



**Agenda**  
**Monday, February 23, 2026, 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. Discussion Items
    - Fiscal Year 2027 Budget Priorities Discussion
3. Adjournment

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**REGULAR SESSION**

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1. Call to Order
2. Pledge of Allegiance
3. Awards and 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 February 9, 2026, Work Session and Regular Meeting minutes.
5. Old Business
  - A. **Amendment to the Zoning Ordinance**

Consider adoption of an ordinance on second reading for 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. (Approved on first reading at the February 9, 2026, meeting.)

**6. New Business**

**A. Conveyance of Property**

Hold a public hearing and consider the sale of an approximate +/- 0.134 acre tract located in Salem, Virginia, being Tax Map #122-8-6. (Advertised in the February 12, 2026, issue of the *Salem Times-Register*.)

**B. Salem Historical Society (Salem Museum)**

Consider a request from the Salem Historical Society Board of Directors and authorize the City Manager to make a contribution in the amount of \$275,000 for roof repairs to the Salem Museum building, with any remaining funds utilized for HVAC repairs.

**C. Resolution 1520 - Sewer Easement Condemnation**

Consider adoption of Resolution 1520 authorizing the City Attorney to execute all necessary actions to obtain an easement across the property by the process of condemnation.

**D. Salem Health Department**

Consider request for approval to adjustment of payment to the Salem Health Department.

**7. Adjournment**



**CITY COUNCIL**

**MINUTES**

**Monday, February 9, 2026, 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

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**WORK SESSION**

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**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 February 9, 2026, at 5:30 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; Larado Robinson, Director of Water/Sewer Department; Kevin Divers, Acting Director of Electric Department; 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**

Review of City Water and Sewer Projects - Larado Robinson, Director of Water/Sewer Department

Larado Robinson, Director of the Water/Sewer Department, introduced the new Assistant of the Water/Sewer Department, Nathan Carroll, who was in attendance with him this evening. Mr. Carroll will begin with the City on February 16th. Mr. Robinson presented an update on ongoing and future Water/Sewer projects. Council asked questions and received responses from Mr. Robinson. Discussion was held on some of the projects.

An amended Council Report was shared by Mr. Light for Item 6K on this evening's Regular Meeting agenda. Ms. Jordan reviewed the details of this Council report with Council. Council will be asked to authorize the City Manager, in a form acceptable to the City Attorney, to execute an agreement with AEP Energy Partners to handle the City's market participation services and energy management services.

Staff requested feedback from Council on potential dates to hold the annual Budget Work Session Meetings.

### 3. Adjournment

There being no further business, Mayor Turk adjourned the meeting at 6:28 p.m.

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## REGULAR SESSION

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### 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; Chuck Van Allman, Director of Community Development; Mary Ellen Wines, Planning and Zoning Administrator; Mike Stevens, Director of Communications; and Jim Guynn, City Attorney.

### 2. Pledge of Allegiance

### 3. Awards and Recognitions

There were none this evening.

### 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.

Stella Reinhard, 213 N. Broad Street, spoke in opposition to the potential demolition of the house at 102 North Market Street by Roanoke College. She stated that the 1900 date in City records may be a placeholder. She noted the property is surrounded by three National Register Historic Districts and argued the structure should be preserved in place, with relocation considered only as a last resort. Ms. Reinhard urged Council to delay the demolition permit to allow further review of the property's historic significance. She also suggested establishing an Architectural Review Board and considering expansion of the Downtown Historic District.

John Breen, 142 Bogey Lane, expressed appreciation to the City crews for snow removal work. He urged Council to pursue several initiatives to strengthen the City,

including establishment of an Architectural Review Board (ARB) pursuant to Virginia Code, creation of a Citizen's Academy to improve public understanding of local government, and implementation of a professionally conducted community survey prior to adoption of the upcoming budget. Mr. Breen requested that Council review ARB models from other Virginia localities and authorize a Request for Proposal (RFP) within 30 business days to solicit proposals for a community survey to better assess citizen priorities.

Diane Ribble, 2446 Tyler Way, expressed concern that Council may be prioritizing Roanoke College's interests over those of taxpayers. She requested information regarding the College's tax status and financial contributions to the City. She also urged reconsideration of the proposed demolition of a house on Clay Street by Roanoke College and supported establishing an Architectural Review Board or similar collaborative body to improve communication among the City, residents, and the College, and to enhance transparency and citizen input.

Whitney Leeson, 212 N. Broad Street, expressed opposition to the proposed demolition of 102 North Market Street. She challenged the validity of the 1900 construction date listed in City records, describing it as a clerical placeholder, and cited expert research supporting an earlier date. Concerns were also raised about relocating the structure and the justification for demolition. Ms. Leeson urged Council to take steps to preserve the building and encourage Roanoke College to maintain the property rather than proceed with demolition. She also requested that Council adopt the practice of entering the year 1776 when uncertain of what the construction date is for a building.

#### **B. Minutes**

Consider acceptance of the January 12, 2026, Work Session and Regular Meeting minutes.

The minutes were approved as written.

Mr. Dorsey requested the personal privilege of a few moments to provide comments on current events in the City of Salem. He expressed appreciation to City staff for their efforts in recent snow removal operations, noting that primary streets were cleared promptly and that garbage collection resumed quickly following the storm. Crews have also been working to clear parking spaces along Main Street. Mr. Dorsey reported that he, the Mayor, and the Vice-Mayor attended Local Government Day in Richmond and met with members of the local legislative delegation to discuss matters important to Salem and the region, including citizen concerns regarding pending legislation.

Mr. Dorsey shared an update on Civic Center activity, noting strong attendance and recently sold-out events. He also reported that budget preparations are underway, with meetings occurring across departments. A significant budget consideration this year will be the anticipated loss of approximately \$1.5 million in General Fund

revenue due to the closure of Yokohama. Mr. Dorsey concluded by highlighting recent and ongoing economic development activity, including the opening of First Watch and Cook Out, progress on Panda Express and Wawa, and continued commercial activity on the west side of the City.

Mayor Turk thanked Mr. Dorsey for the update and noted that Council would like to begin including this in the regular Council meetings.

## 5. Old Business

### A. Amendment to the City Code

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.)

**The public hearing was held at the January 12, 2026, meeting and the first reading of the ordinance was continued to the February 9, 2026, meeting.**

Mayor Turk asked Ms. Wines to come forward to speak on this item. She noted that the public hearing was held at the January 12, 2026, meeting and the first reading of the ordinance was continued to this meeting.

