



**Planning Commission Meeting
Agenda
Wednesday, July 16, 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. Items from the July agenda.
 1. 106-110 Butt Hollow Road rezone from BCD to LM with proffered conditions
 2. 319 Rowan Street special exception request for a cell tower
 3. 638 Dalewood Avenue rezone from AG to RSF
638, 672, and 696 Dalewood Avenue special exception request for Cluster Housing Overlay
 4. 1002 and 1108 Newman Drive rezone from LM with proffered condition to RMF
 5. Introduction of proposed time change for work session and regular meetings.
 6. Remote participation policy
 - B. Items from the August agenda.
 1. Comprehensive Plan review, work session
 2. 1507-1511 Eddy Avenue special exception request for non-residential uses out of doors
 4. Amendment to the PC bylaws regarding time change for meetings
3. Adjournment

REGULAR SESSION

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

A. Minutes

- 1) Consider acceptance of the minutes from the June 11, 2025 work session and regular meeting.
- 2) Consider acceptance of the minutes from the June 25, 2025, joint work session with City Council.

3. New Business

A. Rezoning Request and Special Exception Permit

Hold a public hearing to consider the request of J Cline Properties LLC, property owner, to rezone the property located at 106-110 Butt Hollow Road (Tax Map #174-1-7) from BCD Business Commerce District to LM Light Manufacturing District with proffered conditions and to request the issuance of a Special Exception Permit to allow athletic instruction services.

B. Special Exception Permit

Hold a public hearing to consider the request of McJohn Investments LLC, property owner, for the issuance of a Special Exception Permit to allow a telecommunications tower on the property located at 319 Rowan Street (Tax Map #232-1-1).

C. Rezoning Request and Special Exception Permit

Hold a public hear to consider the request of Brad Graham Real Estate LLC, contract purchaser, to rezone the property located at 638 Dalewood Avenue (Tax Map #33-2-3) from AG Agricultural District to RSF Residential Single-Family District and to request the issuance of a Special Exception Permit for 638, 672 and 696 Dalewood Avenue (Tax Map #s 33-2-3, 33-2-2 and 33-2-1) to allow the inclusion in the Cluster Housing Overlay.

D. Rezoning Request

Hold a public hearing to consider the request of ABoone Real Estate Inc., contract purchaser, to rezone the properties located at 1002 and 1108 Newman Drive (Tax Map #s 58-1-1 and 58-1-2) from LM Light Manufacturing District with proffered conditions to RMF Residential Multi-Family District.

E. Planning Commission Bylaws

Introduce the proposal to amend Article 4: Meetings of the Planning Commission Bylaws to adjust work and regular session meeting times to be considered at a future meeting.

F. Remote Participation Policy

Consider resolution to adopt a Remote Participation Policy for Commissioner participation in Planning Commission meetings for Fiscal Year 2025-2026.

4. Adjournment