which service is to be rendered to the customer will be furnished upon request at the City of Salem, Virginia's office. The customer shall elect the Schedule upon which his application for service shall be based.

A written agreement may be required from each customer before service will be commenced. A copy of the agreement will be furnished to the customer upon request.

When the customer desires delivery of energy at more than one point, a separate agreement will be required for each separate point of delivery. Service delivered at each point of delivery will be billed separately under the applicable Schedule.

PAYMENTS

Meters will be read monthly, except that readings may be estimated on occasion as necessary. All initial and final bills will be based on actual meter readings.

Bills will be rendered by the City of Salem, Virginia to the customer monthly in accordance with the Schedule selected applicable to the customer's service, with the following exception:

> Year-round residential customers shall have the option of paying bills under the City of Salem, Virginia's equal payment plan (Budget Plan), whereby the total service for the succeeding 12-month period is estimated in advance, and bills are rendered monthly on the basis of one-twelfth of the 12-month estimate. The City of Salem, Virginia may at any time during the 12-month period adjust the estimate so made, and the bills rendered in accordance with such estimate, to conform more nearly with the actual charges for service being experienced. The normal equal payment period will be 12 months, commencing in any month selected by the City of Salem, Virginia, but in those cases where billing is commenced during a month which leaves less than 12 months until the beginning of the next normal equal payment period to which the customer is assigned, payments shall be calculated on the basis of the months in such period.
>
> In case the actual charges for the service used during any equal payment period exceeds the bills as rendered on the equal payment plan, the amount of such excess shall be paid by the customer on or before the due date of the bill covering the last month of the equal payment period in which such excess appears. In case the actual charges for the service used during the equal payment period is less than the amount paid under the equal payment plan during such period, the amount of such overpayment shall, at the option of the City of Salem, Virginia, either be refunded to the customer or credited on the customer's last bill for the period.
>
> If a customer fails to pay bills as rendered on the equal payment plan, the City of Salem, Virginia shall have the right to withdraw the plan with respect to such customer and to restore the customer to billing as provided for in the applicable Schedules, in addition to any other rights which the City of Salem, Virginia may have under such Schedules in case of arrearage in the payment of bills.

All bills are payable at the business offices or authorized collection agencies of the City of Salem, Virginia within the time limits specified in the Schedule. The word "month" as used herein and in the Schedules is hereby defined to be the elapsed time between two successive meter readings approximately thirty (30) days apart. In the event of the stoppage of or the failure of any meter to register the full amount of energy consumed, the customer will be billed for such period on an estimated consumption based upon his use of energy in a similar period of like use, and the customer shall pay to the City of Salem, Virginia such estimated amount.

Where indicated on the applicable tariff schedule, a delayed payment charge, indicated on the appropriate rate schedule, will be applied to any outstanding account balances, excluding local consumer utility taxes, not received by the City of Salem, Virginia by the date indicated in the payment provision of the applicable tariff schedule.

INSPECTION

It is in the interest of the customer to properly install and maintain his wiring and electrical equipment, and the customer shall at all times be responsible for the character and condition thereof. The City of Salem, Virginia is not required to inspect such wiring and electrical equipment, and in no event shall the City of Salem, Virginia be responsible therefor or liable for any damages to person or property caused by such wiring or equipment.

Where a customer's premises are located in a municipality or other governmental subdivision where inspection laws or ordinances are in effect, the City of Salem, Virginia may withhold furnishing service to new installations until it has received notification from the appropriate governmental official that the inspection laws or ordinances have been complied with.

SERVICE CONNECTIONS

The City of Salem, Virginia shall, when requested to furnish service, designate the location of its service connection. The customer's wiring shall, except for those cases listed below, be brought outside the building wall nearest the City of Salem, Virginia's service wires so as to be readily accessible thereto.

Contact the City of Salem, Virginia Electric Department about service connection requirements for different applications.

All inside wiring shall be grounded in accordance with the requirements of the National Electrical Code or the requirements of any local inspection service authorized by a state or local authority.

When a customer desires that energy be delivered at a point or in a manner other than that designated by the City of Salem, Virginia, the customer shall pay the additional cost thereof.

CITY OF SALEM VIRGINIA

TERMS AND CONDITIONS OF SERVICE
(continued)

RELOCATION OF CITY OF SALEM, VIRGINIA'S FACILITIES AT CUSTOMER'S REQUEST

Whenever, at the customer's request, the City of Salem, Virginia facilities located on the customer's premises are relocated to suit the convenience of the customer, the customer may be required to reimburse the City of Salem, Virginia for the entire cost incurred in making such relocation.

LOCATION AND MAINTENANCE OF CITY OF SALEM, VIRGINIA'S EQUIPMENT

In order to provide service to the customer, the City of Salem, Virginia shall have the right to construct its poles, lines and circuits on the property or within the buildings of the customer at a point or points convenient for such purpose. The customer shall provide suitable space for the installation of necessary measuring instruments so that such instruments will be protected from injury by the elements or through the negligence of deliberate acts of the customer, its agents and employees.

USE OF ENERGY BY CUSTOMER

The Tariff Schedules for electric energy included in this tariff are classified by the character of use of such energy and are not available for service except as provided therein.

A customer may not change from one Schedule to another during the term of the contract except with the consent of the City of Salem, Virginia.

The service connections, transformers, meters and appliances supplied by the City of Salem, Virginia for each customer have a definite capacity and no additions by any customer other than residential customers receiving service under Tariff Schedule RS to the equipment, or load connected thereto, shall be allowed, except with the consent of the City of Salem, Virginia.

The customer shall install only motors, apparatus or appliances which are suitable for operation in connection with the character of the service supplied by the City of Salem, Virginia and which shall not be detrimental to such service, The electric power shall not be used in such a manner as to cause unwarranted voltage fluctuations or disturbances in the City of Salem, Virginia's transmission or distribution system.

The customer shall make no attachment of any kind whatsoever to the City of Salem, Virginia's lines, poles, crossarms, structures or other facilities without the express written consent of the City of Salem, Virginia.

All apparatus used by the customer shall be designed, maintained and operated so as to secure the highest practicable commercial efficiency and power factor and the proper balancing of phases. Motors which are frequently started or which are arranged for automatic control shall be designed in a manner which gives maximum starting torque with minimum current flow, and shall be equipped with controlling devices approved by the City of Salem, Virginia. The customer shall notify the City of Salem, Virginia of any significant increase or decrease in the customer's connected load.

The customer shall not be permitted to operate his own generating equipment in parallel with the City of Salem, Virginia's service, except with the express written consent of the City of Salem, Virginia.

VOLTAGE

For electricity supplied for residential service in urban areas, the City of Salem, Virginia shall endeavor to supply voltages such that variation from nominal voltage to minimum voltage will not be more than 5% of the nominal voltage, and the variation from nominal voltage to maximum voltage will not be more than 5% of the nominal voltage.

The City of Salem, Virginia shall not be responsible for variations in voltage in excess of those specified above arising from causes beyond the control of the City of Salem, Virginia.

