



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

WORK SESSION

1. Call to Order
2. New Business

Items for the December agenda

1. 1000 Electric Road rezoning
2. Amendment to the City Code
3. Amendment to the PC bylaws regarding Designated Agents

Items for the January agenda

1. 101 Electric Road rezoning

3. Adjournment

REGULAR SESSION

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

Consider acceptance of the minutes from the November 12, 2025 work session and regular meeting.
3. New Business
 - A. **Amendment to the Zoning Ordinance**

Hold public hearing and consider the request of Khalili LLC, property owner, and Jay

Patel or Assigns, contract purchaser, to rezone the property located at 1000 Electric Road (Tax Map #221-2-1) from RB Residential Business District to HBD Highway Business District to allow the installation of fuel tanks and a canopy for operation of a gasoline station (Advertised in the November 27 and December 4 editions of *The Cardinal News*).

B. Amendment to the City Code

Hold public hearing and consider amending Chapter 66, Article I, In General, Section 66-11, Application of chapter to certain types of signs, Article IV, Permitted signs by use and district, Sections 66-105, Permitted signs and 66-107 Prohibited signs, and Article V, Definitions, Section 66-151 Definitions, of the CODE OF THE CITY OF SALEM, VIRGINIA pertaining to signs (Advertised in the November 27 and December 4 editions of *The Cardinal News*).

C. Planning Commission Bylaws

Amendment to the PC bylaws regarding Designated Agents. Introduce the proposal to amend Article 2. D. Agents shall serve at the request of the Commission and shall be the City Manager and ~~the Director of Community Development~~ **his or her designee.**

4. Adjournment