



Agenda
Monday, January 26, 2026, 6:30 PM

Work Session, 6:00 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

WORK SESSION

1. Call to Order
2. New Business
 - A. Discussion Items
 - Public Safety Drone Program - Stephen G. Simon, Chief of Fire & EMS
3. Adjournment

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 January 12, 2026, Work Session and Regular Meeting minutes.
5. Old Business
 - A. **Amendment to the Zoning Ordinance**

Consider adoption of ordinance on second reading for 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 (Approved on first reading at the January 12, 2026, meeting.)

6. New Business

A. Resolution 1517 - Opposing Virginia General Assembly HB 804

Consider adoption of Resolution 1517 opposing Virginia General Assembly House Bill 804 and related legislation.

B. Salem Band Boosters

Consider request from the Salem Band Boosters for a donation (\$715.05) equal to the amount of admissions tax paid in connection with the annual Blue Ridge Regional High School Band Competition, held September 20, 2025, at the Salem Stadium.

7. Closed Session

Hold a closed session in accordance with Section 2.2-3711 (A)(5) of the 1950 Code of Virginia, as amended, for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.

8. Adjournment



CITY COUNCIL

MINUTES

Monday, January 12, 2026 at 6:30 PM

Work Session, 5:45 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

WORK SESSION

1. Call to Order

A work session of the Council of the City of Salem, Virginia, was held in the Council Chambers Conference Room, City Hall, 114 N. Broad Street, Salem, Virginia, on January 12, 2026, at 5:45 p.m., there being present the following members of said Council to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Council members; Byron Randolph Foley, H. Hunter Holliday, and John Saunders; with Renée Ferris Turk, Mayor, presiding; together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Rosie Jordan, Director of Finance; Crystal Williams, Assistant to the City Manager; and Laura Lea Harris, Deputy Clerk of Council; and the following business was transacted;

2. New Business

A. Discussion Items

Council Retreat Follow-Up Discussion

A discussion was facilitated by Mr. Dorsey, Mr. Light, and Mrs. Williams as follow-up to the Council Retreat which was held on September 29, 2025. Council discussed the draft mission statement that was developed and concurred that they wished to make this their official mission statement. The core values of Council were noted as well as strengths, challenges, and opportunities for the City of Salem. Mr. Light acknowledged that a review of the Economic Development Strategic Plan was presented at the retreat by Tommy Miller, Director of Economic Development. Discussion was held on collective Council goals. Mayor Turk

requested an update from the Water Department at a future work session on the status of the City water and sewer projects.

3. Adjournment

There being no further business, Mayor Turk adjourned the meeting at 6:27 p.m.

REGULAR SESSION

1. Call to Order

A regular meeting of the Council of the City of Salem, Virginia, was called to order at 6:30 p.m., there being present the following members to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Councilmembers: Byron Randolph Foley, Hunter Holliday, and John Saunders; with Renée Ferris Turk, Mayor, presiding together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Rosie Jordan, Director of Finance; Mary Ellen Wines, Zoning Administrator; Mike Stevens, Director of Communications; and Jim Guynn, City Attorney.

2. Pledge of Allegiance

3. Bid Opening, Awards, Recognitions

Mayor Turk asked Matthew Dade Hutchison and Deputy Drew Sturgill to come forward. She noted that the City of Salem Sheriff's Office hired Matthew Dade Hutchison on January 4, 2026. She shared that he came to Salem from the Western Virginia Regional Jail where he was employed for three and a half years as a jailor. Mayor Turk added that Hutchison was a Salem High School graduate in 2020 and that he resides in Salem. Accompanying Hutchison this evening was Field Training Deputy Drew Sturgill. Mayor Turk and Council welcomed Hutchison to the Salem Sheriff's Office family.

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.

John Breen, 142 Bogey Lane, spoke in opposition to Senate Bill 97, which is currently awaiting action in the Senate Local Government Committee and has a corresponding bill already passed by the House. He cited concerns that state-mandated housing growth requirements and related zoning and density changes could negatively affect neighborhood character, infrastructure, public safety, traffic, and property values. Mr. Breen questioned the local benefits of the required housing increase, expressed concern over potential state override of local land-use decisions, and requested that Council adopt a resolution opposing the bill and convey that position to state legislators.

Mayor Turk noted that this action was being considered by the state representatives and that City Council had no power over this potential action. She emphasized that Council was asking the citizens to contact their state representatives with their concerns on this and that Council appreciated the support of the citizens in this.

B. Minutes

Consider acceptance of the December 11, 2025, Work Session and Regular Meeting minutes.

The minutes were approved as written.

5. Old Business

There was no Old Business this evening.

6. New Business

A. Amendment to the Zoning Ordinance

Hold public hearing and consider adoption of ordinance on first reading for 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 December 25, 2025, and January 1, 2026, issues of *The Salem Times-Register*). (Planning Commission recommended approval.)

Mayor Turk requested that Ms. Wines share information on this item for the benefit of the public.

Ms. Wines shared that 1000 Electric Road is a 0.647-acre tract of land, which sits in the RB Residential Business District. This was formerly a Speedway gas station and convenience store. Residential Business does not allow for gasoline stations currently. When Speedway left in 2023, they removed the gas canopies and the gas tanks, which ultimately removed their grandfathering to allow a gas station at this location. In order to have a gas station here, they are requesting to rezone the property to Highway Business District to allow for that use, as well as the convenience store.

Mayor Turk opened the public hearing.

Steve Drake, representing Wainwright & Co. Realtors, in Salem. He noted that JFM Hotels, C Stores will renovate an existing gas station and convenience store site that has operated in this location since the 1980s. The project does not introduce a new use. The renovation represents more than \$2 million in acquisition and improvement costs and is expected to create 14 full- and part-time jobs. Prepared food sales are projected at \$500,000 in the first year, generating approximately \$30,000 in tax revenue for the City. In addition, an estimated \$700,000 in annual taxable sales from

general merchandise is expected, producing additional 1% local sales tax revenue, exclusive of fuel, tobacco, alcohol, lottery, and deli sales.

Mayor Turk closed the public hearing.

Hunter Holliday motioned to adopt the ordinance on first reading for 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. Randy Foley seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

B. Amendment to the City Code

Hold a public hearing and consider adoption of ordinance on first reading amending Chapter 66 Signs of the CODE OF THE CITY OF SALEM, VIRGINIA (Advertised in the December 25, 2025, and January 1, 2026, editions of *The Salem Times-Register*). (Planning Commission recommended approval.)

Recommend holding the public hearing and continuing first reading of the ordinance to the February 9, 2026, meeting.

Mayor Turk asked Ms. Wines to provide background information on this item.

Ms. Wines noted that staff had concerns regarding the increased use of strip, string, and accent lighting throughout the City and the potential impact on the character and brightness of key corridors, including West Main Street and downtown areas. She expressed that while accent lighting can enhance buildings, widespread and unregulated use could detract from corridor aesthetics. Staff initially proposed amendments to restrict certain types of lighting in specific districts; however, further discussion indicated the issue is more complex than a single regulatory change. Staff recommends taking additional time to study the matter and to provide opportunities for input before moving forward with any proposed regulations. Staff requested that Council continue the first reading of the ordinance.

