



**Planning Commission Meeting
Agenda
Wednesday, June 11, 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. New Business
 - A. **Discussion of items on the June agenda**
 - 1) 132 Electric Road
 - B. **Discussion of items on the July agenda**
 - 1) Butt Hollow Road Rezoning/Special Exception Permit
 - 2) Dalewood Avenue Rezoning/Special Exception Permit
 - 3) Newman Drive Rezoning
 - 4) Rowan Street Special Exception Permit
3. Adjournment

REGULAR SESSION

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

Consider acceptance of the minutes from the May 14, 2025 work session and regular meeting.

3. New Business

A. Special Exception Permit

Hold a public hearing and consider the request of R & S Investments LLC, property owners, for the issuance of a special exception permit to allow a retail sales, smoke shop for the property located at 132 Electric Road (Tax Map #80-2-1).

4. Adjournment



**PLANNING COMMISSION
MINUTES**

Wednesday, May 14, 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

IT IS NOTED THAT THE MINUTES FOR THIS MEETING OF THE CITY OF SALEM PLANNING COMMISSION WERE PREPARED WITHOUT THE BENEFIT OF AN AUDIO RECORDING.

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, May 14, 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 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, and Jim H. Guynn, Jr., City Attorney; and the following business was transacted:

Chair Denise 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 6:02 p.m.

2. Unfinished Business

A. Amendment to the Zoning Ordinance

A discussion was held regarding 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.

3. New Business

B. Amendment to the Zoning Ordinance

A discussion was held regarding 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

C. Comprehensive Plan 2045 – Back to Salem’s Future

A discussion was held regarding postponing to a future meeting. The future meeting will be readvertised.

4. Adjournment

Chair King adjourned at 6:42 p.m.

REGULAR SESSION

1. Call to Order

A regular 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 7:00 p.m., on Wednesday, May 14, 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 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, and Jim H. Guynn, Jr., City Attorney; and the following business was transacted:

Chair Denise King reported that this date, place, and time had been set in order for the Commission to hold a public meeting. The meeting was called to order at 7:00 p.m.

A. **Pledge of Allegiance**

2. Consent Agenda

A. **Minutes**

Consider acceptance of the minutes from April 16, 2025, work session and regular meeting.

Chair King confirmed no corrections were raised and accepted the minutes as presented.

Chair King stated, if anyone was in attendance for the Comprehensive Plan, that item had been postponed until a future meeting and it would be readvertised.

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.

The petitioner had previously requested to continue this item to the May 14, 2025, meeting.

Property legal notice has been given and all adjoining property owners have been notified of said hearing.

Chair King opened the public hearing at 7:05 p.m. She invited the petitioner to address the Commission and present their request. She mentioned that they would need to state their name and address for the record.

Patrick Snead of 302 Live Oak Court addressed the Commission and thanked them for the continuation of the rezoning request. Mr. Snead stated that the subject property offers unique opportunities in that it contains one lot on Brand Avenue and one lot on Carey Avenue. The Brand Avenue lot is already zoned RB and allows townhomes by right. The Carey Avenue lot is a landlocked site zoned RSF. They want to rezone the Carey Avenue site to RB and combine it with the Brand Avenue lot for development as one property. He emphasized that stormwater management remains their primary concern, and discussions were ongoing with the City of Salem to address this issue.

Crystie Combs of 119 Carey Avenue addressed the Commission. She stated that she has lived at this location for 20 years. She reported that when the homes on the east side of Carey Avenue were constructed, water began to pond on her property. She fears the proposed additional development would worsen the problem.

Dennis Dessurean of 108 Carey Avenue addressed the Commission and stated his concern was also the stormwater runoff. He stated that water from 220 Brand Avenue flows to 145 Carey Avenue, while 119 Carey Avenue retains water and drains toward the Snead property.

Phillip Beland of 312 Carey Avenue addressed the Commission and noted a big problem was with mosquitoes. He stated that his property serves as a stormwater catch basin for Carey Avenue. The City was supposed to treat 220 Brand Avenue with tablets for mosquitoes but that has been inconsistent. He would also prefer only single-family development at this location.

Rebecca Horton of 419 Roanoke Boulevard addressed the Commission and stated that she is the owner of 112 Brand Avenue. They thought the flooding appeared to have subsided for a time but returned following the extension of Harrison Avenue. She asked whether the City would provide oversight on the proposed development and what remedies would be available if the stormwater management plan failed.