Ms. Wines provided an update regarding increased use of accent and string lighting in commercial districts, noting potential impacts on the character of downtown and West Main Street. To address this, proposed amendments to the sign ordinance include:

- Defining strip lighting as lights added to architectural features, permitted in Business Commerce and Highway Business districts only, and limited to clear white, static, non-moving lights.
- Multicolored lights to be treated as holiday decor, restricted to November 15 to January 15.
- Incorporation into signage allowance, counting strip lighting toward allowable square footage.
- Regulation of gas pump signs, defining video boards and limiting their size to two square feet, ensuring they serve only the pump and are not visible as general advertising from the road.

Ms. Wines requested Council, at a minimum, limit and define lighting downtown to preserve streetscape character, noting flexibility for potential further restrictions in other areas.

Anne Marie Green motioned approval of the ordinance on first reading amending Chapter 66, Signs, of the Code of the City of Salem, Virginia. Randy Foley seconded the motion.

Councilman Foley stated that, while he had some reservations, he viewed the proposed item as a reasonable starting point, and potentially a "living document" that could be adjusted over time. He noted that highlighting specific properties could help raise awareness of issues. He also expressed concern that the proposal could be a "solution in search of a problem." Overall, he acknowledged an understanding of the intent behind the proposal.

Councilman Holliday expressed opposition to the proposed lighting regulation. He stated that he did not believe there is currently a lighting problem in the City of Salem and raised the concern that the regulation would count against existing business signage. He characterized the proposal as unnecessary government overreach and indicated that it would impose an additional burden on local businesses. Councilman Holliday also commented that increased lighting would be indicative of active and fully occupied businesses, which they view as a positive condition not currently present. He concluded by stating that he saw no justification for adopting additional lighting regulations at this time.

Councilman Saunders stated that he did not believe a current issue exists that warrants action and expressed reluctance to respond to a perceived problem that has not been clearly established. He suggested that downtown merchants be given the opportunity to review the proposed policy and provide input before any action is taken. Councilman Saunders indicated concern about reacting to isolated situations involving a small number of businesses and stated that he is not in favor of the proposal at this time.

Mayor Turk expressed appreciation for the work of the Community Development Department in revising and refining the proposed document to provide guidelines. However, she stated she did not support including certain lighting elements as part of business signage unless the lighting spelled out the name of the business. Speaking from a business perspective, Mayor Turk commented that perimeter lighting can enhance the appearance of the downtown area by making it look bright and well-lit. She indicated a desire for further review and adjustments to the proposal before adoption, stating a preference to address concerns before passage rather than making revisions afterward.

Vice-Mayor Green stated that she motioned to approve the ordinance in order to address the issue proactively rather than reactively. She expressed concern that delaying action could result in nonconforming lighting being grandfathered. Vice-Mayor Green asserted that a problem already exists, citing examples of illuminated architectural features and lighting that she believed contributed to light pollution and was unnecessary during late-night hours. She noted that the City already regulates lighting and signage and characterized the proposal as an effort to ensure lighting

remains tasteful, attractive, and consistent. She also stated that applying uniform standards would create a level playing field for businesses. She concluded that adopting the ordinance now would help avoid more significant issues in the future.

Mayor Turk stated that the proposed ordinance requires additional work and revisions over the next few months. She indicated that Council should determine specific regulatory standards and ensure those provisions are clearly written into the ordinance. Mayor Turk noted discussion regarding limitations on flashing lights and color usage, emphasizing the need for clarity in the language. She expressed the opinion that the ordinance should be refined to reflect Council's preferences as closely as possible before adoption.

There was no further discussion, and Mayor Turk called for a vote.

Ayes: Randy Foley, Anne Marie Green

Nays: John Saunders, Hunter Holliday, Renée Turk

Abstaining: None

The motion failed. Council thanked Community Development for their work on this item.

**B. 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.)

Mayor Turk requested that Mr. Van Allman provide a brief overview of this item.

Mr. Van Allman provided an overview of the property, noting that it is currently zoned Residential Business and was previously operated as a gas station and convenience store. He stated that the prior fuel tanks had been removed, which allowed for other uses. The current proposal involves new ownership seeking to reopen the property as a gas station and convenience store. Plans include the installation of new, modern fiber double-wall fuel tanks and a request to rezone the property to Highway Business, which is required for the operation of a gas station along Electric Road. Mr. Van Allman explained that the intent is to upgrade the site and resume operations similar to its previous use.

Randy Foley motioned to adopt the ordinance on second reading, rezoning this property as specified in the Council agenda. Hunter Holliday seconded the motion.

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

Nays: None

Abstaining: None

## 6. New Business

### A. Amendment to the Zoning Ordinance

Hold a public hearing and consider adoption of an ordinance on first reading for 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. (Advertised in the January 22 and 29, 2026, issues of *The Salem Times-Register*.) (Planning Commission recommended approval.)

Mayor Turk requested that Mr. Van Allman present information on this request, followed by a representative from McDonald's.

Mr. Van Allman explained that the original McDonald's at the site was rezoned under a master plan that included specific conditions governing the building's design, placement, and overall appearance. Council approved that master plan, and any subsequent deviations from it require Council approval. He stated that the property owner now proposes to demolish the existing building and construct a new one, which may differ architecturally from the original approved design. Rather than submitting revisions to the existing master plan for approval, the applicant is requesting to rezone the property to Highway Business without conditions, thereby removing the previously approved design restrictions.

Mayor Turk called forward Kim Lacy, agent for McDonald's Corporation, to present on behalf of McDonald's.

Kim Lacy, 1519 Summit Avenue, Richmond, Virginia, representing the applicant, introduced herself and project engineer Pilar Martin of Bohler Engineering and stated they were available to answer questions. She explained that the request is to rezone the property from Highway Business with conditions to Highway Business without conditions in order to remove a 1986 condition that required development in accordance with the original site plan. She noted that removal of the condition would allow demolition of the existing McDonald's building and construction of a new facility without being bound to the 1986 plan. Ms. Lacy stated that the proposed use will remain the same and is consistent with the Highway Business District and the City's Comprehensive Plan designation for commercial use. She described planned site improvements, including a safer layout with improved pedestrian and vehicular access, additional stop and directional signage, and the addition of a second drive-through lane to improve traffic circulation. She further stated it has been confirmed that the project will not interfere with the future Greenway along Electric Road and that construction plans are currently under review and nearing approval, contingent upon rezoning approval. She indicated that construction would require approximately six months of closure. Ms. Lacy noted that the Planning Commission and staff recommended approval and respectfully requested Council's approval of the rezoning request.