METER ACCURACY AND TESTS

The customer shall pay the City of Salem, Virginia a fee as defined in City of Salem Fee Schedule for each test requested by the customer. The deposit shall be refunded only if the percentage registration of the meter exceeds 102%. The customer will be refunded based on the meter error for that customer’s previous 12 monthly bills.

If the customer has been incorrectly billed because of errors other than meter accuracy, the City of Salem, Virginia shall estimate the electricity used during the previous 12 months of incorrect registration based on all known relevant facts. If the customer has been over-billed, their refund will be based on that estimated consumption. If the customer has been under-billed, the error will be corrected and there will be no true-up billing.

DENIAL OR DISCONTINUANCE OF SERVICE

Except as may be otherwise provided by law, the City of Salem, Virginia reserves the right to refuse to serve any applicant for service, or to discontinue to serve any customer after ten days' notice in writing, if the applicant or customer is indebted to the City of Salem, Virginia for any service previously rendered at any location; provided, however, that no such notice shall be given where any emergency exists or where fraudulent use of electricity is detected. The City of Salem, Virginia may refuse to provide service to any applicant if in the City of Salem, Virginia's reasonable judgment the applicant's installation of wiring or electrical energy consuming equipment is regarded as dangerous or creating a hazardous condition or is of such condition that satisfactory service cannot be provided.

The City of Salem, Virginia reserves the right to discontinue service to any customer for failure to provide and maintain adequate security for the payment of bills as requested by the City of Salem, Virginia, for failure to comply with these Terms and Conditions of Service or to prevent fraud upon the City of Salem, Virginia.

Any discontinuance of service shall not terminate the contract between the City of Salem, Virginia and the customer, nor shall it abrogate any minimum charge which may be effective.

CITY OF SALEM VIRGINIA

TERMS AND CONDITIONS OF SERVICE
(continued)

RECONNECTION CHARGE

In cases where the City of Salem, Virginia had discontinued service as herein provided for, the customer shall pay the City of Salem, Virginia a reconnection charge prior to the City of Salem, Virginia's reconnection of the service. Except as set forth below, the reconnection charge for residential or small general service customer shall be as defined in City of Salem Fee Schedule. For all other customers the charge shall be the actual cost of making the reconnection, with a minimum of $250.00. In addition, the City of Salem, Virginia may, at its option, require a deposit from the customer prior to reconnecting the service. The reconnection charge for all customers, where service has been disconnected for fraudulent use of electricity or where access to the meter has been denied, will be the actual cost of the reconnection, with a minimum of $250.00.

TERM OF CONTRACT

Customer's may at the City of Salem, Virginia's discretion be required to contract for capacity.

Contracts under this Schedule will be made for an initial period of not less than one (1) year and shall continue thereafter until either party has given six (6) months written notice to the other of the intention to terminate the contract. The City of Salem, Virginia will have the right to make contracts for initial periods longer than one (1) year.

A new initial contract will not be required for existing customers who increase their contract requirements after the original initial period, unless new or additional facilities are required.

DELIVERY VOLTAGE

The standard nominal distribution service voltages within the City of Salem, Virginia service area are:

Secondary	Primary
Single Phase	Three Phase
120/240 volts	12.47/7.2 KV
120/208 volts	
Three Phase	
120/208 volts	
120/240 volts	
277/480 volts	

Item #: 6.F.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Salem City Schools Budget**
Consider adoption of Resolution 1499 approving the Salem City Schools budget for Fiscal Year 2026.

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
Attached is a resolution approving the Fiscal Year 2026 budget for the Salem City Schools. The budget was approved by the School Board on March 25, 2025. The proposed budget is available for review on the School's website at https://go.boarddocs.com/vsba/slmsdva/Board.nsf/Public.

The approval of the Fiscal Year 2026 budget for Salem City Schools is being requested to fulfill our legal requirement of approving the budget. The budget is prepared for informative and fiscal planning purposes only and does not actually commit or appropriate funds for expenditure.

FISCAL IMPACT:

STAFF RECOMMENDATION:
Staff recommends approving the attached resolution approving the budget for Salem City Schools for the 2026 fiscal year.

ATTACHMENTS:
1. Salem City Schools Budget Resolution 1499 May 12 2025
2. FY26 - Schools - Summary of FY26 Budget Proposal Adoption Attachment A for finance

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, May 12, 2025:

RESOLUTION 1499

A RESOLUTION APPROVING THE SALEM CITY SCHOOLS FISCAL YEAR 2026 BUDGET

WHEREAS, Section 22.1-93 of the 1950 Code of Virginia, as amended, provides that the governing body of the City shall prepare and approve an annual budget; and

WHEREAS, said budget shall be prepared and approved for informative and fiscal planning purposes only; and

WHEREAS, the Salem City School Board approved their Fiscal Year 2026 budget on March 20, 2025,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA that the Salem City Schools budget for the Fiscal Year 2026 as shown on the attached schedules is hereby approved.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders –
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

ATTEST:

_____
H. Robert Light
Clerk of Council City of Salem, Virginia

Salem City Schools

Summary of Proposed Budget As of March 20, 2025

FY 2026

Note: *This page is shown for general comparison of totals only. This schedule is based on the original adopted budget whereas the detailed budget shows any budget amendments year to date which may differ*

School Operating Fund Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget as of 3/20/2025	Increase (Decrease) of FY 26 from FY 25 Adopted	Increase (Decrease) %	
Revenue					
State Revenue, excluding Sales Tax (1)	$25,731,101	$30,079,820	$4,348,719	16.9%	(1)
Sales Tax	4,423,748	4,565,979	142,231	3.2%	(2)
Subtotal-All State Revenue	**$30,154,849**	**$34,645,799**	**$4,490,950**	**14.9%**	
Federal Revenue	4,001,953	3,614,257	(387,696)	-9.7%	(3)
Local Revenue	23,781,130	24,213,041	431,911	1.8%	(4)
Other Revenue	564,441	686,396	121,955	21.6%	(5)
Total School Fund Revenue Budget	**$58,502,373**	**$63,159,493**	**$4,657,120**	**8.0%**	
Expenditures					
Central Administration	$2,241,116	$2,451,922	$210,806	9.4%	(6)
Instruction-Centralized Cost	8,006,950	11,076,979	3,070,029	38.3%	(7)
Salem High School	12,488,351	13,019,344	530,993	4.3%	(8)
Andrew Lewis Middle School	8,685,037	9,613,718	928,681	10.7%	(8)
G. W. Carver	4,510,800	4,724,042	213,242	4.7%	(8)
West Salem	4,120,481	4,521,858	401,377	9.7%	(8)
South Salem	3,910,007	4,421,847	511,840	13.1%	(8)
East Salem	4,442,495	4,681,669	239,174	5.4%	(8)
Attendance and Health	1,755,883	1,903,071	147,188	8.4%	(8)
Transportation	2,476,100	2,586,786	110,686	4.5%	(8)
Special Purpose Grants	4,001,953	3,614,257	(387,696)	-9.7%	(3)
Non Departmental (Incl Debt Service)	1,863,200	544,000	(1,319,200)	-70.8%	(9)
Total School Fund Expenditure Budget	**$58,502,373**	**$63,159,493**	**$4,657,120**	**8.0%**	
Budget Shortfall	**$0**	**$0**			

(1) State revenue changes due to Compensation Supplement and At Risk funding updates, as well as an increase in enrollment due to online school program.

