



**Planning Commission Meeting
Agenda
Wednesday, October 15, 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, Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia 24153

WORK SESSION

1. Call to Order
2. New Business
 1. 522 South Market Street rezoning from RSF to HBD
 2. Energy Storage Project Siting Agreement

New Business November PC meeting.

 1. Mrs. Dorsey's Clothes Closet
 2. Dalewood Avenue Cluster Housing Overlay addition
 3. Roanoke Valley - Alleghany Regional Hazard Mitigation Plan
3. Adjournment

REGULAR SESSION

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

Consider acceptance of the minutes from the September 10, 2025, work session and regular meeting.
3. New Business
 - A. **Amendment to the Zoning Ordinance**

Hold a public hearing and consider the request of Pillis Enterprises Inc., property owner, to rezone the property located at 522 South Market Street (Tax Map #s 160 - 4 - 2) from RSF Residential Single Family District to HBD Highway Business District.

B. Energy Storage Project Siting Agreement

Hold public hearing and consider an Energy Storage Project Siting Agreement between the City of Salem and Salem VA BESS 1 LLC proposing a 4-megawatt battery energy storage facility within the existing electric substation located at 407 Electric Road, Tax Map # 150 – 2 – 4. The purpose of the hearing will be to receive public comments in the Planning Commission's review, per Code of Virginia 15.2-2232, of the proposed facility to confirm it is substantially in accord with the City of Salem Comprehensive Plan.

4. Adjournment