Councilman Foley asked when they anticipate discontinuing use and razing the building.

Ms. Martin, 9100 Arboretum Parkway, Richmond, responded that the current timeline is that McDonald's is planning on starting this construction in early 2027.

Councilman Foley asked to clarify when they would discontinue use and raze the building once this was approved.

Ms. Martin responded that currently this is planned for early 2027.

Councilman Foley asked if it would likely be the end of this year when they begin the demolition process.

Ms. Martin confirmed that this was correct.

Councilman Foley questioned whether staff would be unemployed during this time or if they would be temporarily reassigned.

Ms. Martin responded she felt that they would be temporarily reassigned but that this had to do more with the Operations of the business and that she was not certain of this information.

City Manager Dorsey inquired whether signage would be posted during demolition and construction to inform the public that the restaurant will be rebuilding and offering a timeline for reopening. He expressed concern that signage stating only "closed for remodeling" could create confusion and generate public inquiries to the City.

Ms., Martin assured him that they would work with the City on that.

Mayor Turk opened the public hearing.

No one came forward to speak.

Mayor Turk closed the public hearing.

Randy Foley motioned to adopt the ordinance on first reading for 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. John Saunders seconded the motion.

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

Nays: None

Abstaining: None

**B. Resolution 1517 - Opposing Virginia General Assembly House Bill 804**

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

Hunter Holliday motioned to adopt Resolution 1517 opposing Virginia General Assembly House Bill 804 and related legislation. John Saunders seconded the motion.

Councilman Foley stated he was strongly opposed to the proposed bill and expressed concern about the process being used, noting that in his experience, the City Council has rarely, if ever, taken formal votes or passed resolutions on state or federal legislation. He emphasized that there are other ways for Council to communicate concerns, such as contacting representatives directly. Councilman Foley described the action as a potential “slippery slope,” cautioning that taking a formal position on one bill could lead to repeated requests to support or oppose future legislation. He concluded by reiterating his opposition to both the bill and the approach, citing concern over setting a precedent for frequent Council involvement in legislative matters.

Councilman Saunders stated strong support for opposing the bill, noting that he believed it is clearly harmful and that citizens should know the Council stands against it. He acknowledged that Council members have other means of communicating with delegates but emphasized that this particular bill is especially objectionable because it seeks to dictate how local land may be used. Councilman Saunders expressed personal conviction in favor of formally opposing the bill.

Councilman Holliday emphasized the importance of citizens staying informed about state legislation, noting that many bills being considered could result in tax increases and affect affordability. He expressed support for the City formally voicing opposition to certain legislation, stating that while such resolutions may not have direct legal effect, they communicate the City’s position that localities should retain control over certain matters. Councilman Holliday encouraged public engagement with pending bills and stated support for the resolution as a demonstration of solidarity, noting that other localities in the area are likely to take similar actions.

Vice-Mayor Green noted that during a recent visit to Richmond, they were encouraged to communicate concerns not only to the General Assembly but also to the Governor. She stated that the resolution provides the City of Salem an opportunity to formally convey its position to the Governor and emphasized that if multiple localities take similar action, it could influence her consideration of the legislation. Vice-Mayor Green recommended that, if the resolution is approved, staff be authorized to forward the signed resolution to the Governor.

Councilman Foley reiterated his opposition to the resolution, expressing concern that

taking a formal position on a single piece of legislation could set a precedent for future involvement in numerous bills. He noted that in his nearly 20 years on Council, the City has not previously taken such actions and cautioned that doing so could politicize both the Council and its processes.

Councilman Saunders acknowledged understanding and agreement with previous comments but expressed concern that the resolution is particularly important due to ongoing development pressures and repeated public opposition. He noted a fear that state mandates could limit local control over housing and development decisions. Councilman Saunders emphasized that, while he respected and understood the opposing viewpoint, this issue has raised significant local concerns.

Ayes: John Saunders, Hunter Holliday, Anne Marie Green, Renée Turk  
Nays: Randy Foley (Noting that his vote was made on principle only)  
Abstaining: None

**C. Resolution 1518 - Roanoke Valley-Alleghany Regional Hazard Mitigation Plan - 2025 Update**

Consider adoption of Resolution 1518 accepting the Roanoke Valley– Alleghany Regional Hazard Mitigation Plan - 2025 Update.

Mayor Turk asked that Amanda McGee, AICP, Director of Community Development for the Roanoke Valley-Alleghany Regional Commission, come forward to present this item to Council.

Amanda McGee provided an overview of the Hazard Mitigation Plan, noting that it is a federally required document enabling access to funding from the Federal Emergency Management Agency (FEMA) and the Virginia Department of Emergency Management (VDEM). The plan covers the entire region, including the City of Salem and surrounding localities, and was developed with input from a 49-member steering committee and regional stakeholders. She explained that the original grant was awarded in 2023, but staffing delays postponed the start of the project until September 2024, coinciding with the expiration of the previous plan. FEMA and the Roanoke Valley-Alleghany Regional Commission officially approved the plan in January 2026, making it effective under federal standards.

The plan includes: an overview of the region and process, hazard identification, a regional risk assessment, mitigation goals and strategies, a capabilities assessment for each locality, and extensive data appendices. Hazards assessed include earthquakes, flooding, extreme temperatures, geologic hazards, wildfire, wind events, and winter storms. Hurricanes and tropical storms were included in historical context under flooding and wind.

Public engagement included stakeholder outreach and a survey that received 251 responses, with strong representation from Salem residents. Survey results and data analyses highlighted flooding as the highest risk for Salem, with extreme

temperatures, wind events, and winter storms as medium risks, and earthquake, geologic hazards, and wildfire as low risks.

Ms. McGee reviewed mitigation goals and strategies, noting risks specific to Salem, particularly those related to flood mitigation. Salem's lower percentage of federally funded revenue and the City's management of infrastructure were discussed in the context of disaster planning.

Finally, she noted that adoption of the resolution is required by FEMA for the plan to take effect and for the City to become eligible for Hazard Mitigation Grant Program (HMGP) funding.

Randy Foley motioned to adopt Resolution 1518 accepting the Roanoke Valley-Alleghany Regional Hazard Mitigation Plan - 2025 Update. Hunter Holliday seconded the motion.

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

Nays: None

Abstaining: None

**D. Resolution 1519- Temporary Main Street Closure for Olde Salem Days 2026**

Consider adoption of Resolution 1519 requesting the Virginia Department of Transportation (VDOT) approve City Council's request for the temporary closure of Main Street on September 12, 2026, for the Olde Salem Days event.