(2) Sales tax is budgeted using local estimate (i.e. State's estimate less $100,000).

(3) Reflects mostly the FY 25 Amended budget as it is the most updated Federal grant information received. Includes removal of the ESSER Federal COVID-19 related grants. Includes a new Year Round School for EL and Special Education programs grant of $300,000

(4) Reflects an increase in funding from the City of $431,911 being asked.

(5) Includes an increase in Facilities and Sale of Equipment to match trends of revenues received, as well as the New Horizons Healthcare partnership program.

(6) Reflects changes in salaries due to raises and changes in personnel. Also includes addition/removal of positions as directed by the need of the division.

(7) Reflects changes in salaries due to raises and changes in personnel. Also includes addition/removal of positions as directed by the need of the division. Incorporates costs of the online school program, as well as increases in summer school and instructional software licensing fee increases.

(8) Reflects changes in salaries due to raises and changes in personnel. Also includes addition/removal of positions as directed by the need of the division and those no longer funded by ALL In Tutoring grant funds. Includes increases in utilities and building maintenance costs.

(9) Temporary account for an additional 1% Salary Increase of $405,000 placeholder and $50,000 for mid-year contingencies. Also included a proposed laptop lease of $89,000.

Cafeteria Fund Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget as of 3/20/2025	Increase (Decrease) of FY 26 from FY 25 Adopted	Increase (Decrease) %
Revenue				
Salem High School	$782,705	$830,713	$48,008	6.1%
Andrew Lewis Middle School	552,713	596,240	43,527	7.9%
G W Carver	384,333	456,177	71,844	18.7%
West Salem	262,824	292,972	30,148	11.5%
South Salem	241,716	271,169	29,453	12.2%
East Salem	281,405	312,180	30,775	10.9%
	$2,505,696	**$2,759,451**	$253,755	**10.1%**
Expenditures				
Salem High School	$882,383	$888,828	$6,445	0.7%
Andrew Lewis Middle School	542,615	665,593	122,978	22.7%
G W Carver	303,756	316,220	12,464	4.1%
West Salem	258,282	300,148	41,866	16.2%
South Salem	239,335	305,227	65,892	27.5%
East Salem	279,325	283,435	4,110	1.5%
Total Cafeteria Fund Budget	**$2,505,696**	**$2,759,451**	$253,755	**10.1%**
Total Proposed School Budget (School Operating, Grant and Cafeteria)	**$61,008,069**	**$65,918,944**	**$4,910,875**	**8.0%**

Item #: 6.G.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Review of budget adoption for Fiscal Year 2026.**
Review of budget adoption for Fiscal Year 2026

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:

FISCAL IMPACT:
The adoption of the Fiscal Year 2026 budget is a legal requirement per the City Charter in Section 8.3. This step must be completed before July 1 of each year to meet this requirement. The adoption will include all City funds, Salem City Schools and the Capital Improvement Plan. Approval of the budget is for informative and fiscal planning purposes only and does not actually commit or appropriate funds for expenditure. The commitment of funds will not occur until the approval of the second reading of the Fiscal Year 2026 appropriation ordinance on May 27, 2025. Attached is the list of changes that have been made to the budget since its presentation on April 14, 2025, to City Council.

STAFF RECOMMENDATION:

ATTACHMENTS:
1. List of Changes - Fy26 Budget

General Fund Budget Changes for FY2026

Revenue Budget Originally Presented				$ 119,399,873
10-012-0100-40200	Finance	Designation Of Beginning Fund Balance	200,000	
10-012-0100-42030	Finance	Business License Tax	31,515	
10-012-0100-48350	Finance	CSA-Reimbursement From State	(157,993)	
10-018-0100-48547	Streets	Southwest VA Produce Prescription Program	3,500	
10-030-0100-48395	Police	Police State Grants	8,000	
				85,022
General Fund Revenue Budget-Adjusted				**$ 119,484,895**

Expenditure Budget Originally Presented				$ 119,399,873
10-008-1232-53370	Real Estate	Software Maintenance/Support	14,408	
10-008-1232-56012	Real Estate	Books And Subscriptions	(13,608)	
10-012-3325-57030	Finance	RVJDC Juvenile Placement Program	46,641	
10-012-5350-55730	Finance	Administrative Expenses	40,000	
10-012-5350-55753	Finance	1a - Foster Care - IV-E Children	(8,841)	
10-012-5350-55756	Finance	1b - Foster Care - All Others	(6,591)	
10-012-5350-55765	Finance	1e - Educational Svcs - Congregate Care	(18,574)	
10-012-5350-55768	Finance	2a - Treatment Foster Care - IV-E	(8,923)	
10-012-5350-55771	Finance	2a1 - Treatment Foster Care - Other	(20,842)	
10-012-5350-55780	Finance	2e - Family Foster Care - Other	(8,367)	
10-012-5350-55783	Finance	2f - Community Based Svcs	(48,900)	
10-012-5350-55789	Finance	2g - Special Ed Private Day Placement	(111,361)	
10-012-8150-55677	Finance	Salem Economic Development Authority	(150,000)	
10-012-9107-55680	Finance	Roanoke City Skate Park	200,000	
10-012-9110-59505	Finance	Contingency for Economic Development	150,000	
10-018-7251-55963	Streets	Southwest VA Produce Prescription Program	3,500	
10-019-1320-55210	Registrar	Postage	1,600	
10-019-1320-55410	Registrar	Lease/Rent Of Equipment	2,160	
10-027-2170-55800	Clerk of Circuit Court	Miscellaneous	720	
10-030-3140-55859	Police	Police State Grants	8,000	
10-034-3230-56004	Rescue Squad	Medical Supplies	(1,000)	
10-080-8110-55633	Economic Development	Resource Partner Organizations	15,000	
				85,022
General Fund Expenditure Budget-Adjusted				**$ 119,484,895**

Item #: 6.H.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Budget Appropriation Ordinances**
Consider on first reading the ordinances appropriating funds for:

(a) Fiscal year 2026 operating budget and approval of the Schematic List of Positions and Pay Scale for Fiscal Year 2026;

(b) Fiscal year 2026 capital budget and;

(c) Fiscal year 2026 budget for Salem City Schools

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
This is the first reading of three ordinances to appropriate funds for Fiscal Year 2026 for the City of Salem operating and capital budgets, Salem City Schools categories, and approve the City of Salem Schematic List of Positions and Pay Scale for Fiscal Year 2026.

