



**Planning Commission Meeting
Agenda
Wednesday, November 13, 2024, 7:00 PM**

Work Session, 6:00 PM, Parlor C, Salem Civic Center, 1001 Roanoke Boulevard
Regular Session, 7:00 PM, Community Room, Salem Civic Center, 1001 Roanoke Boulevard

WORK SESSION

1. Call to Order
2. Discussion Items
 - A. November agenda
 1. 621 North Broad Street
 2. 860 Mount Vernon Avenue
 3. Simms Farm Section 3
 4. Storage Containers
 5. Cancellation of the December meeting
3. Adjournment

REGULAR SESSION

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

Consider acceptance of the minutes from the October 4, 2024, work session and regular meeting.
3. New Business
 - A. **Special Exception Permit**

Hold joint public hearing with City Council regarding the request of Jason N. and Jennifer C. Fountain, property owners, for the issuance of a Special Exception Permit to allow an accessory apartment on the property located at 621 North Broad Street, (Tax Map # 70-2-1).

B. Amendment to the Zoning Ordinance

Hold joint public hearing with City Council regarding the request of Virginia Baptist Children's Home and Family Services d/b/a Hopetree Family Services (Salem CI) f/k/a The Virginia Baptist Childrens' Home f/k/a Baptist Orphanage of Virginia, property owner, for rezoning the properties located at 1000 block Red Lane and a portion of 860 Mount Vernon Lane (Tax Map #'s 41-1-1, 41-1-2, 41-1-3, 41-1-4, 41-1-5, 41-1-6, and a portion of 44-3-10) from RSF Residential Single Family District to PUD Planned Unit District with proffered conditions.

C. Special Exception Permit

Consider the request of Jason N. and Jennifer C. Fountain, property owners, for the issuance of a Special Exception Permit to allow an accessory apartment on the property located at 621 North Broad Street, (Tax Map # 70-2-1).

D. Amendment to the Zoning Ordinance

Consider the request of Virginia Baptist Children's Home and Family Services d/b/a Hopetree Family Services (Salem CI) f/k/a The Virginia Baptist Childrens' Home f/k/a Baptist Orphanage of Virginia, property owner, for rezoning the properties located at 1000 block Red Lane and a portion of 860 Mount Vernon Lane (Tax Map #'s 41-1-1, 41-1-2, 41-1-3, 41-1-4, 41-1-5, 41-1-6, and a portion of 44-3-10) from RSF Residential Single Family District to PUD Planned Unit District with proffered conditions.

E. Simms Farm Section 3

Consider the request for preliminary and final approval of the proposed subdivision plat filed by Simms Property, LLC., property owner/developer, for an 8.4 acre tract known as Simms Farm Section 3.

F. December 11, 2024, Planning Commission meeting.

Consider the cancelation of the December 11, 2024, meeting due to the lack of items for the agenda.

4. Old Business

A. Amendment to the City Code - Chapter 106, Zoning

Consider amending Chapter 106, Zoning, Article IV Development Standards, section 106-406 miscellaneous provisions of the CODE OF THE CITY OF SALEM, VIRGINIA pertaining to storage containers. (Public hearing was held September 11, 2024.)

5. Adjournment