Hunter Holliday motioned to adopt Resolution 1519 requesting the Virginia Department of Transportation (VDOT) approve City Council's request for the temporary closure of Main Street on September 12, 2026, for the Olde Salem Days event. Randy Foley seconded the motion.

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

Nays: None

Abstaining: None

**E. Taxicabs- Setting of Public Hearing Date**

Consider setting the date for a public hearing in accordance with Section 98-94 of THE CODE OF THE CITY OF SALEM, VIRGINIA, for the issuance of Certificates of Public Convenience and Necessity for the next twelve (12) months related to taxicabs operating in the City. (Suggest March 23, 2026).

Randy Foley motioned to set the date of March 23, 2026, for a public hearing in accordance with Section 98-94 of THE CODE OF THE CITY OF SALEM, VIRGINIA, for the issuance of Certificates of Public Convenience and Necessity for the next twelve (12) months related to taxicabs operating in the City. Hunter Holliday seconded the motion.

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

**F. Salem Band Boosters Donation**

Consider a request from the Salem Band Boosters for a donation of \$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 Salem Stadium.

Randy Foley motioned to approve a donation of \$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 Salem Stadium. Hunter Holliday seconded the motion.

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

**G. Appropriation of Funds- Gateway Signage**

Request to re-appropriate grant funds awarded by the Community Foundation and funding provided by Roanoke County for gateway signage. **Audit - Finance Committee**

Councilman Foley shared that in a prior fiscal year, the City received \$50,000 from the Community Foundation for a consistent gateway signage plan throughout the region on major corridors. Funding was also previously received from the County of Roanoke for their portion of the gateway signage. The unexpended balance of these funds needs to be re-appropriated to fiscal year 2026 for project completion.

Randy Foley motioned to appropriate \$31,735 to the Designation of Beginning Fund Balance revenue account, \$38,175 to the Grants - Other revenue account for the deferred County of Roanoke portion, and \$69,910 to the Tourism Grants expenditure account. Anne Marie Green seconded the motion.

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

**H. Appropriation of Funds- Capital Reserve Policy**

Request to appropriate and transfer capital reserve. **Audit - Finance Committee**

Councilman Foley explained that the Capital Planning and Reserve Policy was adopted on March 25, 2024. This policy was developed as a plan to provide funding for mid-level capital expenditures for the general fund. The funds are intended for expenditures between \$200,000 and \$3,000,000. The policy calls for an annual

contribution from the general fund to the capital reserve fund upon completion of the audit. For fiscal year 2025, a calculation was completed using amounts from the Annual Comprehensive Financial Report to determine the annual contribution to the capital reserve.

Randy Foley motioned to appropriate \$6,816,568 to General Fund revenue account, Designation of Beginning Fund Balance, and General Fund expenditure account, Transfer to Capital Reserve. Also, to appropriate \$6,816,568 to Capital Reserve Fund revenue account, Transfer from General Fund -Capital Reserve, and Capital Reserve Fund expenditure account, Capital Reserve. John Saunders seconded the motion.

Mayor Foley asked if he needed to clarify any of the information.

Mayor Turk explained that any remaining funds at the end of the fiscal year are placed into a capital reserve account established to address emergency repairs and unexpected expenses, thereby reducing the need to borrow funds.

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

Nays: None

Abstaining: None

**I. Appropriation of Funds- Water Advanced Metering Infrastructure (AMI)**

Request to appropriate Water Fund reserves for Advanced Metering infrastructure (AMI). **Audit - Finance Committee**

Councilman Foley explained that the City is transitioning to Advanced Metering Infrastructure (AMI) for both electric and water utilities. AMI meters are equipped with communication modules that automatically send usage data back to the utility. Instead of a meter reader visiting each location, readings are collected electronically, to provide accurate data. The two-way communication also allows the utilities to quickly detect unusual consumption or water leaks and respond efficiently. Residents and businesses can access data and tools online to allow them to better track and manage their utility consumption.

Installation on the multi-year project commenced in 2020. The electric metering system installation has been completed. The City experienced issues with the original vendor contracted to install AMI water meters and approximately 1,200 meters remain to be installed for completion of the project.

The City has completed the procurement process with two vendors selected to complete the installation of the AMI water meters. The cost of materials, installation and contingency for the project is estimated not to exceed \$1,200,000.

Randy Foley motioned to appropriate \$1,200,000 to the Appropriated From Net Position revenue account and to the Automated Metering Infrastructure (AMI) System expenditure account. He also motioned that any funds budgeted but not spent in the current fiscal year be administratively appropriated in the subsequent fiscal year to be

used only for this project, and to authorize staff to administratively transfer any unspent funds upon project closeout back to the Water Fund Reserve account. John Saunders seconded the motion.

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

Nays: None

Abstaining: None

**J. Appropriation of Funds- Downtown Plan Improvements**

Request to appropriate Revenue Sharing and local match for Downtown Improvements on Roanoke Boulevard. **Audit - Finance Committee**

Councilman Foley explained that Phase 7 of Salem's Downtown Plan improvements will be completed on Roanoke Boulevard from the intersection of Market Street and East Main Street to the intersection of Roanoke Boulevard and College Avenue. VDOT awarded \$1,491,803 in Revenue Sharing funds for the completion of the downtown improvements on Roanoke Boulevard. The local match of \$1,491,803 needs to be appropriated by Council.

Randy Foley motioned to appropriate \$1,491,803 to the Capital Projects state grants account and to the Downtown Improvement-Boulevard account. He motioned to transfer \$443,090 from the Capital Projects Downtown Improvements Reserve account to the Downtown Improvement-Boulevard Boulevard account and to transfer \$798,713 from the Capital Projects Reserve account to the Downtown Improvement-Boulevard account. Anne Marie Green seconded the motion.

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

Nays: None

Abstaining: None

**K. Approval of Contract with AEP Energy Partners (Amended Item)**

Request to approve and execute a contract with AEP Energy Partners **Audit-Finance Committee**

Mayor Turk noted that this item was going to be amended this evening and requested that City Manager Dorsey explain the necessary changes.