The Fiscal Year 2026 operating budget and Capital Improvement Program (CIP) were presented to City Council on April 14, 2025. The operating budget reflects the tax rates adopted at the City Council meeting on May 12, 2025. The proposed budget was advertised in Cardinal News on May 2, 2025, and May 5, 2025. A public hearing was held on the budget on May 12, 2025 to receive oral comments from the public concerning the proposed Fiscal Year 2026 operating budget and capital budget.

Attached for your approval are three budget appropriation ordinances for Fiscal Year 2026 and the Schematic List of Positions and Pay Scale for Fiscal Year 2026. In order to separate Salem City Schools funding from City funding and more clearly distinguish the appropriations of City Council, City staff has divided the appropriation into three ordinances. Each ordinance will be voted on separately. City staff has included a list of changes that have been made to the budget since the presentation on April 14, 2025.

The total City budget for Fiscal Year 2026 is $244,552,116, which includes the following funds: General, Water, Sewer, Civic Center, Catering, Electric, Debt Service, and Schools. The total excludes transfers. The budget is recommended to be appropriated in three separate budget ordinances.

a. The first budget ordinance provides funding in the amount of $173,201,472 in Fiscal Year 2026 for the City's operations budget. The ordinance also approves the City's Schematic List of Positions and Pay Scale for Fiscal Year 2026.

b. The second budget ordinance provides funding in the amount of $5,431,700 in Fiscal Year 2026 for the City's capital budget.

c. The third budget ordinance provides funding in the amount of $65,918,944 in Fiscal Year 2026 for Salem City Schools.

FISCAL IMPACT:
Approval of the Fiscal Year 2026 budget appropriation ordinances provides funding for City and School operations, transfers, and capital budgets effective July 1, 2025.

STAFF RECOMMENDATION:
Staff recommends approval of the first reading of the three Fiscal Year 2026 budget appropriation ordinances. Staff also recommends approval of the attached Schematic List of Positions and Pay Scale for Fiscal Year 2026. The second reading of the three ordinances will be held on May 27, 2025.

ATTACHMENTS:
1. Budget Appropriation Ordinances 5-12-25
2. Schematic List of Positions and Pay Scale
3. List of Changes - Fy26 Budget
4. Capital Appropriation Ordinance 5-12-25
5. School Budget Appropriation Ordinance 5-12-25

AN ORDINANCE APPROPRIATING FUNDS FOR THE FISCAL YEAR 2026 OPERATIONS BUDGET AND APPROVAL OF THE SCHEMATIC LIST OF POSITIONS AND PAY SCALE FOR FISCAL YEAR 2026 FOR THE CITY OF SALEM, VIRGINIA.

WHEREAS, upon notice duly published in the newspaper, a public hearing was held on May 12, 2025, concerning the adoption of the annual budget for the City of Salem for Fiscal Year 2026; and

WHEREAS, the Council of the City of Salem, Virginia, approved said budget on May 27, 2025, pursuant to the provisions of Section 8.3 of the Charter of the City of Salem and Chapter 25 of Title 15.2 of the 1950 Code of Virginia, as amended; and

WHEREAS, the first reading of this appropriation ordinance was held on May 12, 2025 and the second reading of this ordinance was held on May 27, 2025, pursuant to the provisions of Section 7.3 of the Charter of the City of Salem.

NOW THEREFORE, be it ordained by the Council of the City of Salem, Virginia, as follows:

1. That the following appropriations are hereby made from the respective funds for the period beginning July 1, 2025 and ending June 30, 2026, for the functions and purposes indicated:

City of Salem, Virginia
Fiscal Year 2026
First Reading May 12, 2025; Second Reading May 27, 2025

	Appropriation Amount
Revenues:	
Carryover	$ 2,190,007
Property Taxes	55,392,153
Other Local Taxes	29,773,315
Permits, Privilege Fees and Regulatory Licenses	368,940
Fines and Forfeitures	120,000
Revenue from Use of Money and Property	6,397,291
Charges for Services	3,954,147
Miscellaneous Revenue	527,000
Payment in Lieu of Taxes	3,314,000
Revenue from the Commonwealth - Categorical	14,492,987
Revenue from the Commonwealth - Non-categorical	2,886,557
Revenue from the Federal Government	14,498
Proceeds from Indebtedness	54,000
Total General Fund Revenues	119,484,895
Debt Service Fund	5,518,498
Water Fund	11,894,544
Sewer Fund	7,916,888

	Appropriation Amount
Civic Center Fund	6,028,360
Electric Fund	53,755,770
Catering Fund	1,108,628
Total Revenue	205,707,583
Less: Transfers	(32,506,111)
Total Net of Transfers	$ 173,201,472
Expenditures:	
General Government	14,827,764
Judicial Administration	3,477,106
Public Safety	25,690,074
Public Works	16,434,351
Health and Welfare	9,850,176
Education	26,948,396
Parks, Recreation and Culture	8,837,286
Community Development	4,500,912
Transfers to Other Funds	4,110,184
Debt Service	3,307,957
Contingency	1,500,689
Total General Fund Expenditures	119,484,895
Debt Service Fund	5,518,498
Water Fund	11,894,544
Sewer Fund	7,916,888
Civic Center Fund	6,028,360
Electric Fund	53,755,770
Catering Fund	1,108,628
Total Expenditures	205,707,583
Less: Transfers	(32,506,111)
Total Net of Transfers	$ 173,201,472

2. The City Manager may authorize or delegate the authorization of the transfer of any unencumbered balance or portion thereof from one department to another within the same fund.

3. That all funded outstanding encumbrances at June 30, 2025 are re-appropriated to the 2026 fiscal year to the same department and account for which they are encumbered in the previous year.

4. That the City Council approves the City of Salem Schematic List of Positions and Pay Scale. The Schematic List of Positions and Pay Scale included as part of this ordinance are effective July 1, 2025.

5. That the budget, along with the list of changes, contains a complete itemized and classified plan of all contemplated expenditures and all estimated revenues for the ensuing year

This ordinance shall take effect July 1, 2025.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders –
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

Passed:

Effective:

/s/ Renee F. Turk
Mayor

ATTEST:

H. Robert Light
Clerk of Council
City of Salem, Virginia

City of Salem, Virginia
Schematic List of Positions - Fiscal Year 2026

Job Title	Grade	Min	Mid	Max
Account Services Supervisor	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Accountant	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Accounting Assistant	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Accounting Manager	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Accounting Technician	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Accreditation Manager	27	$ 48,731.74	$ 63,351.26	$ 77,970.78
Administrative Assistant	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Animal Control Officer	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Animal Shelter Manager	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Animal Shelter Worker	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Applications Manager	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Assistant Chef	20	$ 34,632.74	$ 45,022.56	$ 55,412.38
Assistant Chief WTP Operator	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Assistant Commonwealth Attorney	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Assistant Director of Civic Facilities	39	$ 87,515.20	$ 113,769.76	$ 140,024.32
Assistant Director of Community Development/Engineer	40	$ 91,890.96	$ 119,458.24	$ 147,025.53
Assistant Director of Electric Utility	40	$ 91,890.96	$ 119,458.24	$ 147,025.53
Assistant Director of Finance	39	$ 87,515.20	$ 113,769.76	$ 140,024.32
Assistant Director of Human Resources	39	$ 87,515.20	$ 113,769.76	$ 140,024.32
Assistant Director of Parks & Recreation	39	$ 87,515.20	$ 113,769.76	$ 140,024.32
Assistant Director of Water and Sewer	40	$ 91,890.96	$ 119,458.24	$ 147,025.53
Assistant Food and Beverage Manager	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Assistant Recreation Program Supervisor	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Assistant Telecommunicator Manager	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Assistant to the City Manager	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Assistant Utility Lines Manager	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Assistant Utility Maintenance Manager	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Asst Dir of Streets and GM-Street Super	40	$ 91,890.96	$ 119,458.24	$ 147,025.53
Automotive Mechanic	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Automotive Service Worker	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Box Office Supervisor	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Building Engineer	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Building Maintenance Assistant	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Building Maintenance Superintendent	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Building Maintenance Technician I	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Building Maintenance Technician II	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Building Maintenance Technician III	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Building Official	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Business Analyst I	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Business Analyst II	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Business Analyst III	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Captain Deputy Sheriff	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Chef	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Chief Deputy Commissioner of the Revenue	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Chief Deputy Court Clerk I	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Chief Deputy Treasurer	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Chief Engineer	38	$ 83,347.81	$ 108,352.15	$ 133,356.49

City of Salem, Virginia
Schematic List of Positions - Fiscal Year 2026

Job Title	Grade	Min	Mid	Max
Chief of Police	44	$ 111,694.03	$ 145,202.24	$ 178,710.45
Chief WTP Operator	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Childrens Services Supervisor	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
City Assessor	42	$ 101,309.78	$ 131,702.71	$ 162,095.65
City Garage Supervisor	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
City Horticulturist	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Civic Center Booking Coordinator	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Civic Center Events & Production Manager	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Civic Center Events Manager	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Civic Center Mechanic	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Civic Center Operations Supervisor	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Civic Center Operations Worker	20	$ 34,632.74	$ 45,022.56	$ 55,412.38
Civic Center Public Relations Associate	20	$ 34,632.74	$ 45,022.56	$ 55,412.38
Civic Facilities Sales Representative	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Civil Engineer I	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Civil Engineer II	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Codes Compliance Investigator I	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Codes Enforcement Officer I	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Codes Enforcement Officer II	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Communications Specialist	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Construction Inspector	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Construction Project Manager	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Crime Analyst	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Custodian	20	$ 34,632.74	$ 45,022.56	$ 55,412.38
Deputy Chief of Police	41	$ 96,485.51	$ 125,431.16	$ 154,376.81
Deputy City Clerk-Executive Assistant	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Deputy Commissioner of the Revenue II	24	$ 42,096.31	$ 54,725.20	$ 67,354.09
Deputy Commonwealth Attorney	39	$ 87,515.20	$ 113,769.76	$ 140,024.32
Deputy Court Clerk II	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Deputy Court Clerk III	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Deputy Fire Chief	40	$ 91,890.96	$ 119,458.24	$ 147,025.53
Deputy Registrar	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Deputy Sheriff I	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Deputy Sheriff II	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Deputy Treasurer I	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Deputy Treasurer II	24	$ 42,096.31	$ 54,725.20	$ 67,354.09
Director of Civic Facilities	43	$ 106,375.27	$ 138,287.85	$ 170,200.43
Director of Communications	42	$ 101,309.78	$ 131,702.71	$ 162,095.65
Director of Community Development	44	$ 111,694.03	$ 145,202.24	$ 178,710.45
Director of Economic Development	43	$ 106,375.27	$ 138,287.85	$ 170,200.43
Director of Electric Utility	44	$ 111,694.03	$ 145,202.24	$ 178,710.45
Director of Finance	44	$ 111,694.03	$ 145,202.24	$ 178,710.45
Director of Human Resources	43	$ 106,375.27	$ 138,287.85	$ 170,200.43
Director of Parks and Recreation	43	$ 106,375.27	$ 138,287.85	$ 170,200.43
Director of Streets and General Maint	43	$ 106,375.27	$ 138,287.85	$ 170,200.43
Director of Technology Systems	44	$ 111,694.03	$ 145,202.24	$ 178,710.45
Director of Water and Sewer	43	$ 106,375.27	$ 138,287.85	$ 170,200.43

City of Salem, Virginia
Schematic List of Positions - Fiscal Year 2026

Job Title	Grade	Min	Mid	Max
Economic Development Specialist	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Electric Line Crew Leader	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Electric Line Supervisor	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Electric Line Technician I	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Electric Line Technician II	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Electric Meter Technician	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Electrical Engineer	37	$ 79,378.86	$ 103,192.52	$ 127,006.18
Electrical Engineering Technician	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
EMS Billing Specialist	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
EMS Captain	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
EMS Coordinator	38	$ 83,347.81	$ 108,352.15	$ 133,356.49
Equipment Operator I	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Equipment Operator II	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Equipment Operator III	27	$ 48,731.74	$ 63,351.26	$ 77,970.78
Evidence Technician	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Financial Services Supervisor	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Fire Administrative Captain	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Fire and EMS Training Officer	38	$ 83,347.81	$ 108,352.15	$ 133,356.49
Fire Battalion Chief Administration	38	$ 83,347.81	$ 108,352.15	$ 133,356.49
Fire Battalion Chief Operations	38	$ 83,347.81	$ 108,352.15	$ 133,356.49
Fire Captain	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Fire Chief	44	$ 111,694.03	$ 145,202.24	$ 178,710.45
Firefighter EMT	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Firefighter Paramedic	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Fleet Management Superintendent	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Food and Beverage Manager	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
GIS Analyst	27	$ 48,731.74	$ 63,351.26	$ 77,970.78
GIS Manager	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Grants/Special Projects Coordinator	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Human Resource Technician	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Human Resources Data Specialist	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Human Resources Generalist	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Inventory and Procurement Specialist	24	$ 42,096.31	$ 54,725.20	$ 67,354.09
Inventory Assistant	20	$ 34,632.74	$ 45,022.56	$ 55,412.38
Inventory Technician	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Laborer	20	$ 34,632.74	$ 45,022.56	$ 55,412.38
Lead Lineman	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Legal Administrator	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Librarian	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Library Director	42	$ 101,309.78	$ 131,702.71	$ 162,095.65
Library Technician	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Lieutenant Deputy Sheriff	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Maintenance-Construction Worker I	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Maintenance-Construction Worker II	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Major Deputy Sheriff	37	$ 79,378.86	$ 103,192.52	$ 127,006.18
Master Deputy Sheriff	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Master Deputy Sheriff II	32	$ 62,195.42	$ 80,854.04	$ 99,512.67