Mr. Beland asked about the Harrison Avenue extension and placing a culvert.

Mr. Dessureau asked who would be liable if there was flooding at this location.

Charles Van Allman addressed the stormwater issue and stated that a consultant would be brought in to determine the most efficient solution for both the upper and lower ends of Carey Avenue. He stated that this would probably be developed in 2 phases.

Chris Burns addressed the Commission and stated his concern was also stormwater management but noted that the proposal would provide a more holistic approach to storm water management, rather than a “piece-meal” solution with separate projects.

The Commission recommended approval with two voluntary proffers:

1. Townhouses shall be the only allowable use on the property.
2. The property shall not have vehicular access from Carey Avenue.

Chair King noted that she does not think it is appropriate to hold this property owner responsible for a larger-scale water problem and asked if there was anyone else to speak on the matter. Hearing none, she closed the public hearing at 7:30 pm. and asked for a roll call vote:

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

On the motion made by Mr. Garst and seconded by Mr. Beamer and duly carried, the Commission recommends to the City Council the approval of the rezoning of 19 Carey Avenue from RSF to RB with the two proffered conditions that use will be limited to townhouses only and there will be no vehicular access from Carey Avenue.

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.

4. New Business

A. **Amendment to the Zoning Ordinance**

Hold a 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.

Property legal notice has been given and all adjoining property owners have been notified of said hearing.

Chair King opened the public hearing at 7:46 p.m. She invited the petitioner to address the Commission and present their request. She mentioned that they would need to state their name and address for the record.

Chris Burns, representing Salem Sabres soccer club, addressed the Commission and stated that the application was being submitted on behalf of the property owners. He explained the site is currently developed with three soccer fields and is actively used by the Salem Sabres. The purpose of the proposed rezoning is to expand the existing facilities by adding additional parking, more playing fields and a designated training area to support the club's ongoing operations.

Reid Garst asked if the provided concept was preliminary.

Mr. Burns confirmed that it was preliminary and explained that the property will continue to be used for the soccer club known as the Salem Sabres.

Nathan Routt asked if the property was used for practices, games and tournaments.

Mr. Burns confirmed that the property is used for all aspects of the soccer club's activities, and they currently have 14 teams.

Chair King asked about the age of the participants.

Mr. Burns stated that the club includes children ranging in age from 3-4 years old to high school-aged youth.

Mark Henrickson asked for confirmation that the subject property at 151 St. John Road would be used for the soccer club activities.

Mr. Burns confirmed that it would be used for the soccer club.

Ted Dyer of 105 St. John Road addressed the Commission and expressed support for the project. He stated he was pleased with both the property owners and Salem Sabres Soccer Club for moving forward with the proposed improvements.

Chair King asked if there was anyone else to speak on the matter. Hearing none, she closed the public hearing at 7:48 pm. and requested a roll call vote:

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

On the motion made by Mr. Routt and seconded by Mr. Henrickson and duly carried, the Commission recommends to the City Council that the rezoning request from HM Heavy Manufacturing to HBD Highway Business District for 151 St. John Road be approved.

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. 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 WAS POSTPONED TO A FUTURE MEETING AND WILL BE RE-ADVERTISED.

5. Adjournment

Chair King asked if there was any additional business for the Planning Commission. There being no further business, Chair King adjourned the meeting.

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA held in the Council Chambers of City Hall, 114 North Broad Street Salem, VA 24153

AGENDA ITEM: **Special Exception Permit**

Consider the request of R & S Investments LLC, property owners, for the issuance of a special exception permit to allow a retail sales, smoke shop for the property located at 132 Electric Road (Tax Map #80-2-1).

SUBMITTED BY: Max Dillon, Planner

SUMMARY OF INFORMATION:

SITE CHARACTERISTICS:

Zoning: HBD Highway Business District
Land Use Plan Designation: Residential
Existing Use: Vacant (formerly Hot Tub Showroom)
Proposed Use: Commercial – Retail sales, smoke shop

The subject property (132 Electric Road) consists of a 0.22 acre tract of land which currently sits within the HBD Highway Business District zoning designation. The applicant is requesting a Special Exception Permit in order to operate a smoke shop at that location.