City Manager Dorsey reported that, as discussed during the work session, the City has been preparing to join Pennsylvania-Jersey-Maryland (PJM), the regional transmission operator (RTO) for this area. The process involves extensive documentation and review, including a 90-day review period by PJM that began in December and is expected to conclude in March. Mr. Dorsey explained that an upcoming March 1 auction, with a registration deadline of February 18, involves auction revenue rights and financial transmission rights related to transmission line usage, which could result in significant revenue to the City. Due to the timing of PJM's review, the City may not be fully approved to participate by the deadline. As a result, staff has been evaluating a contingency plan in consultation with GDS Associates

and AEP Energy Partners, one of the firms that previously submitted a proposal to assist with management of the process.

Mr. Dorsey further explained that AEP Energy Partners is already a PJM member and could enable the City to participate in the upcoming auction process while the City's PJM membership is still under review. Under the proposed arrangement, AEP would manage participation in the auction and related transmission rights activities on the City's behalf, allowing the City to access potential revenue credits that could be significant. He stated that staff is requesting authorization to enter into a one-year contract with AEP Energy Partners, with an option to renew for an additional year. During that time, Council could evaluate the financial benefits and determine whether to continue pursuing independent PJM membership, including associated collateral requirements, or to maintain the arrangement with AEP.

Mr. Dorsey asked Ms. Jordan to address the financial implications of this request.

Ms. Jordan explained that the City's original plan was to join PJM in conjunction with the new electric purchase power contract, effective June 1. Due to delays in the PJM approval process, it is unlikely the City will be able to join in time. She noted that PJM membership would require the City to post collateral based on secured and unsecured credit calculations. The secured portion alone was estimated at approximately \$1.6 million, subject to reduction based on PJM's unsecured credit determination. As an alternative, the City is proposing to contract with AEP Energy Partners, which would charge an estimated annual fee of \$75,000 to \$115,000 for services including energy load analysis, market participation, and related management tasks. While this option involves an annual fee, it would avoid the immediate need to post up to \$1.6 million in collateral.

Ms. Jordan further explained that participation in PJM auctions for Auction Revenue Rights (ARRs) and Financial Transmission Rights (FTRs) could potentially generate estimated savings of \$360,000 to \$500,000 annually by purchasing credits against future cost increases. Because PJM membership or partnership with a PJM member is required to participate in these auctions, staff determined that contracting with AEP Energy Partners is the most feasible and time-sensitive option. The recommendation was made in consultation with GDS Associates, the City's energy consultant.

Randy Foley motioned to authorize the City Manager to finalize and execute a PJM Market Participation and Energy Management services agreement in a form acceptable to the City attorney with AEP Energy Partners. Hunter Holliday seconded the motion.

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

Nays: None

Abstaining: None

**L. Appropriation of Funds- E911 State Grant**

Request to appropriate E-911 state grant funds for 911 Communication Center telephone services.

Mayor Turk requested that Ms. Jordan provide information on this item.

Ms. Jordan reported that the City was previously awarded a grant from the Virginia Department of Emergency Management for implementation of the NG911 platform. The project was completed; however, upon activation, it was determined that additional software, costing approximately \$34,000, was required to finalize the transition.

She shared that grant funds remain available to cover the cost of the software, as well as additional telecommunications expenses through fiscal year 2026. After Fiscal Year 2026, those ongoing costs will revert to the City.

Ms. Jordan requested an appropriation of \$80,171 to the Police State Grant Revenue Account and the Police 911 Communications Center Telephone Services Expenditure Account to utilize the remaining grant funds and close out the project. She noted that the grant has been open for several years and that staff is working to complete and fully implement the system.

Randy Foley motioned to appropriate \$80,171 to the Police State Grants revenue account, \$45,724 to the Police 911 Communication Center Telephone Services expenditure account, and \$34,447 to the Police 911 Communication Center State Grants expenditure account. Hunter Holliday seconded the motion.

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

Nays: None

Abstaining: None

#### 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.

Anne Marie Green motioned to that, in accordance with Section 2.2-3711 (A)(5) of the 1950 Code of Virginia, as amended, Council hereby convenes to closed session at 7:54 p.m. for the purpose of discussing the following specific matter: 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. Randy Foley seconded the motion.

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

Nays: None

Abstaining: None

Anne Marie Green motioned to reconvene at 8:24 p.m. in accordance with Section 2.2-3712 D. of the Code of Virginia, 1950 as amended to date. Council certifies that in closed session only items lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such items identified in the motion by which the closed session was convened were heard, discussed, or considered by the Council. Randy Foley seconded the motion.

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

**8. Adjournment**

The meeting was adjourned at 8:24 p.m.

Submitted by:

Approved by:

H. Robert Light  
Clerk of Council

Renée Ferris Turk  
Mayor



Item #: 5.A.

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

**MEETING DATE:** February 23, 2026

**AGENDA ITEM:** **Amendment to the Zoning Ordinance**  
Consider adoption of an ordinance on second reading for 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. (Approved on first reading at the February 9, 2026, meeting.)

**SUBMITTED BY:** Mary Ellen Wines, Planning & Zoning Administrator

**SUMMARY OF INFORMATION:**

According to City Code Section 106-522.7 - Amendments of conditions, any request to amend conditions that were voluntarily proffered and accepted by Council shall be considered a new amendment to the zoning ordinance and shall be reviewed pursuant to the provisions of Section 106-520.

Section 106-520.1(A) states the Commission shall study proposals to determine:

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the city's comprehensive plan.
2. The relationship of the proposed amendment to the purposes of the general planning program of the city, with appropriate consideration as to whether the change will further the purposes of this chapter and the general welfare of the entire community.
3. The need and justification for the change.
4. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.

**Parcel information:**

Zoning: HBD Highway Business District (with condition)  
Land Use Plan Designation: Commercial  
Existing Use: Restaurant  
Proposed Use: Restaurant (remove condition)

The subject property (101 Electric Road) consists of a 1.152-acre tract of land which currently sits within the HBD Highway Business District zoning designation. In 1986, during a previous rezoning, a condition was placed on the property requiring construction to be in accordance with the site plan as presented, likely due to the anxiety surrounding the ultimate redevelopment of the Lakeside area. The property owner is now seeking to demolish the structure, update the site layout, and rebuild a new restaurant. As a result, the applicant is requesting to remove that previous condition (HBD Highway Business District with condition to HBD Highway Business District). A site plan for the proposed redevelopment has already been submitted to the City and is in the standard review process. However, site plan approval will not be issued unless the existing condition is removed.

The Future Land Use Map (FLUM) identifies this area as Commercial which is consistent with the proposed future utilization of the property.

**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

Staff recommends consideration of the ordinance on second reading.