City of Salem, Virginia
Schematic List of Positions - Fiscal Year 2026

Job Title	Grade	Min	Mid	Max
Master Police Officer	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Meter Reader	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Meter Service Supervisor	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Network Administrator	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Organizational Development and Training Coordinator	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Paralegal	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Parks and Recreation Superintendent	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Payroll Manager	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Payroll Technician	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Permit Technician	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Planner I	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Planner II	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Planning and Zoning Administrator	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Police Captain	38	$ 83,347.81	$ 108,352.15	$ 133,356.49
Police Lieutenant	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Police Officer	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Police Records Specialist	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Police Sergeant	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Project Manager	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Purchasing Manager	31	$ 59,233.73	$ 77,003.85	$ 94,773.97
Real Estate Appraiser	27	$ 48,731.74	$ 63,351.26	$ 77,970.78
Recreation Maintenance Worker	20	$ 34,632.74	$ 45,022.56	$ 55,412.38
Recreation Program Supervisor I	27	$ 48,731.74	$ 63,351.26	$ 77,970.78
Recreation Program Supervisor II	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Recreation Site Supervisor	24	$ 42,096.31	$ 54,725.20	$ 67,354.09
Risk Manager	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Sanitation Equipment Operator	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Sanitation Superintendent	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Sanitation Worker	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Scanning-Imaging Technician	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Senior Accountant	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Senior Administrative Assistant	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Senior Animal Control Officer	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Senior Automotive Mechanic	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Senior Codes Compliance Investigator	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Senior Firefighter EMT	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Senior Firefighter Paramedic	32	$ 62,195.42	$ 80,854.04	$ 99,512.67
Senior Librarian	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Senior Library Assistant	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Senior Meter Reader	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Senior Police Officer	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Senior Police Records Specialist	22	$ 38,182.59	$ 49,637.37	$ 61,092.15
Senior Programmer Analyst	33	$ 65,305.19	$ 84,896.74	$ 104,488.30
Senior Real Estate Appraiser	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Senior Tax Technician	24	$ 42,096.31	$ 54,725.20	$ 67,354.09
Senior WTP Operator	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Sergeant Deputy Sheriff	33	$ 65,305.19	$ 84,896.74	$ 104,488.30

City of Salem, Virginia
Schematic List of Positions - Fiscal Year 2026

Job Title	Grade	Min	Mid	Max
Small Engine Mechanic	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Stormwater Manager	35	$ 71,998.97	$ 93,598.66	$ 115,198.35
Streets Crew Supervisor	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Streets Superintendent	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Tax Specialist	26	$ 46,411.18	$ 60,334.53	$ 74,257.88
Tax Supervisor	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Technical Services Supervisor	30	$ 56,413.08	$ 73,337.00	$ 90,260.92
Technology Manager	36	$ 75,598.92	$ 98,278.59	$ 120,958.27
Technology Support Specialist	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
Telecommunications Manager	38	$ 83,347.81	$ 108,352.15	$ 133,356.49
Telecommunicator I	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Telecommunicator II	27	$ 48,731.74	$ 63,351.26	$ 77,970.78
Transfer Clerk	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Tree Trimmer	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Utility Asset Manager	38	$ 83,347.81	$ 108,352.15	$ 133,356.49
Utility Billing Specialist	24	$ 42,096.31	$ 54,725.20	$ 67,354.09
Utility Lines Crew Supervisor	29	$ 53,726.74	$ 69,844.76	$ 85,962.78
Utility Lines Manager	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Utility Lines Technician I	21	$ 36,364.37	$ 47,273.68	$ 58,183.00
Utility Lines Technician II	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Utility Locator	24	$ 42,096.31	$ 54,725.20	$ 67,354.09
Utility Maintenance Manager	34	$ 68,570.45	$ 89,141.58	$ 109,712.72
Utility Maintenance Mechanic	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
Utility Maintenance Technician	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Water Meter Mechanic	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
Water Quality Manager	28	$ 51,168.32	$ 66,518.82	$ 81,869.32
WTP Operator Class I	27	$ 48,731.74	$ 63,351.26	$ 77,970.78
WTP Operator Class II	25	$ 44,201.12	$ 57,461.46	$ 70,721.79
WTP Operator III	23	$ 40,091.72	$ 52,119.24	$ 64,146.75
WTP Operator Trainee	22	$ 38,182.59	$ 49,637.37	$ 61,092.15

City of Salem, Virginia
Pay Scale for Fiscal Year 2026

Range	Range Minimum	Range Midpoint	Range Maximum
20	$ 34,632.73	$ 45,022.56	$ 55,412.38
21	$ 36,364.37	$ 47,273.68	$ 58,183.00
22	$ 38,182.59	$ 49,637.37	$ 61,092.15
23	$ 40,091.72	$ 52,119.24	$ 64,146.75
24	$ 42,096.31	$ 54,725.20	$ 67,354.09
25	$ 44,201.12	$ 57,461.46	$ 70,721.79
26	$ 46,411.18	$ 60,334.53	$ 74,257.88
27	$ 48,731.74	$ 63,351.26	$ 77,970.78
28	$ 51,168.32	$ 66,518.82	$ 81,869.32
29	$ 53,726.74	$ 69,844.76	$ 85,962.78
30	$ 56,413.08	$ 73,337.00	$ 90,260.92
31	$ 59,233.73	$ 77,003.85	$ 94,773.97
32	$ 62,195.42	$ 80,854.04	$ 99,512.67
33	$ 65,305.19	$ 84,896.74	$ 104,488.30
34	$ 68,570.45	$ 89,141.58	$ 109,712.72
35	$ 71,998.97	$ 93,598.66	$ 115,198.35
36	$ 75,598.92	$ 98,278.59	$ 120,958.27
37	$ 79,378.86	$ 103,192.52	$ 127,006.18
38	$ 83,347.81	$ 108,352.15	$ 133,356.49
39	$ 87,515.20	$ 113,769.76	$ 140,024.32
40	$ 91,890.96	$ 119,458.24	$ 147,025.53
41	$ 96,485.51	$ 125,431.16	$ 154,376.81
42	$ 101,309.78	$ 131,702.71	$ 162,095.65
43	$ 106,375.27	$ 138,287.85	$ 170,200.43
44	$ 111,694.03	$ 145,202.24	$ 178,710.45
45	$ 117,278.73	$ 152,462.35	$ 187,645.97