In July of 2024, the Virginia General Assembly adopted legislation allowing localities to regulate the retail sale locations of tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking for any such retail sale location and may prohibit a retail sale location on property within 1000 linear feet of a child day center of a public, private, or parochial school.

As a result, in October of 2024, City Council adopted an adjustment to the zoning ordinance which created a use type, “Retail Sales, smoke shop,” distinguishing general retail sales from the retail sale of tobacco, nicotine, or hemp products. That new use type is now permitted in the HBD Highway Business District zoning designation by Special Exception Permit, and applicable businesses are subject to the following use and design standards:

- No retail sale location of tobacco products, nicotine vapor products, alternative nicotine products, or hemp shall be located within 1000 feet of a child day care center or a public, private, or parochial school.
- All windows and doors facing the street right of way shall be maintained as transparent and shall not be tinted or obscured. Smoking, vaping or other related products and paraphernalia shall not be displayed as to be seen from adjacent properties.

There are currently eleven operational smoke shops in the City of Salem, all of which are considered legal nonconforming due to their existence prior to the Special Exception Permit requirement. This request is from a regional operator with similar stores in Roanoke, Vinton, Daleville, and Lynchburg who has a desire to expand into the Salem market.

REQUIREMENTS:

The proposal meets the requirements of Section 106-214.3. Site development regulations for HBD, and (preliminarily) 106-310.25. Retail sales, smoke shop.

STAFF RECOMMENDATION:

Staff recommends denial of this request due to the number of existing smoke shops within the City, along with the limited availability of commercial space along major corridors.

Pre-application Meeting (optional)

- Meetings with the Community Development Staff are recommended prior to submittal of a Special Exception/Use Not Provided For Permit 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. The applicant will be notified to submit the required legal ad fees prior to the meeting. (See Page 4)
- PLEASE NOTE: As per 106-524.1(A) 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 zoning district or applicable use and design standards. A variance from the Board of Zoning Appeals must be obtained prior to the submission of a Special Exception/Use Not Provided For 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 are included in the Planning Commission packet.
- The Planning Commission meets on the 1st Wednesday after the 1st City Council meeting of the month.
- Following a public hearing on the Special Exception/Use Not Provided For Permit case, the Planning Commission may recommend approval, approval with conditions, denial, or deferral of the application.

City Council

- 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 Special Exception/Use Not Provided For Permit cases on the 4th Monday of every month.
- Following a public hearing on the case, the City Council may vote to approve, 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. 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.)**
- d. Responses to questions on Page 5**
- e. Historic Impact Information (if any)**
- f. For applications requiring plans, please submit electronically only. No hard copies will be accepted.**
- g. 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 Special Exception/Use Not Provided For Permit 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 SPECIAL EXCEPTION/USE NOT PROVIDED FOR PERMIT

Case #: _____

APPLICANT INFORMATION	
Owner: <u>R+S Investments LLC</u> Contact Name: <u>Stephen Hartman</u> Address: <u>130 Antietam Hill Rd</u> <u>Daleville VA 24083</u>	Telephone No. _____ Fax No. _____ Email Address _____
Applicant/Contract Purchaser: _____ Contact Name: <u>Antoon Nasser</u> Address: <u>111 Waywood Hills Dr</u> <u>Vinton, VA 24179</u>	Telephone No. <u>904-397-4080</u> Fax No. _____ Email Address <u>Alwassouf1990@yahoo.com</u>

PARCEL INFORMATION	For <u>multiple</u> parcels, please attach a page <input type="checkbox"/>
(Tax ID #'s) <u>80-2-1</u> Deed Book _____ Page _____ Subdivision _____ Location Description (Street Address, if applicable) <u>132 Electric Rd</u>	Total Area (acres/square feet) _____ Current Zoning _____ Requested Use <input type="checkbox"/> Special Exception <input type="checkbox"/> Use Not Provided For _____

SIGNATURE OF OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (attach contract) <input type="checkbox"/> LESSEE <input type="checkbox"/>
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 <u>Stephen Hartman</u> Date <u>4/21/25</u> Print Name <u>Stephen HARTMAN</u> Signature _____ Date _____ Print Name _____