Mayor Turk opened the public hearing.

No one came forward to speak.

Mayor Turk closed the public hearing.

Randy Foley motioned to continue the first reading of the ordinance to the February 9, 2026, meeting. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk
Nays: None
Abstaining: None

Mayor Turk noted that the public hearing had been held this evening and requested that citizens send any comments, concerns, or feedback to Council or Community Development. She reiterated that there would not be a second public hearing.

C. Resolution 1516 -Constitutional Officer Salary Supplement

Consider adoption of Resolution 1516 approving a 5% salary supplement for those individuals duly sworn as Constitutional Officers effective January 1, 2026, in the City of Salem not already receiving a 5% Virginia Retirement System (VRS) supplement from the City which is required for others per the Virginia General Assembly, Chapter 822, 2012 Acts of Assembly.

City Manager Dorsey noted that this item related to the provisions of Act 822 of the 2012 General Assembly, which addressed retirement contributions for constitutional officers. Under the Act, constitutional officers employed in a constitutional office as of June 30, 2012, were eligible to receive a 5% retirement supplement to offset changes requiring employees to pay their own Virginia Retirement System (VRS) contributions. Due to ambiguity regarding the status of certain local constitutional officers at that time, staff was requesting that Council consider a one-time action to apply the 5% supplement to all constitutional officers sworn in effective January 1, 2026, in order to ensure fairness and consistency. This action was noted as a one-time adjustment and not a change to ongoing policy.

Randy Foley motioned to adopt Resolution 1516 approving a 5% salary supplement for those individuals duly sworn as Constitutional Officers effective January 1, 2026, in the City of Salem not already receiving a 5% Virginia Retirement System (VRS) supplement from the City which is required for others per the Virginia General Assembly, Chapter 822, 2012 Acts of Assembly. Anne Marie Green seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk
Nays: None
Abstaining: None

D. Boards and Commissions

Consider appointments to various boards and commissions.

Randy Foley motioned to reappoint Steve Poff for a five-year term ending January 1, 2031, to the Board of Appeals (USBC Building Code); to appoint Chris Roberts, upon CPMT approval, as an additional alternate for the Court Services Unit to the Community Policy Management Team; and to reappoint Tommy Miller as a full member for a four-year term ending February 3, 2030, and Crystal Willimas as an alternate for a four-year term ending February 3, 2030, to the Western Virginia Regional Industrial Facility Authority. Anne Marie Green seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk
Nays: None
Abstaining: None

7. Adjournment

Mayor Turk noted informational postings found on the City website for the benefit of the public and encouraged them to utilize this resource.

The meeting was adjourned at 6:52 p.m.

Submitted by:

H. Robert Light
Clerk of Council

Approved by:

Renée Ferris Turk
Mayor

DRAFT



Item #: 5.A.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM,
VIRGINIA HELD AT CITY HALL

MEETING DATE: January 26, 2026

AGENDA ITEM: **Amendment to the Zoning Ordinance**
Consider adoption of ordinance on second reading for 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 (Approved on first reading at the January 12, 2026, meeting.)

SUBMITTED BY: Mary Ellen Wines, Planning & Zoning Administrator

SUMMARY OF INFORMATION:

Zoning: RB Residential Business District

Land Use Plan Designation: Commercial

Existing Use: Vacant

Proposed Use: Gasoline Station

The subject property (1000 Electric Road) consists of an approximately 0.647-acre tract of land which currently sits within the RB Residential Business District zoning designation. The property formerly housed a Speedway gasoline station, but the fuel tanks and corresponding canopy were removed after its closure in late 2023. Because a gasoline station is not a permitted use in the RB Residential Business District, the removal of fuel tanks and the canopy also removed the legal nonconforming status of that particular use.

The applicant is requesting a rezoning of the property from RB Residential Business District to HBD Highway Business District in order to reinstall fuel tanks and a canopy for the operation of a gasoline station, a use permitted by right in the latter zoning classification. If the property is successfully rezoned, an engineered site plan may be required in order to verify that the appropriate amount of parking and landscaping is provided on-site.

FISCAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends consideration of the ordinance on second reading.

ATTACHMENTS:

1. 1000 Electric Road rezoning application
2. Neighbor notification map
3. December 10 2025 PC Minutes
4. Council meeting owner notification letter - 1000 Electric Road T.M.221-2-1
5. Legal Ad 12.25
6. Legal Ad 1.1.26
7. Rezoning Ordinance 1000 Electric Road T.M.221-2-1



Rezoning Details	Is the building or parcel in a district currently designated as historic	No
	If yes, describe the proposed measures for meeting the standards of the Department of Historic Resources	
	Is the subject property located within the Floodplain District?	No
	If yes, describe the proposed measures for meeting the standards of the Floodplain Ordinance	
	Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations?	Yes
	Are the proposed lot sizes compatible with existing parcel sizes in the area?	Yes
	If this is for a commercial rezoning, please answer the following questions	No Data
		No Data
	What provisions will be made to ensure safe and adequate access to the subject property?	This franchise gas station will open 24 hours with safe environment
	How will the traffic impact of this development be addressed?	Traffic will remain same and it's on traffic lights section so it will maintain
	Describe why the proposed use is desirable and appropriate for the area. What measure will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?	This was nice running gas station as Wilco now It's close location we would like to open as Circle K so it will have no negative impact, yes it will be positive impact
	What type of signage is proposed for the site?	Same as when it was Speedy gas station
	Have architectural/building elevations been submitted with this application?	No



Date Created: 11/24/2025
Created By: anonymous

Abutters for 1000 Electric Rd

1 inch = 303 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

1) PHOENIX SALEM INDUSTRIAL INVESTORS LLC

Address: 1501 ROANOKE BLVD 24153 - 750 ELECTRIC RD 24153
Legal: TRACT B 40.32 AC G E DRIVES & CONTROLS INC RESUBD
Parcel: 189-2-1

RPID: 3767

Acres: 40.32

2) WHITE-419 LLC

Address: 1003 ELECTRIC RD 24153
Legal: PT LT 37 SEC 2 REV MAP FAIRFIELD
Parcel: 221-1-3

RPID: 5008

Acres: 1.022

3) FEEDING AMERICA SOUTHWEST VIRGINIA

Address: 1025 ELECTRIC RD 24153 - 1027 ELECTRIC RD 24153 - 1151 ELECTRIC RD 24153 - 1
Legal: LT B-2 6.384 AC RESUBD FOR NEW CENTURY DEVELOPMENT CO LLC
Parcel: 221-1-4

RPID: 5009

Acres: 6.384

4) KHALILI LLC

Address: 1000 ELECTRIC RD 24153
Legal: LT 18 SEC 2 REV MAP FAIRFIELD
Parcel: 221-2-1