General Fund Budget Changes for FY2026

Revenue Budget Originally Presented				$ 119,399,873
10-012-0100-40200	Finance	Designation Of Beginning Fund Balance	200,000	
10-012-0100-42030	Finance	Business License Tax	31,515	
10-012-0100-48350	Finance	CSA-Reimbursement From State	(157,993)	
10-018-0100-48547	Streets	Southwest VA Produce Prescription Program	3,500	
10-030-0100-48395	Police	Police State Grants	8,000	
				85,022
General Fund Revenue Budget-Adjusted				**$ 119,484,895**
Expenditure Budget Originally Presented				$ 119,399,873
10-008-1232-53370	Real Estate	Software Maintenance/Support	14,408	
10-008-1232-56012	Real Estate	Books And Subscriptions	(13,608)	
10-012-3325-57030	Finance	RVJDC Juvenile Placement Program	46,641	
10-012-5350-55730	Finance	Administrative Expenses	40,000	
10-012-5350-55753	Finance	1a - Foster Care - IV-E Children	(8,841)	
10-012-5350-55756	Finance	1b - Foster Care - All Others	(6,591)	
10-012-5350-55765	Finance	1e - Educational Svcs - Congregate Care	(18,574)	
10-012-5350-55768	Finance	2a - Treatment Foster Care - IV-E	(8,923)	
10-012-5350-55771	Finance	2a1 - Treatment Foster Care - Other	(20,842)	
10-012-5350-55780	Finance	2e - Family Foster Care - Other	(8,367)	
10-012-5350-55783	Finance	2f - Community Based Svcs	(48,900)	
10-012-5350-55789	Finance	2g - Special Ed Private Day Placement	(111,361)	
10-012-8150-55677	Finance	Salem Economic Development Authority	(150,000)	
10-012-9107-55680	Finance	Roanoke City Skate Park	200,000	
10-012-9110-59505	Finance	Contingency for Economic Development	150,000	
10-018-7251-55963	Streets	Southwest VA Produce Prescription Program	3,500	
10-019-1320-55210	Registrar	Postage	1,600	
10-019-1320-55410	Registrar	Lease/Rent Of Equipment	2,160	
10-027-2170-55800	Clerk of Circuit Court	Miscellaneous	720	
10-030-3140-55859	Police	Police State Grants	8,000	
10-034-3230-56004	Rescue Squad	Medical Supplies	(1,000)	
10-080-8110-55633	Economic Development	Resource Partner Organizations	15,000	
				85,022
General Fund Expenditure Budget-Adjusted				**$ 119,484,895**

AN ORDINANCE APPROPRIATING FUNDS FOR THE FISCAL YEAR 2026 CAPITAL BUDGET FOR THE CITY OF SALEM, VIRGINIA

WHEREAS, upon notice duly published in the newspaper, a public hearing was held on May 12, 2025, concerning the adoption of the annual budget for the City of Salem for Fiscal Year 2026; and

WHEREAS, City Council of the City of Salem, Virginia, approved said budget on May 27, 2025, pursuant to the provisions of Section 8.3 of the Charter of the City of Salem and Chapter 25 of Title 15.2 of the 1950 Code of Virginia, as amended; and

WHEREAS, the first reading of this appropriation ordinance was held on May 12, 2025, and the second reading of this ordinance was held on May 27, 2025, pursuant to the provisions of section 7.3 of Charter of the City of Salem

NOW THEREFORE, be it ordained by the Council of the City of Salem, Virginia, as follows:

1. That the following appropriations are hereby made from the respective funds for the period beginning July 1, 2025, and ending June 30, 2026, for the functions and purposes indicated:

City of Salem, Virginia
Fiscal Year 2026
Capital Projects Appropriations
First Reading May 12, 2025; Second Reading May 27, 2025

	Appropriation Amount
Revenues:	
Transfer from General Fund to Capital Projects Fund	$ 1,403,700
Transfer from Water Fund to Water Capital Fund	3,548,000
Transfer from Sewer Fund to Sewer Capital Fund	480,000
Total Revenue	$ 5,431,700
Expenditures:	
Capital Projects Fund	$ 1,403,700
Water Capital Fund	3,548,000
Sewer Capital Fund	480,000
Total Expenditures	$ 5,431,700

2. That the City Manager may authorize the transfer of any unencumbered balance or portion thereof from one project to another so as to provide for the completion of a capital project.

3. That all funded outstanding capital encumbrances at June 30, 2025, are re-appropriated to Fiscal Year 2026 to the same account for which they are encumbered in the previous year.

4. That appropriations designated for capital projects will not lapse at the end of the fiscal year but shall remain appropriated until the completion of the project or until the City Council, by appropriate action, changes or eliminates the appropriation. Upon completion of a capital project, staff is authorized to close out the project and transfer to the funding source any remaining balances. This section applies to appropriations for capital projects at June 30, 2025, and appropriations in the 2026 fiscal year budget.

This ordinance shall take effect July 1, 2025.

Upon a call for an aye and a nay vote, the same stood as follows:

H. Hunter Holliday –
Anne Marie Green –
Byron Randolph Foley –
John Saunders –
Renee F. Turk –

Passed:
Effective:

/s/ Renee F. Turk
Mayor

ATTEST:

H. Robert Light
Clerk of Council
City of Salem, Virginia

AN ORDINANCE APPROPRIATING FUNDS FOR THE FISCAL YEAR 2026 SALEM CITY SCHOOLS

WHEREAS, upon notice duly published in the newspaper, a public hearing was held on May 12, 2025, concerning the adoption of the annual budget for the City of Salem for Fiscal Year 2026; and

WHEREAS, the Council of the City of Salem, Virginia approved said budget on May 12, 2025, pursuant to the provisions of Section 8.3 of Salem City Code and Chapter 25 of Title 15.2 of the 1950 Code of Virginia, as amended, and

WHEREAS, the first reading of this appropriation ordinance was held on May 12, 2025, and the second reading of this ordinance was held on May 27, 2025, pursuant to the provisions of Section 7.3 of the Salem City Code.

NOW THEREFORE, be it ordained by the Council of the City of Salem, Virginia as follows:

1. That the following appropriations are hereby made from the respective funds for the period beginning July 1, 2025 and ending June 30, 2026 for the functions and purposes indicated.

City of Salem, Virginia
FY 2026
Salem City Schools
First Reading May 12, 2025; Second Reading May 27, 2025

	Appropriation Amount
Revenue	
State Revenue, excluding Sales Tax	$30,079,820
Sales Tax	4,565,979
Federal Revenue	3,614,257
Local Revenue	24,213,041
Other Revenue	686,396
Food Service	2,759,451
Total School Fund Revenue Budget	$65,918,944
Expenditures	
Instruction	$48,263,321
Administration, Attendance and Health	4,272,000
Pupil Transportation	2,590,786
Operations and Maintenance	4,280,400
Food Service	2,759,451

	Appropriation Amount
Debt Service and Fund Transfers	544,000
Technology	3,208,986
Total School Fund Expenditure Budget	$65,918,944

2. That all funded outstanding categorical encumbrances at June 30, 2025 are re-appropriated to the 2026 fiscal year to the same category for which they are encumbered in the previous year.

This ordinance shall take effect July 1, 2025.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders –
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

Passed:
Effective:

/s/ Renee F. Turk
Mayor

ATTEST:

H. Robert Light
Clerk of Council
City of Salem, Virginia

Item #: 6.I.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Appropriation of Funds**
Request to appropriate additional Smart Scale funding for Mason Creek Greenway Phase 3. Audit - Finance Committee

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
Smart Scale funds of $2,610,310 were appropriated on November 8, 2021 for the completion of Mason Creek Greenway Phase 3. Due to inflation since that time, an additional $508,749 in Smart Scale funds has been awarded by VDOT to complete the project at a total project cost of $3,119,059.