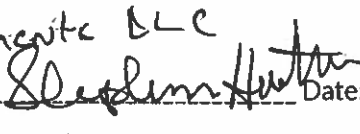
QUESTIONS/ LETTERS/ SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Antoon Nasser</u> Address: <u>111 Waywood Hills Dr</u> <u>Vinton, VA 24179</u>	Telephone No. <u>904-397-4080</u> Fax No. _____ Email Address <u>Alwassouf1990@yahoo.com</u>
**It is the responsibility of the contact person to provide 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: 4-21-25

Print Name: Antoon Nasser

Signature of owner/authorized agent  Date: 4/21/25

Print Name: Stephen Hartman

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

Email Alwassouf1990@yahoo.com Fax: _____

FEES:
All application fees must be paid at the time of submittal. Please make checks payable to the City of Salem:
Special Exception/Use Not Provided For/Use Not Provided For Permit application fee:
\$500

FOR STAFF USE ONLY

Staff Reviewer: _____	Application Complete? <input type="checkbox"/> YES <input type="checkbox"/> NO
Date: _____	

PLEASE RESPOND FOR ALL SPECIAL EXCEPTION/USE NOT PROVIDED FOR APPLICATIONS:

1. This Special Exception/Use Not Provided For is being requested in order to?

We own the HUFF N PUFF smoke shops in Roanoke, Vinton, Daleville and Lynchburg. I was hoping to open one in Salem because a lot of our customers wanted us to open in Salem. I hope to get this opportunity kindly...

2. Describe how you plan to develop the property for the proposed use and any associated uses.

I know Salem is stricked like bat court about led and signs so it won't be any on the building and inside every thing will be brand new

3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to assure that the proposed use or exception will not have a negative impact on the surrounding vicinity? (This could include traffic or environmental impacts.)

because we are really strict about ~~more~~ underage kids and we are really clean stores inside and outside and I already cleaned around the shop

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.

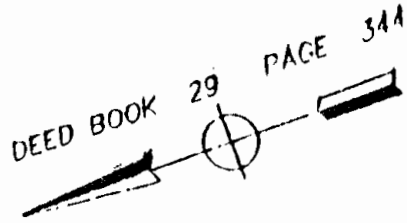
5. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area?

6. 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.

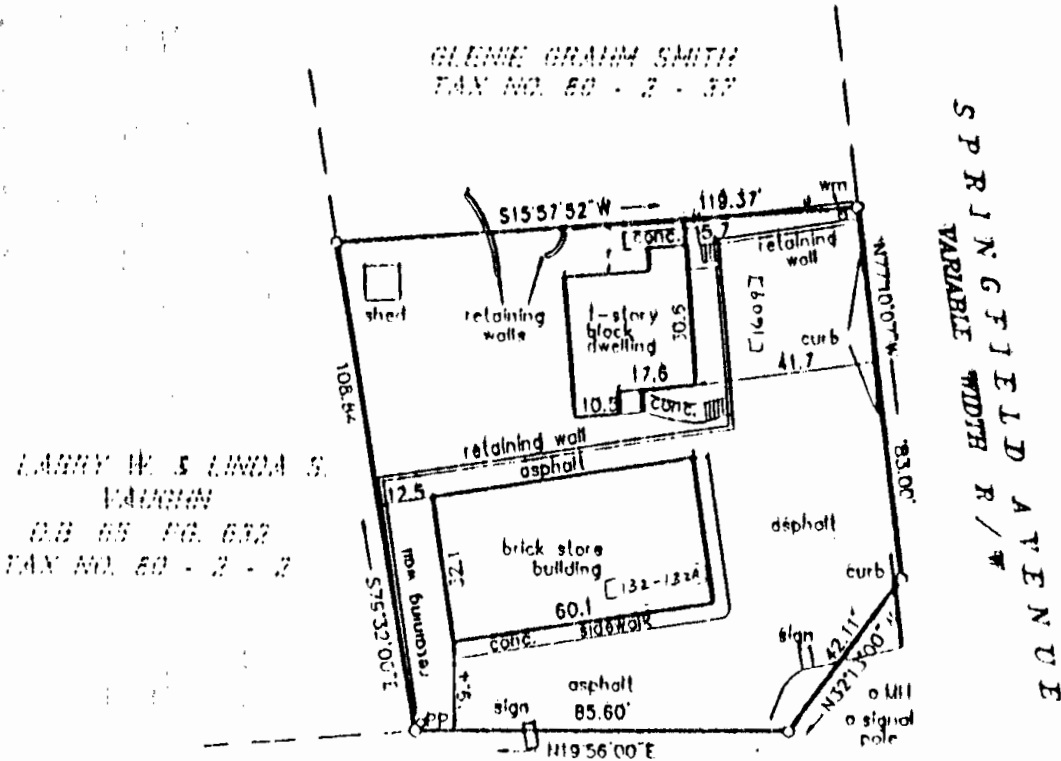
NOTES :

