



**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.

Proper 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.

Proper 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.