RPID: 5014

Acres: 0.647

5) NOLEN PROPERTIES 1100 ELECTRIC ROAD LLC

Address: 1100 ELECTRIC RD BLK 24153
Legal: 40325 SQ FT ELECTRIC RD & CAMPBELL ST
Parcel: 221-2-11

RPID: 5016

Acres: 0.926

6) FIREBAUGH LORI T

Address: 1015 HIGHLAND RD 24153
Legal: LT 17 SEC 2 REV MAP FAIRFIELD
Parcel: 221-2-2

RPID: 5017

Acres: 0.459

7) NOLEN PROPERTIES 1023 & 1037 HIGHLAND LLC

Address: 1023 HIGHLAND RD 24153
Legal: LT 16 SEC 2 REV MAP FAIRFIELD
Parcel: 221-2-3

RPID: 5018

Acres: 0.459

8) NOLEN, REBA S

Address: 1033 HIGHLAND RD 24153
Legal: LT 15 SEC 2 REV MAP FAIRFIELD
Parcel: 221-2-4

RPID: 5019

Acres: 0.459

9) NOLEN PROPERTIES 1023 & 1037 HIGHLAND LLC

Address: 1037 HIGHLAND RD 24153
Legal: LT 14 SEC 2 REV MAP FAIRFIELD
Parcel: 221-2-5

RPID: 5020

Acres: 0.459

10) TILLEY, KENNETH ROLAND

Address: 1036 HIGHLAND RD 24153
Legal: LT 8 SEC 1 REV MAP FAIRFIELD
Parcel: 221-3-5

RPID: 5034

Acres: 0.543

11) TILLEY, RUSSELL GLENN

Address: 1026 HIGHLAND RD 24153

Legal: S PT LT 9 SEC 1 REV MAP FAIRFIELD

Parcel: 221-3-6

RPID: 5035

Acres: 0.36

12) RAINES, TINA HORN

Address: 1022 HIGHLAND RD 24153

Legal: N PT LT 9 SEC 1 REV MAP FAIRFIELD

Parcel: 221-3-7

RPID: 5036

Acres: 0.355

13) JUDAH LAND LLC

Address: 1506 ROANOKE BLVD 24153

Legal: 6.309 AC VAC & COMB PLAT FOR JUDAH LAND LLC

Parcel: 221-3-8

RPID: 5037

Acres: 6.309



**PLANNING COMMISSION
MINUTES**

Wednesday, December 10, 2025, at 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

WORK SESSION

1. Call to Order

A work session meeting of the Planning Commission of the City of Salem, Virginia, was held in the Council Chambers Conference Room, City Hall, 114 North Broad Street, at 5:30 p.m., on Wednesday, December 10, 2025, there being present the following members of said Commission, to wit: Denise P. King, Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Christopher Dorsey, City Manager and Executive Secretary ex officio member of said Commission, Charles E. Van Allman Jr., Director of Community Development; Mary Ellen Wines, Planning & Zoning Administrator, Maxwell S. Dillon, Planner, and Haskell C. Brown, III, on behalf of Jim Guynn, City Attorney, Reid Garst was absent; and the following business was transacted:

Chair Denise King reported that this date, place, and time had been set in order for the Commission to hold a work session. The work session meeting was called to order at 5:30 p.m.

A discussion was held on the following items:

2. New Business

A. 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

B. Items from the January agenda

1. 101 Electric Road rezoning

3. Adjournment

Chair King adjourned at 6:13 p.m.

REGULAR SESSION

1. Call to Order

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in the Council Chambers, City Hall, 114 North Broad Street, at 6:30 p.m., on Wednesday, December 10, 2025, there being present the following members of said Commission, to wit: Denise P. King,, Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Christopher Dorsey, City Manager and Executive Secretary ex officio member of said Commission, Charles E. Van Allman Jr., Director of Community Development; Mary Ellen Wines, Planning & Zoning Administrator, Maxwell S. Dillon, Planner, and Haskell C. Brown, III, on behalf of Jim Guynn, City Attorney, Reid Garst was absent, and the following business was transacted:

Chair King called the December meeting of the City of Salem Planning Commission to order at 6:30 p.m. Reporting that this date, place, and time had been set in order for the Commission to hold a public meeting.

A. Pledge of Allegiance

B. Roll call

Mr. Routt - Here
Mr. Henrickson - Here
Mr. Beamer - Here
Mr. Garst - Absent
Chair King – Here

2. Consent Agenda

A. Minutes

Chair King asked if there were any questions or comments from the Commission. Hearing none, Chair King accepted the minutes as presented.

3. New Business

A. Amendment to the Zoning Ordinance

Hold a public hearing to 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.

Proper legal notice has been given and all adjoining property owners have been notified of said hearing.

Chair King invited the applicant to come forward to present information regarding the request and asked that all speakers state their name and address for the record.

Jay Patel, 216 Minnie Bell Lane, Vinton, Virginia 24179, introduced himself and stated that he intended to open a Circle K convenience store at the subject property. He referenced his prior experience developing and operating a Circle K Travel Plaza at Exit 109 off Interstate 81 in Radford, noting his involvement in demolition, environmental cleanup, and redevelopment of that site. Mr. Patel stated that the Electric Road property is currently vacant and that Circle K has approved the location. He further explained that the interior of the store would be fully remodeled.

Chair King clarified that although the site previously operated as a gas station, it had since been rezoned and grandfathered; therefore, rezoning was required to reinstate the use. Mr. Patel acknowledged this clarification and asked whether the Planning Commission had any questions.

Chair King asked if there were any questions from the Commission. Hearing none, she opened the public hearing at 6:34 p.m. and invited public comment. No members of the public came forward, and the public hearing was closed at 6:34 p.m.

On motion made by Mr. Henrickson, seconded by Mr. Beamer and duly carried, the Commission recommended to approve the rezoning from RB Residential Business District to HBD Highway Business District.

Roll call vote:

Mr. Routt - Aye
Mr. Henrickson - Aye
Mr. Beamer - Aye
Mr. Garst - Absent
Chair King - Aye

Chair King announced that the motion carried. She stated that the Planning Commission serves as a recommending and research body to City Council and that the request would be forwarded with a recommendation for approval. The applicant would be notified once the item was placed on the City Council agenda.

Mr. Patel inquired about the City Council hearing date, noting that he may be out of the country and asked whether an agent could appear on his behalf. Commission members confirmed that representation by an agent would be acceptable. Mr. Beamer asked about the anticipated opening timeline, and Mr. Patel estimated approximately eight months to allow for remodeling. Mr. Patel also stated that the Circle K would create approximately 15–20 jobs due to 24-hour operations.

Chair King reiterated that the request would proceed to City Council and that the applicant would be notified accordingly.

B. Amendment to the City Code

Hold a public hearing to 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.

Proper legal notice has been given and all adjoining property owners have been notified of said hearing.