**ATTACHMENTS:**

1. Rezoning Application
2. Concept Plan
3. Elevations
4. Survey with Legal Description
5. January 14, 2026 minutes PC
6. Council meeting owner notification letter - 101 Electric Road T.M. 80-4-1
7. Legal Ad 1.22
8. Legal Ad 1.29
9. Rezoning Ordinance for 101 Electric Road T.M. 80-4-1\_incl. legal description

**Pre-application Meeting (optional)**

- Meetings with the Community Development Staff are recommended prior to submittal of a rezoning application. Please bring a plat to the meeting with a sketch of your proposal.

**Application Submittal**

- The application deadline is the first of the month for inclusion on the following month's agenda. If the first falls on a weekend or holiday, the application deadline will be the following business day.
- When submitting an application be sure to include the following: a complete application, plat of the subject property, legal description that includes metes and bounds, and supplementary information to support the request (such as conceptual plans and building elevations). Please note: incomplete applications will not be accepted and will be returned to the applicant.
- The application fee is due at time of submittal. (See Page 4)
- PLEASE NOTE: As per 106-520(C) of the City of Salem Zoning Ordinance no application shall be accepted for a lot or parcel that does not comply with the minimum lot area, width, or frontage requirements of the requested zoning district. A variance from the Board of Zoning Appeals must be obtained prior to the submission of a rezoning application.

**Application Distribution for City Review**

- Complete applications may be routed to City departments for review.

**Staff/Applicant Meeting**

- The staff may contact the applicant to schedule a meeting to discuss comments provided by reviewing agencies, to request additional information or plan revisions, and to negotiate proffers.

**Planning Commission**

- Revised conceptual plans and draft proffers must be submitted prior to the Planning Commission meeting. Proffers and conceptual plans may be revised in accordance with Staff's recommendations, and revisions incorporating the staff's recommendations must be submitted prior to the Planning Commission meeting.
- A staff report and recommendation is included in the Planning Commission packet. The packet is distributed approximately 1 week prior to the Planning Commission meeting.
- The Planning Commission meets on the 1<sup>st</sup> Wednesday after the 1<sup>st</sup> City Council meeting of the month.
- Following a public hearing on the rezoning case, the Planning Commission may recommend approval, approval with revisions to the proffers, denial, or deferral of the application.

**City Council**

- Signed and notarized final proffers must be submitted prior to the City Council meeting.
- A staff report containing the recommendation of the Planning Commission and Staff is sent to the City Council prior to the meeting.
- The City Council typically hears rezoning cases on the 4th Monday of every month. Cases are usually heard by Council at the meeting following the Planning Commission meeting.
- Following a public hearing on the case, the City Council may vote to approve, approve with proffered conditions, deny, defer the application to another meeting, or remand the application back to the Planning Commission for further consideration.

**ATTACHMENTS - For ALL REQUESTS you must submit the following electronically:**

- a. **A fully completed signed application.**
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 4)
- c. **Signed Proffer Statement if applicable** (Pages 6 & 7)
- d. **A plat of the subject property**, which accurately reflects the current property boundaries, is drawn to scale, and shows existing structures. (Typically, available from the City Clerk's Office.)
- e. **Responses to questions on Page 5**
- f. **Historic Impact Information** (if any)
- g. **For applications requiring plans**, please submit electronically only. No hard copies will be accepted.
- h. **Check here** if the conceptual plan will serve as the preliminary plat.

**NOTE:** Elevations will be required with new development.

**TO THE APPLICANT:**

It is the policy of the City of Salem City Council, the City of Salem Planning Commission, and City of Salem Board of Zoning Appeals to require a property to be posted when a zoning action is being considered. Such a posting notifies the general public of an impending action and the location being considered.

It is incumbent on you, the applicant, to ensure the sign is in the proper location and remains there until an action has taken place. Consequently, the procedure for posting is as follows:

1. The Community Development Staff will post the sign on your property.
2. You should check the location of the sign to make certain it is in the right place on your property. If it is not, notify the Community Development Office as soon as possible.
3. You should check periodically to ensure the safety of the sign. If it is stolen or otherwise harmed, notify the Community Development Office as soon as possible.

In submitting this rezoning application, you hereby grant permission to the agents and employees of the City of Salem to enter the referenced property for the purposes of processing and reviewing the above application.

Should you have any questions regarding this policy, please contact a member of Community Development.

**City of Salem Community Development Application**

**Request for REZONING or CONDITIONAL REZONING**

Case #: \_\_\_\_\_

<b>APPLICANT INFORMATION</b>	
Owner: _____ Contact Name: _____ Address: _____	Telephone No. _____ Fax No. _____ Email Address _____
Applicant/Contract Purchaser: _____ Contact Name: _____ Address: _____	Telephone No. _____ Fax No. _____ Email Address _____

<b>PARCEL INFORMATION</b>	For <u>multiple</u> parcels, please attach a page <input type="checkbox"/>
(Tax ID #'s) _____ _____ Deed Book _____ Page _____ Subdivision _____ Location Description (Street Address, if applicable) _____ _____ _____	Total Area (acres/square feet) _____ Current Zoning _____ Requested Zoning _____ Requested Use _____ Current Use _____ _____ <input type="checkbox"/> Conditional Zoning Request: See Attached Proffer sheets

<b>SIGNATURE OF OWNER</b> <input type="checkbox"/> <b>CONTRACT PURCHASER</b> <input type="checkbox"/> <i>(attach contract)</i> <input type="checkbox"/>
<p><b>As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I hereby grant permission to the agents and employees of the City of Salem to enter the property for the purposes of processing and reviewing this request.</b></p> Signature <u><i>Robert Seifert</i></u> _____ Date _____ Print Name _____ Signature _____ Date _____ Print Name _____

<b>QUESTIONS/ LETTERS/ SHOULD BE FORWARDED TO THE FOLLOWING**:</b>	
Name _____ Address: _____ _____ _____	Telephone No. _____ Fax No. _____ Email Address _____ _____
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

