



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

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

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

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

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

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.

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

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