Mary Ellen Wines, 21 S. Bruffey Street, addressed the Commission and explained that the sign ordinance is a living document that requires updates to reflect changes in business practices. She noted the increased use of strip lighting, strand lighting, tube lighting, and bistro-style lighting throughout the city. Ms. Wines stated that downtown streetscape improvements include overhead lighting intended to preserve the unique character of the area, and therefore strip lighting should be prohibited in the downtown area. The proposed amendments would define strip lighting as white or clear lights only and permit their use exclusively in the HBD Highway Business District and BCD Business Commerce District. Multicolored string lights would be classified as holiday decorations and permitted only between November 15 and January 15. Ms. Wines further explained that strip lighting would not include residential easements as defined in the ordinance, ensuring that residential decorative lighting would not be in violation. All lighting would be required to remain static, with no blinking or movement. When used as signage, strip lighting would count toward allowable signage. In HBD and BCD districts, strip lighting placed in or around windows would be considered window signage and calculated accordingly, with one linear foot of strip lighting equaling one-half square foot of signage. Additionally, Ms. Wines stated that the amendments would define gas pump signs, noting that logos displayed on gas pumps had not previously been included in allowable sign area calculations. The proposed amendment would limit gas pump signage to a maximum of two square feet.

Chair King asked if there were any questions. Ms. Wines noted that two modifications had been made to the ordinance and were included in the agenda packet: (1) strip lighting would be allowed only between November 15 and January 15 for holiday decorations, while other holiday decorations would still be permitted at other times; and (2) strip lighting would not be considered a sign when used on residential structure types.

Chair King open the public hearing at 6:41 p.m.

Dr. Joe Foley, 302 Academy Street, requested clarification regarding the use of strip lighting for holidays such as Halloween.

Ms. Wines responded that strip lighting would not be permitted for those holidays.

Dr. Foley also asked about lighting on a Festivus pole.

Ms. Wines clarified that if the pole were located at a residence, the lighting would be permitted.

No additional public comments were offered. Chair King closed the public hearing at 6:42 p.m. and noted for the record that no written correspondence had been received, which Ms. Wines confirmed.

On motion made by Mr. Routt, seconded by Mr. Henrickson, and duly carried the Commission recommended to approve the amendment to Chapter 66 as presented with 2 modifications. 1) Section 66-11(H)(4) – Holiday and other temporary seasonal decorations (strip lighting allowed only from November 15 through January 15). 2) Section 66-155(A) – the definition of strip lighting to read “Lights in a strip used to outline any portion of a structure other than a structure that is used lawfully as a residential use type defined in section 106-602.3.”

Roll call vote:

Mr. Routt - Aye
Mr. Henrickson - Aye
Mr. Beamer - Aye
Mr. Garst – Absent
Chair King - Aye

Chair King stated that the amendment was approved and will go to City Council.

C. Amendment to the PC bylaws regarding Designated Agents

Hold a public hearing to consider the 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.

Proper legal notice has been given and all adjoining property owners have been notified of said hearing.

Chair King stated the 3rd item of the agenda is a potential amendment to the PC bylaws and the Commission has learned of some additional information. She entertained a motion to continue to the January 14th meeting.

On motion made by Mr. Henrickson, seconded by Mr. Routt, and duly carried, the Commission continued the amendment to the Planning Commission bylaws until the January 14, 2026, meeting.

Roll call vote:

Mr. Routt - Aye
Mr. Henrickson - Aye
Mr. Beamer - Aye
Mr. Garst - Absent
Chair King - Aye

4. Adjournment

Chair King asked if there was any additional business for the Planning Commission. There being no further business, Chair King adjourned the meeting at 6:44 p.m.



CITY OF SALEM, VIRGINIA

**SALEM CITY COUNCIL
114 NORTH BROAD STREET
P.O. BOX 869
SALEM, VIRGINIA 24153-0869**

December 17, 2025

Khalili, LLC
3113 Winterberry Square
Roanoke, Virginia 24018

RE: Rezoning Request
1000 Electric Road
Tax Map # 221-2-1

To Whom It May Concern:

You and/or your agent shall appear before City Council on **Monday, January 12, 2026, at 6:30 p.m.** in the **Council Chambers, First Floor, Salem City Hall, 114 North Broad Street, Salem, Virginia** for consideration of your rezoning request for the above referenced property. **The public hearing and first reading of the ordinance will be held at the January 12th meeting. A separate reading of the ordinance is required at a subsequent meeting, and the ordinance will be in full force and effective 10 days after the adoption of the ordinance on second reading.**

If you have any questions regarding this matter, please contact our office at (540) 375-3016.

Sincerely,

H. Robert Light
Assistant City Manager/Clerk of Council



CITY OF SALEM, VIRGINIA

**SALEM CITY COUNCIL
114 NORTH BROAD STREET
P.O. BOX 869
SALEM, VIRGINIA 24153-0869**

December 17, 2025

Mr. Jay Patel or Assigns
216 Minnie Bell Lane
Vinton, Virginia 24179

RE: Rezoning Request
1000 Electric Road
Tax Map # 221-2-1

Dear Mr. Patel:

You and/or your agent shall appear before City Council on **Monday, January 12, 2026, at 6:30 p.m.** in the **Council Chambers, First Floor, Salem City Hall, 114 North Broad Street, Salem, Virginia** for consideration of your rezoning request for the above referenced property. **The public hearing and first reading of the ordinance will be held at the January 12th meeting. A separate reading of the ordinance is required at a subsequent meeting, and the ordinance will be in full force and effective 10 days after the adoption of the ordinance on second reading.**

If you have any questions regarding this matter, please contact our office at (540) 375-3016.

Sincerely,

H. Robert Light
Assistant City Manager/Clerk of Council



Marketplace

ourvalley.org

The Fincastle Herald Vinton Messenger The New Castle Record SALEM TIMES-REGISTER News Messenger RADFORD News Journal

Handyman Services

Handyman Services
Any and all deck building and repair, staining, ramps and pressure washing. Any and all other home repair needs.
Call James at 540-583-2468

Cemetery Plots For Sale

Burial Plot for Sale
Sunrise Burial Park, Fairlawn, VA.
Section: Garden of The Good Shepherd, near statue of Christ.
\$950.00. Contact N.J. Burke, 540-639-6966. Leave your contact information.

For Sale 2 Burial Plots located in Roselawn Cemetery in Christiansburg, Va.

located in Garden of Devotions.
Price is \$1,500.00 per plot. This price is several hundred dollars UNDER market value.
Contact Philip or Shirley Gilley at gilley1325@msn.com or at 540-320-4755

Legals - City of Salem

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Council of the City of Salem, at its regular meeting on Monday, January 12, 2026, at 6:30 p.m., in Council Chambers, City Hall, 114 N. Broad Street, in the City of Salem, Virginia, will hold a public hearing pursuant to Sections 15-2-2204 and 15-2-2285 of the Code of Virginia, as amended, to consider the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:
1. Consider the request of Khaali LLC, property owners, 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.
2. 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.
Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.
At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.
THE COUNCIL OF THE CITY OF SALEM, VIRGINIA BY: H. Robert Light Clerk of Council