Mason Creek Greenway Phase 3 will begin at the intersection of East Main Street and Kesler Mill Road, where the Hanging Rock Trail currently ends. It will consist of a combination of sidewalk and bike lanes along East Main Street and Electric Road ultimately connecting to the existing Mason Creek Greenway at Lynchburg Turnpike. The construction of Mason Creek Greenway Phase 3 will also include pedestrian signal improvements and ADA ramps.

FISCAL IMPACT:
The Smart Scale funds will allow us to construct Mason Creek Greenway Phase 3 linking Hanging Rock Trail and Mason Creek Greenway at Lynchburg Turnpike.

STAFF RECOMMENDATION:
Staff recommends appropriating $508,749 to the Capital Projects federal grants account 20-012-0200-48995 and to the Mason Creek Greenway Phase 3 account 20-042-0205-54730.

ATTACHMENTS:
None

Item #: 6.J.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Appropriation of Funds**
Request to appropriate Carbon Reduction Program and local funding for Roanoke River Greenway from Apperson Drive to Cook Drive. Audit - Finance Committee

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
A connecting piece of the Roanoke River Greenway from Apperson Drive to Cook Drive will be constructed as a shared use path that connects two existing Roanoke River Greenway systems so that the Roanoke River Greenway can act as one continuous transportation alternative spanning multiple localities.

VDOT awarded $1,615,259 in Carbon Reduction Program funds for the completion of the Roanoke River Greenway connector from Apperson Drive to Cook Drive. An additional $505,896 in local funds is needed to fully fund the project, which is available in the Capital Projects reserve account.

FISCAL IMPACT:
The Carbon Reduction Program funds and local funds will allow us to construct a missing piece of the Roanoke River Greenway linking the greenway trailheads at Apperson Drive and Cook Drive.

STAFF RECOMMENDATION:
Staff recommends appropriating $1,615,259 to the Capital Projects federal grants account 20-012-0200-48995 and to the Roanoke River Greenway – Apperson to Cook Connector account 20-042-0205-54739.

Staff recommends transferring $505,896 from the Capital Projects Reserve account 20-012-0205-54100 to the Roanoke River Greenway – Apperson to Cook Connector account.

ATTACHMENTS:

None

Item #: 6.K.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Appropriation of Funds**
Request to appropriate Virginia Highway Safety Improvement Program (VHSIP) funds for 4 pedestrian crossings. Audit - Finance Committee

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
Pedestrian crossings will be installed systematically at four unsignalized intersections at the Hanging Rock Battlefield Trail along Kessler Mill Road and at the Roanoke River Greenway along West Riverside Drive. The pedestrian crossings will improve the safety of pedestrians and bicyclists utilizing the multi-use paths.

VDOT awarded $469,464 in VHSIP funds for the completion of these four pedestrian crossings. No local match is required for these funds.

FISCAL IMPACT:
The VHSIP funds will allow us to complete the four pedestrian crossings and improve safety of pedestrians and bicyclists utilizing the Hanging Rock Battlefield Trail and Roanoke River Greenway.

STAFF RECOMMENDATION:
Staff recommends appropriating $469,464 to the Capital Projects state grants account 20-012-0200-48495 and to the Pedestrian Crossings account 20-042-0205-54427.

ATTACHMENTS:
None

Item #: 6.L.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Appropriation of Funds**
Request to appropriate Smart Scale and local funds for downtown improvements along College Avenue. Audit - Finance Committee

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
The City of Salem will continue downtown improvements along College Avenue from Calhoun Street to the south side of Roanoke Boulevard. Improvements will replace and widen sidewalks, as well as improve crosswalks.

VDOT awarded $2,708,507 in Smart Scale funds for the completion of the downtown improvements along College Avenue. An additional $547,800 in local funds is needed to fully fund the project, which is available in the Capital Projects reserve account.

FISCAL IMPACT:
The Smart Scale funds and local funds will allow us to continue with downtown improvements along College Avenue from Calhoun Street to the south side of Roanoke Boulevard.

STAFF RECOMMENDATION:
Staff recommends appropriating $2,708,507 to the Capital Projects federal grants account 20-012-0200-48995 and to the Downtown Improvements – College Avenue account 20-080-0205-54809.

Staff recommends transferring $547,800 from the Capital Projects Reserve account 20-012-0205-54100 to the Downtown Improvements – College Avenue account 20-080-0205-54809.

ATTACHMENTS:
None

Item #: 6.M.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

MEETING DATE: May 12, 2025

AGENDA ITEM: **Appropriation of Funds**
Request to appropriate highway maintenance carryover for various projects. Audit - Finance Committee

SUBMITTED BY: Rosemarie Jordan, Director of Finance

SUMMARY OF INFORMATION:
The City receives highway maintenance funding each year and any unspent funds may be carried forward to the subsequent fiscal year. An appropriation of $1,143,564 from carryover funds is needed to cover certain projects that will be completed in fiscal year 2025.

The City is working on a project to remove sidewalk trip hazards throughout the City for a total of $716,904. The City has allocated $250,000 from the current year in highway maintenance funds for this project. An additional appropriation of $466,904 is needed to complete the project.

The project for repairs of the Apperson Drive Bridge #1800 at Cook Drive has been funded for $682,432, which includes highway maintenance funding of $374,772 and local funding of $307,660. Additional highway maintenance funding is available to use on this project instead of local funding. The request is to appropriate an additional $307,660 of highway maintenance funding and allow the City Manager to transfer $307,660 back to the capital projects reserve to use for future projects.

The City is working on a project to heavily trim back or remove invasive trees along the City's roads. An appropriation of $135,000 is needed to complete the project.

The City is working on a project to update pavement markings on several roads within the City. An appropriation of $234,000 is needed to complete the project.

FISCAL IMPACT:
Highway maintenance funds may only be used for maintenance costs as determined by the state. These projects fall within the guidelines of the highway maintenance

program.

STAFF RECOMMENDATION:
Staff recommends appropriating $1,143,564 of highway maintenance carryover funds to the General Fund Designation of Beginning Fund Balance account, 10-012-0100-40200, and to the following expenditures accounts:

10-018-4003-53814, Sidewalk, Curb and Gutter	$131,518
10-018-4012-53814, Sidewalk, Curb and Gutter	$335,386
10-018-4006-59410, Transfer To Capital Projects	$307,660
10-018-4003-53829, Tree Trimming/Replacement	$67,500
10-018-4012-53829, Tree Trimming/Replacement	$67,500
10-018-4005-53822, Pavement Marking	$234,000

Staff recommends appropriating $307,660 to the Capital Projects Fund revenue account 20-0012-0200-49905, Transfer From General Fund, and to the Capital Projects Fund expenditure account 20-042-0205-54419, Apperson Drive Bridge Repairs #1800.

ATTACHMENTS:
None