



**Planning Commission Meeting
Agenda
Wednesday, May 14, 2025, 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
2. Unfinished Business
 - A. 19 Carey Avenue
3. New Business
 - A. 151 St. John Road
 - B. Comprehensive Plan 2045 - Back to Salem's Future
4. Adjournment

REGULAR SESSION

1. Call to Order
 - A. **Pledge of Allegiance**
2. Consent Agenda
 - A. **Minutes**
Consider acceptance of the minutes from the April 16, 2025 work session and regular meeting.
3. Unfinished Business
 - A. **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.

4. New Business

A. **Amendment to the Zoning Ordinance**

Hold public hearing and 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.

B. **Comprehensive Plan 2045 - Back to Salem's Future**

Hold public hearing and 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. (*Amended*) (Advertised in the April 24, and May 1, 2025 issues of the Salem Times Register.) **(NOTE: THIS ITEM WILL BE POSTPONED TO A FUTURE MEETING AND WILL BE RE-ADVERTISED.)**

5. Adjournment