PUBLIC NOTICE PROPOSAL TO CLEANUP AN UNDERGROUND STORAGE TANK (UST) SITE

There has been a release from an underground storage tank system at Former Speedway #4635 1000 Electric Road Salem, Virginia 24153. The Department of Environmental Quality (DEQ) is requiring Speedway, Inc. (Speedway) to develop a Corrective Action Plan to address cleanup of the petroleum release at this site. If you have any questions regarding the cleanup, please contact Speedway's environmental consultant, AECOM: AECOM Travis McKee 1@aecom.com
The Corrective Action Plan is currently in development and will be submitted to the Blue Ridge Regional Office of DEQ by December 15, 2025. If you would like to review or discuss the proposed Corrective Action Plan with the staff of DEQ, please feel free to contact Mr. Jonathan Newbill (DEQ) at 540-562-6700. DEQ Blue Ridge Regional Office will consider

Legals - City of Salem

written comments submitted no later than January 15, 2026, regarding the proposed Corrective Action Plan and may decide to hold a public meeting if there is significant public interest. Written comments should be sent to DEQ at the address listed below. DEQ request that all written comments reference the tracking number for this case, PC#2019-2038. Department of Environmental Quality Blue Ridge Regional Office Petroleum Remediation Team 901 Russell Drive Salem, VA 24153

Legals - Botetourt County

Trustee's Sale 187 SPRING HOLLOW RD, TROUTVILLE, VA 24175 (Parcel ID: 11123)

Default having been made in the terms of a certain Deed of Trust dated 1/5/2024, in the original principal amount of \$264,926.00 and recorded in the Clerk's Office of the Circuit Court of the Botetourt County, Virginia on 1/8/2024, as Instrument No. 240000041, the undersigned Substitute Trustee will sell at public auction on 3/4/2026 at 2:00 PM, Front of building of the Circuit Court Building For Botetourt County, 1 West Main Street, Fincastle, Virginia 24090, the property designated as 187 SPRING HOLLOW RD, TROUTVILLE, VA 24175.

Located in the County of Botetourt, Commonwealth of Virginia: Lot 15, Block 2, according to Map No. 2 Subdivision, Portion of Property of S. E. Wilkinson and G. W. Wille, made by C. B. Malcolm & Son, S. C. E., dated November 21, 1951, recorded in the Clerk's Office of the Circuit Court of Botetourt County, Virginia in Plat Book 3, page 104, and being further described as follows: BEGINNING at the intersection of Lot 14 and Lot 15 at an iron pipe in the edge of Spring Hollow Road, thence along the property line of Lots 14 and 15, N. 30° 22' W. 203.14 feet to an iron stake in the property line of Lots 2 and 3; thence N. 58° 44' E. 100.01 feet to an iron stake in the property line of Lots 15 and 16; thence S. 30° 22' E. 204.71 feet along the property line of Lots 15 and 16 to an iron stake in Spring Hollow Road; thence S. 59° 38' W. 100 feet along Spring Hollow Road to the point of Beginning; and BEING the same property conveyed to the Grantor herein by Deed dated January 4, 2024, recorded contemporaneously with this Deed of Trust.

TERMS: CASH. A deposit of \$26,492.60 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than \$9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grants tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense. This is a communication from a debt collector. Vylla Solutions - Virginia, LLC, 283 Constitution Drive, Suite 102, Office B, Virginia Beach, VA 23462, File No. 25-37622, Tel: 888-313-1969

Legals - City of Radford

TRUSTEE'S SALE OF 904 17th Street, Radford, VA 24141

In execution of a Deed of Trust in the maximum principal amount of \$107,500.00 dated February 14, 2008 recorded among the land records of the Circuit Court for City of Radford on February 20, 2008 as Instrument Number: 200800177, the undersigned appointed Substitute Trustee will offer for sale at public auction, at the Main entrance of the courthouse for the Circuit Court of City of Radford, 619 Second Street, West Radford, VA 24141 on January 30, 2026 at 02:30 PM the property described in said deed of trust, located at the above address and briefly described as: All that tract or parcel of real estate located, lying and being in the West Ward of the City of Radford, Virginia, and more particularly described as follows, to-wit: Beginning at a point which is located N. 51 deg. 11' E. a distance of 72.00 feet from the intersection of the westerly boundary of Taylor Street with the northerly boundary of Seventeenth Street, thence S. 43 deg. 03' E. a distance of 209.90 feet to a point thence S. 63 deg. 23' W. a distance of 68.50 feet to a point, thence N. 41 deg. 27' W. a distance of 224.00 feet to a point, thence along the northerly boundary of Seventeenth Street, S. 51 deg. 11' W. a distance of 72.10 feet to the point of Beginning, and being all of Lot 17-B, of the Re-Subdivision of a portion of P. L. Carter's Lots "as shown on a plat prepared by F. Stanley Clements, Jr., C.E.S., dated September 3, 1962, Tax ID: 16-(2)-17B. TERMS OF SALE: A bidder's deposit of \$10,000.00 or 10% of the sale price, whichever is lower, will be required in the form of a certified or cashier's check. Cash will not be accepted as a deposit. Settlement within fifteen (15) days of sale, otherwise Trustee may forfeit deposit. Additional terms to be announced at sale. This is a communication from a debt collector. This notice is an attempt to collect on a debt and any information obtained will be used for that purpose. (Trustee # 25-012428) Substitute Trustee: ALG Trustee, LLC C/O Orleans Law Group PLLC PO Box 2548, Leesburg, VA 20177 (703) 777-7101 website: www.Orleans.com

Legals - Montgomery County

LEGAL NOTICE OF PUBLIC HEARING

The Christiansburg Town Council will hold a Public Hearing on Tuesday, January 13, 2026 at 7:00 p.m. in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073. The purpose of the public hearing is to receive public comments concerning: Street vacation request by Zack Brackett to vacate an approximately 206-foot portion unimproved right-of-way on the west side and an approximately 82-foot unimproved right-of-way on the north side of property located at 301 Radford Street NW, identified as Tax Parcel 526 - (23 BK 2) - 1, Parcel ID 009163. Information on the preceding ordinance, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department, 100 E. Main Street, Christiansburg, VA 24073-3029 during normal office hours of 8:00

Legals - Montgomery County

a.m. - 5:00 p.m. Monday through Friday. Contact the Planning Department by phone at (540) 382-6120 ext. 1902 or by email at planning@christiansburg.org with any questions or if you require reasonable accommodations. Written comments may be sent to the preceding address, please allow adequate mailing time.

NOTICE IS HEREBY GIVEN, By the Board of Supervisors of the County of Montgomery, Virginia

that the Board of Supervisors intend to consider a proposed Ordinance to Delay the Assessment of Penalty and Interest on the 2025 Real Estate B Taxes and the 2025 Personal Property Taxes Due on December 5, 2025 to December 8, 2025 to be considered by the Board of Supervisors at their regularly scheduled meeting on Monday January 12, 2026, at 7:15 p.m., or as soon thereafter at the Montgomery County Government Center, 2nd floor Board Room, 755 Roanoke Street, Christiansburg, Virginia. A copy of the full text of the Ordinance is on file in the Office of the County Administrator and is available on line on the County Website Montva.com for public inspection or copying.