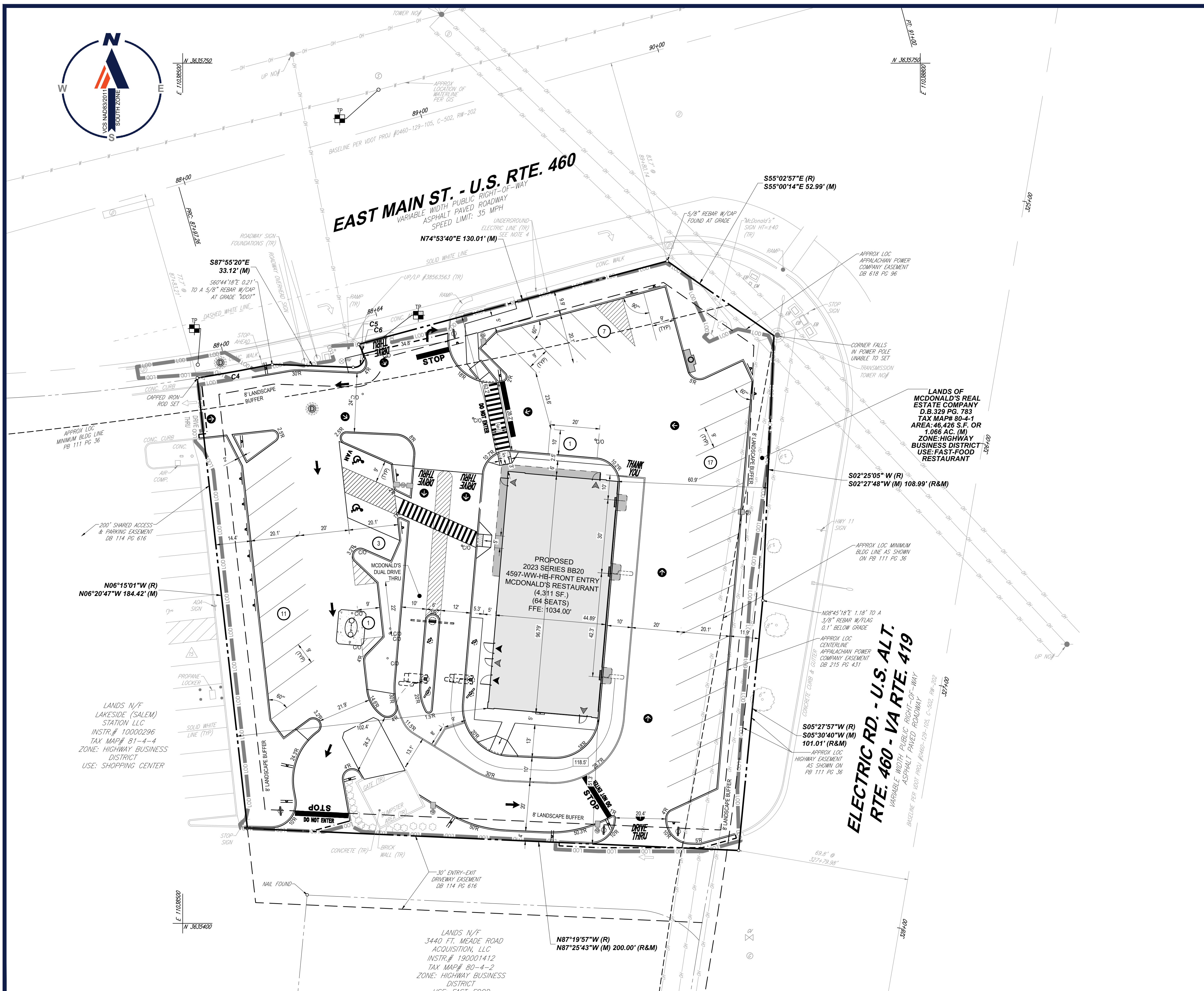


**PLEASE RESPOND FOR ALL REZONING APPLICATIONS:**

1. What is the Future Land Use Designation for the subject property? \_\_\_\_\_  
\_\_\_\_\_
2. Describe in detail the proposed use of the property. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. List any sensitive environmental or unique features on the property. Are there any high voltage transmission lines, public utility lines, or others? \_\_\_\_\_  
\_\_\_\_\_
4. Is the subject property located within the Floodplain District?  YES  NO If yes, describe the proposed measures for meeting the standards of the Floodplain Ordinance. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Is the subject property listed as a historic structure or located within a historic district?  YES  NO  
If yes, describe the proposed measures for meeting the standards of the Department of Historic Resources.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE RESPOND FOR COMMERCIAL REZONING APPLICATIONS**

1. What provisions will be made to ensure safe and adequate access to the subject property? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. How will the traffic impact of this development be addressed? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. 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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. What type of signage is proposed for the site? \_\_\_\_\_  
\_\_\_\_\_
5. Have architectural/building elevations been submitted with this application? \_\_\_\_\_



ZONING TABLE			
ZONE: HBD - HIGHWAY BUSINESS DISTRICT USE: FAST-FOOD RESTAURANT W/ DRIVE-THRU PARCEL ID: 80-4-1			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	MCDONALD'S USA, LLC 110 N CARPENTER STREET CHICAGO, IL 60607		
PROPERTY OWNER:	MCDONALD'S USA, LLC 110 N CARPENTER STREET CHICAGO, IL 60607		
BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	NOT SPECIFIED	46,426 SF (1,066 AC)	NO CHANGE
MIN LOT WIDTH	NOT SPECIFIED	180'	NO CHANGE
MIN LOT DEPTH	NOT SPECIFIED	210'	NO CHANGE
MIN BUILDING SETBACKS			
FRONT SETBACK	55.0' FROM CENTERLINE OF E MAIN STREET	48.7'	62.2'
SIDE SETBACK	NOT SPECIFIED	65.6' (EAST) 67.4' (WEST)	60.9' (EAST) 102.4' (WEST)
REAR REAR SETBACK	NOT SPECIFIED	85.0'	51.3'
MAX PERMITTED HEIGHT	80.0' FROM GRADE	18.0'	19.0'
BUFFER REQUIREMENTS			
MIN FRONT BUFFER	8.0'	0'	3.2' **
MIN SIDE BUFFER	8.0'	5.25' (EAST) 4.65' (WEST)	7.6' (EAST) ** 14.4' (WEST)
MIN REAR BUFFER	8.0'	4.55'	4.0' **
PARKING REQUIREMENTS			
MIN STALL SIZE (60')	9' x 19.8' *	9' x 18.5'	9' x 20.1'
MIN ADA STALL SIZE	8' x 19.8' *	9' x 18.5'	9' x 20.1'
MIN AISLE WIDTH (60')	18' (ONE-WAY)	18.5'	20.0'
MIN NUMBER OF SPACES	1 SPACE / 4 SEATS + 1 SPACE / EMPLOYEE ON SHIFT = (64/4) + 15 = 31	48 STALLS	40 STALLS
MIN NUMBER OF ADA SPACES	2 STALLS	2 STALLS	2 STALLS

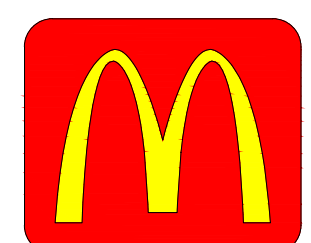
\* WHEN ADJACENT TO LANDSCAPED AREA  
\*\* 8' LANDSCAPE STRIP CANNOT BE ACHIEVED DUE TO SITE CONSTRAINTS. ALTERNATE LANDSCAPE PLAN PROVIDED. SEE SHEET L-101.

