



**Planning Commission Meeting  
Agenda  
Wednesday, September 10, 2025, 6:30 PM**

Work Session, 5:30 PM, Council Chambers Conference Room, City Hall, 114 North Broad Street, Salem, Virginia 24153

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

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**WORK SESSION**

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1. Call to Order
2. New Business
  - A. Comprehensive Plan
  - B. Chapter 78 code amendments
  - C. Chapter 106 code amendments

October 2025

  - D. Rezoning of 522 South Market RSF to HBD
3. Adjournment

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**REGULAR SESSION**

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

Consider acceptance of the minutes from the August 13, 2025 work session and regular meeting.
3. New Business
  - A. **Back to Salem's Future - Comprehensive Plan 2045**

Hold a public hearing and consider adopting a resolution of recommendation regarding "Back to Salem's Future - 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.

**B. Amendment to City Code**

Hold a public hearing to consider amending Chapter 78 – Subdivisions – Articles I – Generally, Section 78-103, Article II – Administration, Sections 78-200, 201, 204, and 206, Article III – Definitions, Section 78-300, Article IV – Review of plats, Sections 78-400, 401, 402, 403, 404, 405, 406, 407, 408, 416, 421, and Article V – Security for the construction of public improvements, Sections, 78-501 and 503, Article VI – Requirements for design standards and public improvements, Sections 78-600, 602, 606, 607, 611, 615, 617, 625, 629, 634, and 642, Article VII – Vacation of plats, Sections 78-701 and 706 of the CODE OF THE CITY OF SALEM, VIRGINIA pertaining to plan review by designated agent and timeframe of local approvals.

**C. Amendment to City Code**

Hold public hearing to consider amending Chapter 106 – Zoning, Article II – District Regulations, Section 106-232 pertaining to Industrial park overlay district, Article III – Use and design standards, Section 106-318 pertaining to Urban agriculture, Article IV – Development standards, Section 106-400 pertaining to site plans, 402 pertaining to nonconforming uses and sites, 406 pertaining to plot plans, Article V – Administration, Section 106-520 pertaining to amendments to ordinance, 524 pertaining to special exception permits and use not provided for permits, Article VI – Definitions and Use Types, Section 106-600 pertaining to site plans, of the CODE OF THE CITY OF SALEM, VIRGINIA.

**4. Adjournment**