BY ORDER OF THE BOARD OF SUPERVISORS Angela M. Hill County Administrator

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG TOWN COUNCIL

The Town of Christiansburg Town Council will hold a Public Hearing on Tuesday, January 13, 2026, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073. The purpose of the public hearing is to receive public comments concerning: A Conditional Use Permit request by Clayco, LLC, Property Owner and Applicant, to allow a Planned Housing Development of 28 multifamily residential dwelling units on approximately 2.031 acres located northwest of the intersection of Chrisman Street SW and First Street SW, between 101 Chrisman Street SW and 400 W Main Street, consisting of all of Tax Parcel 526-(A)-138 (Parcel ID 013446); zoned Multifamily Residential District (R-3). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Contact the Planning Department, at (540) 382-6128, ext. 1902 or by email at planning@christiansburg.org, with any questions or if you require reasonable accommodations

STATEWIDE ADS

AUCTIONS

ATTN: AUCTIONEERS: Promote your upcoming auctions statewide! Affordable Print and Digital Solutions reaching your target audience. Call this paper or Landon Clark at Commonwealth Media Solutions 804-521-7576, landonc@vpa.net

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SunSetter America's Number One Awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE \$350 today! 1-844-746-2332

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Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 7-Year warranty with qualifying purchase. Call 1-844-947-1479 today to schedule a free quote. It's not just a generator. It's a power move.

Safe Step, North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-877-591-9950

Replace your roof with the best looking and longest lasting material steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer - up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-844-902-4611

The bathroom of your dreams in as little as 1 day. Limited Time Offer - \$1000 off or No Payments and No Interest for 18 months for customers who qualify. BCI Bath & Shower. Many options available. Quality materials & professional installation. Senior & Military Discounts Available. Call Today! 1-844-945-1631

SERVICES

DIVORCE - Uncontested, \$475+\$86 court cost. WILLS-\$295.00. No court appearance. Estimated completion time twenty-one days. Hilton Oliver, Attorney (Facebook), 757-490-0126. Se Habla Español. BBB Member. https://hiltonoliverattorneyva.com.

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 888-608-4974

We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-844-216-5028

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Get your FREE information kit and see how easy it is to install. Call today!

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*This offer is available on select models only. Call 1-877-591-9950 for details. Offer ends 12/31/2025. ©2025 Safestep. All rights reserved.

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Express 15% OFF + 10% LeafFilter

Get a FREE full gutter inspection and estimate: 1-877-614-6667

See representative for warranty details. This offer is available on select models only. Call 1-877-614-6667 for details. ©2025 LeafFilter. All rights reserved.

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Marketplace



The Fincastle Herald Vinton Messenger The New Castle Record Salem Times-Register News Messenger RADFORD News Journal

Cemetery Plots For Sale

Burial Plot for Sale
Sunrise Burial Park, Fairlawn, VA.
Section: Garden of The Good Shepherd, near statue of Christ.
\$950.00. Contact N.J. Burke, 540-639-6966.
Leave your contact information.

For Sale

2 Burial Plots located in Roselawn Cemetery in Christiansburg, Va.
located in Garden of Devotions.
Price is \$1,500.00 per plot. This price is several hundred dollars UNDER market value.
Contact Philip or Shirley Gilley at gilley1325@msn.com or at 540-320-4755

Legals - City of Salem

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Council of the City of Salem, at its regular meeting on Monday, January 12, 2026, at 6:30 p.m. in Council Chambers, City Hall, 114 N. Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Consider the request of Khalil LLC, property owners, 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.
2. 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. Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.

At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.

THE COUNCIL OF THE CITY OF SALEM, VIRGINIA
BY:
H. Robert Light
Clerk of Council

Notice is hereby given to all interested persons that the City of Salem Planning Commission,

at its regular meeting on January 14, 2026, at 6:30 p.m., in Council Chambers, City Hall, 114 North Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider approval of the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Consider the request of McDonald's Corporation, property owner, to rezone the property located at 101 Electric Road (Tax Map # 80 - 4 - 1) from HBD Highway Business District with condition to HBD Highway Business District. Copies of the proposed plans, ordinances or amendments may be examined in the Office of Community Development, 21 South Bruffey Street, Salem, Virginia.

At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said requests.

THE PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA
BY:
Christopher J. Dorsey
Executive Secretary



Legals - Botetourt County

Trustee's Sale

187 SPRING HOLLOW RD, TROUTVILLE, VA 24175 (Parcel ID: 11123)
Default having been made in the terms of a certain Deed of Trust dated 1/5/2024, in the original principal amount of \$264,926.00 and recorded in the Clerk's Office of the Circuit Court of the Botetourt County, Virginia on 1/8/2024, as Instrument No. 240000041, the undersigned Substitute Trustee will offer for sale at public auction on 3/4/2026 at 2:00 PM, Front of building of the Circuit Court Building For Botetourt County, 1 West Main Street, Fincastle, Virginia 24090, the property designated as 187 SPRING HOLLOW RD, TROUTVILLE, VA 24175.

Legals - City of Radford

TRUSTEE'S SALE OF 2507 THIRD STREET, RADFORD, VA 24141

In execution of a certain Deed of Trust dated May 1, 2003, in the original principal amount of \$56,840.00 recorded in the Clerk's Office, Circuit Court for Radford City, Virginia, in Book 236 at Page 710 as Instrument No. 0300609. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Radford, 619 Second St., W. Radford, VA, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on February 18, 2026, at 11:00 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL THE EASEMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING THERETO, SITUATE, LYING AND BEING IN THE WEST WARD OF THE CITY OF RADFORD, VIRGINIA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOTS NUMBER TWO (2), FOUR (4), FIVE (5), AND SIX (6), SECTION EIGHTEEN (18), PLAN A, MAP OF THE RADFORD WEST END LAND COMPANY, WHICH ORIGINAL MAP IS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF MONTGOMERY, VIRGINIA IN DEED BOOK 32, PAGE 460 AND OF RECORD IN THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF RADFORD, VIRGINIA, IN DEED BOOK 42, PAGE 18. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagee, the Mortgagee's attorney, or the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwvsa.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any

Legals - City of Radford

TRUSTEE'S SALE OF 904 17th Street, Radford, VA 24141

In execution of a Deed of Trust in the maximum principal amount of \$107,500.00 dated February 14, 2008 recorded among the land records of the Circuit Court for City of Radford on February 20, 2008 as Instrument Number: 200800177, the undersigned appointed Substitute Trustee will offer for sale at public auction, at the Main entrance of the courthouse for the Circuit Court of City of Radford, 619 Second Street, West Radford, VA 24141 on January 30, 2026 at 02:30 PM the property described in said deed of trust, located at the above address and briefly described as: All that tract or parcel of real estate located, lying and being in the West Ward of the City of Radford, Virginia, and more particularly described as follows, to-wit: Beginning at a point which is located N. 51 deg. 11' E. a distance of