BOOK 228 PAGE 222

- 1) REFERENCES :
DEED BOOK 29 PAGE 341
TAX MAP NO. 80 - 2 - 1
PRESENT OWNER : CLEO S. & FLORA B. DAVIS
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND, THEREFORE, MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- 3) PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS (FLOOD ZONE G).



PP power pole
MII manhole
conc concrete



ELECTRIC ROAD
(VIRGINIA STATE ROUTE 410)
VARIABLE WIDTH R/W

SURVEY FOR

ROBERT L. HARTMAN JR.
JUDY W. HARTMAN
STEPHEN M. HARTMAN
SANDRA C. HARTMAN

132 ELECTRIC ROAD
PORTION OF LOT 15 , SECTION 1
C O N E H U R S T
BEING EXISTING TAX NO. 80 - 2 - 11

CITY OF SALEM , VIRGINIA
SURVEYED AUGUST 24 , 1994
SCALE : 1 " = 40 '



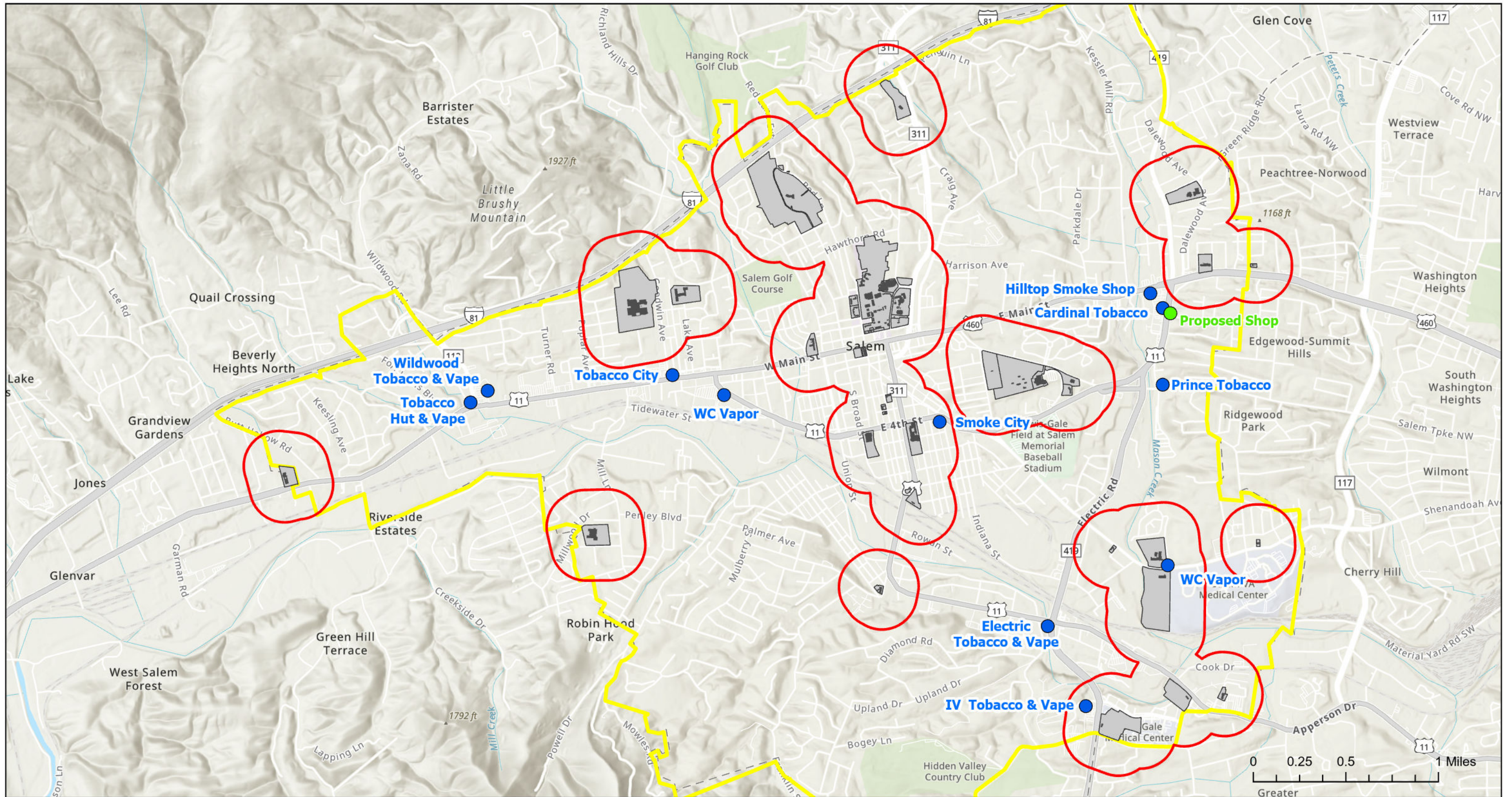
OK

JOB NO. 94 - 1 - 273

4415 ELECTRIC ROAD , S.W.
ROANOKE , VIRGINIA 24014
772 - 0055

ROBERT G. CANTLEY, INC.

LAND SURVEYORS



CITY OF SALEM

SCHOOL AND DAYCARE FACILITIES

Legend

 School/Daycare Facility	 Smoke Shops Existing
 School/Daycare Property	 Smoke Shops Proposed
 1,000 ft	

Salem, VA

Pan and Zoom

Search

Search Sales

Search Results

Layers

Measure Tools

Abutters

Print

Title: 132 ELECTRIC RD SALEM, VA 2

Size: [dropdown]

Scale: [input]

Preserve Scale:

Include Legend:

Print Download

Enter a title for your map, select paper size, and output format from the above controls. Enter map scale, e.g. 2400, to generate a printed map for that scale. Uncheck the Preserve Scale checkbox to preserve the map extent. Uncheck the Include Legend checkbox to print the map without a legend.

POWERED BY vgsi esri

EagleView

