



Agenda
Monday, August 11, 2025, 6:30 PM

Regular Session, 6:30 PM, City Hall, 114 North Broad Street, Salem, Virginia 24153

WORK SESSION

[WORK SESSION IS CANCELLED FOR AUGUST 11, 2025](#)

REGULAR SESSION

1. Call to Order
2. Pledge of Allegiance
3. Bid Opening, Awards, Recognitions
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.
 - B. **Minutes**

Consider acceptance of the July 28, 2025, Regular Meeting minutes.
5. Old Business
6. New Business
 - A. **Public Hearing for Amendment to the Zoning Ordinance and Special Exception Permit**

Hold a public hearing for 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. (Advertised in the July 24 and 31, 2025 issues of *Cardinal News*.)
 - B. **Amendment to the Zoning Ordinance**

Consider adoption of ordinance on first reading for 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. (The Planning Commission recommended approval by a unanimous vote.)

C. Special Exception Permit

Consider the request of J. Cline Properties, LLC, property owner, for a Special Exception Permit for the property located at 106-110 Butt Hollow Road (Tax Map #174-1-7) to allow athletic instruction services. (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 property from BCD Business Commerce District to LM Light Manufacturing District.

D. 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). (Advertised in the July 24 and 31, 2025, issues of *Cardinal News*.) (The Planning Commission recommended approval by a unanimous vote.)

E. Public Hearing for Amendment to the Zoning Ordinance and Special Exception Permit

Hold a public hearing for 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. (Advertised in the July 24 and 31, 2025, issues of *Cardinal News*.)

F. Amendment to the Zoning Ordinance

Consider adoption of ordinance on first reading for 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 with proffered conditions. (The Planning Commission recommended approval by a unanimous vote.)

G. Special Exception Permit

Consider the request of Brad Graham Real Estate LLC, contract purchaser, for 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 their inclusion in the Cluster Housing Overlay. (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 property located at 639 Dalewood Avenue from AG Agricultural District to RSF Residential Single-Family District.

H. Amendment to the Zoning Ordinance

Hold a public hearing and consider ordinance on first reading for 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 with proffered conditions. (Advertised in the July 24 and 31, 2025, issues of *Cardinal News*.) (The Planning Commission recommended approval by a 4-0 vote with one member recusing himself.)

I. Appropriation of Funds

Consider request to accept and appropriate grant funds received from the Virginia E-911 Services Board.

J. Boards and Commissions

Consider appointments to various boards and commissions.

7. Adjournment