Legals - City of Radford

72.00 feet from the intersection of the westerly boundary of Taylor Street with the northerly boundary of Seventeenth Street, thence S. 43 deg. 03' E. a distance of 209.90 feet to a point thence S. 63 deg. 23' W. a distance of 68.50 feet to a point, thence N. 41 deg. 27' W. a distance of 224.00 feet to a point, thence along the northerly boundary of Seventeenth Street, S. 51 deg. 11' W. a distance of 72.10 feet to the point of Beginning, and being all of Lot 17-B, of the Re-Subdivision of a portion of P.L. Carter's Lots as shown on a plat prepared by E. Staley Clements, Jr., C.L.S., dated September 3, 1962. Tax ID: 16-(2)-17B. TERMS OF SALE: A bidder's deposit of \$10,000.00 or 10% of the sale price, whichever is lower, will be required in the form of a certified or cashier's check. Cash will not be accepted as a deposit. Settlement within fifteen (15) days of sale, otherwise Trustee may forfeit deposit. Additional terms to be announced at sale. This is a communication from a debt collector. This notice is an attempt to collect on a debt and any information obtained will be used for that purpose. (Trustee # 25-012428) Substitute Trustee: ALG Trustee, LLC C/O Orleans Law Group PLLC PO Box 2548, Leesburg, VA 20177 (703) 777-7101 website: www.Orleans.com

TRUSTEE'S SALE OF 2507 THIRD STREET, RADFORD, VA 24141

In execution of a certain Deed of Trust dated May 1, 2003, in the original principal amount of \$56,840.00 recorded in the Clerk's Office, Circuit Court for Radford City, Virginia, in Book 236 at Page 710 as Instrument No. 0300609. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Radford, 619 Second St., W. Radford, VA, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on February 18, 2026, at 11:00 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL THE EASEMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING THERETO, SITUATE, LYING AND BEING IN THE WEST WARD OF THE CITY OF RADFORD, VIRGINIA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOTS NUMBER TWO (2), FOUR (4), FIVE (5), AND SIX (6), SECTION EIGHTEEN (18), PLAN A, MAP OF THE RADFORD WEST END LAND COMPANY, WHICH ORIGINAL MAP IS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF MONTGOMERY, VIRGINIA IN DEED BOOK 32, PAGE 460 AND OF RECORD IN THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF RADFORD, VIRGINIA, IN DEED BOOK 42, PAGE 18. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagee, the Mortgagee's attorney, or the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwvsa.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any

Legals - City of Radford

information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.bwvsa.com, VA-380049-1.

Legals - Montgomery County

LEGAL NOTICE OF PUBLIC HEARING

The Christiansburg Town Council will hold a Public Hearing on Tuesday, January 13, 2026 at 7:00 p.m. in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073. The purpose of the public hearing is to receive public comments concerning: Street vacation request by Zack Brackett to vacate an approximately 206-foot unimproved right-of-way on the west side and an approximately 82-foot unimproved right-of-way on the north side of property located at 301 Radford Street NW, identified as Tax Parcel 526 - ((23 BK 2)) - 1, Parcel ID 009163. Information on the preceding ordinance, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department, 100 E. Main Street, Christiansburg, VA 24073-3029 during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Contact the Planning Department by phone at (540) 382-6120 ext. 1902 or by email at planning@christiansburg.org, with any questions or if you require reasonable accommodations.

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG PLANNING COMMISSION

The Town of Christiansburg Planning Commission will hold a Public Hearing on Tuesday, January 20, 2026, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended. The purpose of the public hearing is to receive public comments concerning: A. Rezoning request by Roger Woody, Registered Agent for RWJW Properties, LLC, Applicant and Property Owner, to rezone property located at 300 Kimball Lane SW, identified as Tax Parcel 557-(A)-20, (Parcel ID 016002), and consisting of approximately 37.987 acres, from Agricultural District (A) to Single-Family Residential District (R-1). The applicant has proffered new conditions after the initial public hearing for this request. Current proffered conditions are related to density, construction of a public road connection, warranted road improvements, preservation of an existing vegetated area, and phasing. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. Town Hall will be open and available to receive public comment in-person at the time of this Public Hearing. A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073, during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Contact the Planning Department, at (540) 382-6128, Ext. 1902 or by email at planning@christiansburg.org, with any questions or if you require reasonable accommodations.

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG PLANNING COMMISSION

The Town of Christiansburg Planning Commission will hold a Public Hearing on Tuesday, January 20, 2026, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended. The purpose of the public hearing is to receive public comments concerning: A. Rezoning request by Roger Woody, Registered Agent for RWJW Properties, LLC, Applicant and Property Owner, to rezone property located at 300 Kimball Lane SW, identified as Tax Parcel 557-(A)-20, (Parcel ID 016002), and consisting of approximately 37.987 acres, from Agricultural District (A) to Single-Family Residential District (R-1). The applicant has proffered new conditions after the initial public hearing for this request. Current proffered conditions are related to density, construction of a public road connection, warranted road improvements, preservation of an existing vegetated area, and phasing. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. Town Hall will be open and available to receive public comment in-person at the time of this Public Hearing. A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073, during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Contact the Planning Department, at (540) 382-6128, Ext. 1902 or by email at planning@christiansburg.org, with any questions or if you require reasonable accommodations.

Legals - Montgomery County

LEGAL NOTICE OF PUBLIC HEARING OF THE TOWN OF CHRISTIANSBURG TOWN COUNCIL

The Town of Christiansburg Town Council will hold a Public Hearing on Tuesday, January 13, 2026, at 7:00 PM in the Council Chambers of the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia 24073. The purpose of the public hearing is to receive public comments concerning: A. Conditional Use Permit request by Clayco, LLC, Property Owner and Applicant, to allow a Planned Housing Development of 28 multi-family residential dwelling units on approximately 2.031 acres located northwest of the intersection of Chrisman Street SW and First Street SW, between 101 Chrisman Street SW and 400 W Main Street, consisting of all of Tax Parcel 526-(A)-138 (Parcel ID 013446); zoned Multifamily Residential District (R-3). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Contact the Planning Department, at (540) 382-6128, ext. 1902 or by email at planning@christiansburg.org, with any questions or if you require reasonable accommodations.

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DIVORCE-Uncontested, \$475+\$86 court cost, WILLS-\$295.00. No court appearance. Estimated completion time twenty-one days. Hilton Oliver, Attorney (Facebook) 757-490-0126. See Habla Espanol. BBB Member https://hiltonoliverattorneyva.com.