**AFFADAVIT OF MAILING PURSUANT TO S15.2-2204
CODE OF VIRGINIA**

**PLANNING COMMISSION
JUNE 11, 2025**

ITEM #4A

This is to certify that I mailed letters in reference to the request of R & S Investments LLC, property owners, for the issuance of a special exception permit to allow a retail sales, smoke shop for the property located at 132 Electric Road (Tax Map #80-2-1) to the following property owners and adjacent property owners on May 23, 2025, in the 2:00 p.m. mail:

REALTY INCOME PROPERTIES
9 LLC
PO BOX 80615
INDIANAPOLIS IN 46280

MMC CHARLOTTE LLC
5225 W WENDOVER AVE
HIGH POINT NC 27265

MITCHELL V FRITZ
220 ELECTRIC RD
SALEM VA 24153

JERRY GAIL PLASTER
2981 MCGUFFEY RD
COLUMBUS OH 43224

STEPHEN HARTMAN
R & S INVESTMENTS LLC
130 ANTIETAM HILL RD
DALEVILLE VA 24083

ARIANA E SMITH
1619 SPRINGFIELD AVE
SALEM VA 24153

THOMAS TROY MYERS
114 ELECTRIC RD
SALEM VA 24153

FREDERICK STEPHEN MOORE
1631 SPRINGFIELD AVE
SALEM VA 24153

CLAUDE EDWARD CLYBURN
VELMA ARLENE CLYBURN
1625 SPRINGFIELD AVE
SALEM VA 24153

PATRICK EUGENE STULTZ
PHILLIP EDWARD STULTZ
5254 CHEROKEE HILLS DR
SALEM VA 24153

ERNEST C KING
KAREN S KING
1615 SPRINGFIELD AVE
SALEM VA 24153

MICHAEL B RICHARDS
104 ELECTRIC RD
SALEM VA 24153

3440 FT MEADE ROAD
ACQUISITION LLC
16613 CYPRESS BAY LN
ASHTON MD 20861

HC HOLDINGS LLC
730 11TH ST NW STE 600
WASHINGTON DC 20001

LAKESIDE (SALEM) STATION LLC
11501 NORTHLAKE DR
CINCINNATI OH 45249

Signed 

Date 5/27/25

City of Salem
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 27th day of May, 2025, by

Tammy Dunn



Notary Public
My commission expires: 10-31-2028