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AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1000 ELECTRIC ROAD (TAX MAP #221-2-1) FROM RB RESIDENTIAL BUSINESS DISTRICT TO HBD HIGHWAY BUSINESS DISTRICT

WHEREAS, Khalili LLC, property owner, and Jay Patel or Assigns, contract purchaser, petitioned to rezone the property at 1000 Electric Road (Tax Map # 221-2-1) from RB Residential Business District to HBD Highway Business District; and

WHEREAS, the rezoning is in accordance with good zoning practice; and

WHEREAS, the City of Salem Planning Commission recommended approval of the rezoning request;

NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that the property at 1000 Electric Road (Tax Map # 221-2-1) be and hereby is rezoned from RB Residential Business District to HBD Highway Business District:

The map shall be changed in this respect and no other, said property being described as follows:

Beginning at the southwest corner of Roanoke Boulevard (Virginia Secondary Route 742 and Highland Road;

Thence, with the south side of Roanoke Boulevard N. $50^{\circ} 02'$ W. 84.02 feet to a point on same, corner to right-of-way line of Virginia Secondary Route No. 419 (Electric Road);

Thence, with the right-of-way line of Virginia Secondary Route No. 419 S. $43^{\circ} 57'$ W. 249.65 feet (formerly erroneously shown as S. $48^{\circ} 59'$ W. 249.5 feet) to a point on said right-of-way line, corner of Lot 17;

Thence, with the dividing line between Lots 17 and 18, S. $75^{\circ} 57'$ E. 200 feet to a point on the west side of Highland Road;

Thence along the west side of Highland Road N. $14^{\circ} 03'$ E. 179.71 feet to the place of BEGINNING.

and being known and designated as Lot 18, Section 2, according to a plat made by C. B. Malcolm, Engineer, dated April 7, 1937, entitled "Revised Map of that Portion of the Fairfield Map owned by C.C. Nelms."

All ordinances or parts of ordinances in conflict with the provisions of this ordinance be and the same are hereby repealed.

This ordinance shall be in full force and effect ten (10) days after its final passage.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders -
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renee F. Turk –

Passed:
Effective:

/s/
Mayor

ATTEST:

H. Robert Light
Clerk of Council
City of Salem, Virginia



Item #: 6.A.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM,
VIRGINIA HELD AT CITY HALL

MEETING DATE: January 26, 2026

AGENDA ITEM: **Resolution 1517 - Opposing Virginia General Assembly
HB 804**

Consider adoption of Resolution 1517 opposing Virginia
General Assembly House Bill 804 and related legislation.

SUBMITTED BY: Chris Dorsey, City Manager

SUMMARY OF INFORMATION:

The 2026 Session of the General Assembly of Virginia is considering House Bill 804. House Bill 804 would require most local governments in Virginia to meet mandatory statewide housing growth targets beginning in 2028. This bill would also require localities to submit housing growth plans to the state and allows the Board of Zoning Appeals and courts to override local land use decisions.

Decisions about land use, zoning, and development are fundamental responsibilities of local government and should remain under the authority of locally elected officials who are accountable to their communities.

House Bill 804 creates a statewide mandate that does not adequately consider the unique conditions of different communities, including the availability of land, infrastructure capacity, public services, environmental factors, school capacity, and fiscal impacts. This bill could weaken local decision-making and increase administrative and legal burdens on local governments.

FISCAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends that Council adopt Resolution 1517 opposing Virginia General Assembly House Bill 804 and any related legislation.

ATTACHMENTS:

1. Item 6A 1-26-26 Resolution 1517 HB 804

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, January 26, 2026:

Resolution # 1517

RESOLUTION OPPOSING HOUSE BILL 804 AND RELATED LEGISLATION

WHEREAS, the 2026 Session is considering House Bill 804; and

WHEREAS, House Bill 804 would require most local governments in Virginia to meet mandatory statewide housing growth targets beginning in 2028; and

WHEREAS, the bill would require localities to submit housing growth plans to the state and allows Boards of Zoning Appeals and courts to override local land use decisions; and

WHEREAS, decisions about land use, zoning, and development are fundamental responsibilities of local government and should remain under the authority of locally elected officials who are accountable to their communities; and

WHEREAS, House Bill 804 creates a statewide mandate that does not adequately consider the unique conditions of different communities, including the availability of land, infrastructure capacity, public services, environmental factors, school capacity, and fiscal impacts; and

WHEREAS, the bill could weaken local decision-making and increase administrative and legal burdens on local governments.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Salem does hereby oppose the passage of House Bill 804 and related legislation.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Council of the City of Salem respectfully requests that the General Assembly reject House Bill 804 and related legislation, and work with local governments to develop housing policies that respect local authority, recognize regional differences, and support voluntary and collaborative approaches to increasing housing supply.

Upon a call for an aye and a nay vote, the same stood as follows:

John Saunders –
H. Hunter Holliday –
Byron Randolph Foley –
Anne Marie Green –
Renée F. Turk –

ATTEST:

H. Robert Light
Clerk of Council



Item #: 6.B.

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SALEM,
VIRGINIA HELD AT CITY HALL

MEETING DATE: January 26, 2026

AGENDA ITEM: **Salem Band Boosters**
Consider request from the Salem Band Boosters for a donation (\$715.05) equal to the amount of admissions tax paid in connection with the annual Blue Ridge Regional High School Band Competition, held September 20, 2025, at the Salem Stadium.

SUBMITTED BY: Chris Dorsey, City Manager

SUMMARY OF INFORMATION:

The Salem Band Boosters filed an Admissions Tax form with a tax payment of \$715.05 with the Commissioner of Revenue Office. This amount was based upon the ticket sales for the annual Blue Ridge Regional High School Band Competition that was held in the Salem Stadium on September 20, 2025. Historically, Council has made a donation equal to the tax remittance to support the Band.

FISCAL IMPACT:

The fiscal impact would be \$715.05.

STAFF RECOMMENDATION:

Recommend approval of the donation.

ATTACHMENTS:

1. Salem City Tax Letter 2025 Blue Ridge HS.docx (002)



Salem Band Boosters
P. O. Box 535
Salem, Virginia 24153

December 17, 2025

Salem City Council
P. O. Box 869
Salem, Virginia 24153

Honorable Members of the Salem City Council:

On behalf of the Salem Band Boosters, I would like to thank you for your continued support of the Salem High School Band program and for your longstanding commitment to the students of our community.

We are writing to formally notify you that the Salem Band Boosters have filed an Admissions Tax form and submitted payment in the amount of **\$715.05**, based on ticket sales from our annual **Blue Ridge Regional High School Band Competition**, held at Salem Stadium on **Saturday, September 20, 2025**.

This event serves as a fundraiser and provides critical funding to support the many educational, musical, and performance opportunities available to students in the Salem High School Band program. The success of this event allows our students to continue representing the City of Salem with pride and excellence.

In past years, Salem City Council has generously supported the Boosters and our band program by making a contribution equal to the amount of the Admissions Tax paid. This support has been instrumental in helping offset the ongoing operational expenses of our program, and we are deeply appreciative of this partnership.

We respectfully request that consideration be given to making a similar contribution again this year, equal to the Admissions Tax amount paid, at your next City Council meeting. Should our presence be helpful or required, please advise us of the date, time, and location of the meeting, and we would be happy to present this request in person.

Thank you for your time, consideration, and continued support. The Salem Band Boosters sincerely appreciate City Council's dedication to our students and to preserving the excellence and tradition of the Salem High School Band program, proudly carried on in the finest "Salem Tradition."

With sincere gratitude

Dawn Evans
Blue Ridge Fall Music Games Coordinator
Salem Band Boosters
Cell:757-870-8000