**BOHLER**™

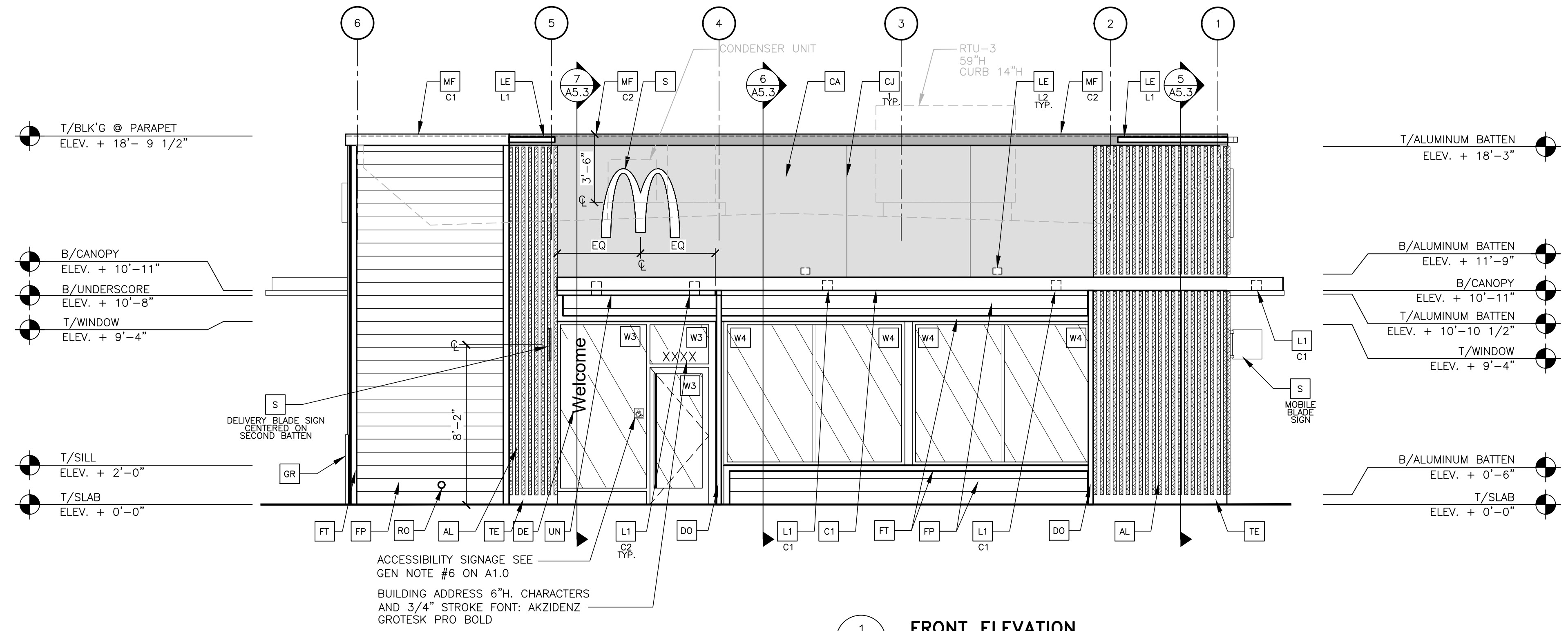
9100 ARBORETUM PKWY, SUITE 140  
RICHMOND, VIRGINIA 23236  
Phone: (804) 893-8200

VA@BohlerEng.com

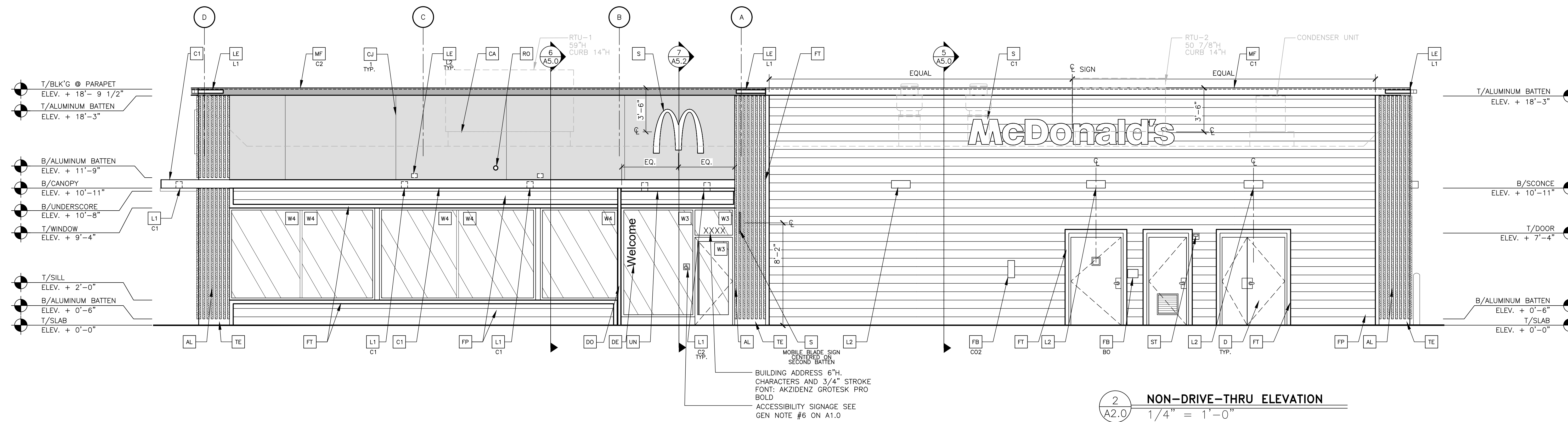
# MCDONALD'S ELECTRIC ROAD CONCEPTUAL PLAN



101 ELECTRIC ROAD SALEM, VIRGINIA 24153



1 FRONT ELEVATION  
 A2.0 1/4" = 1'-0"

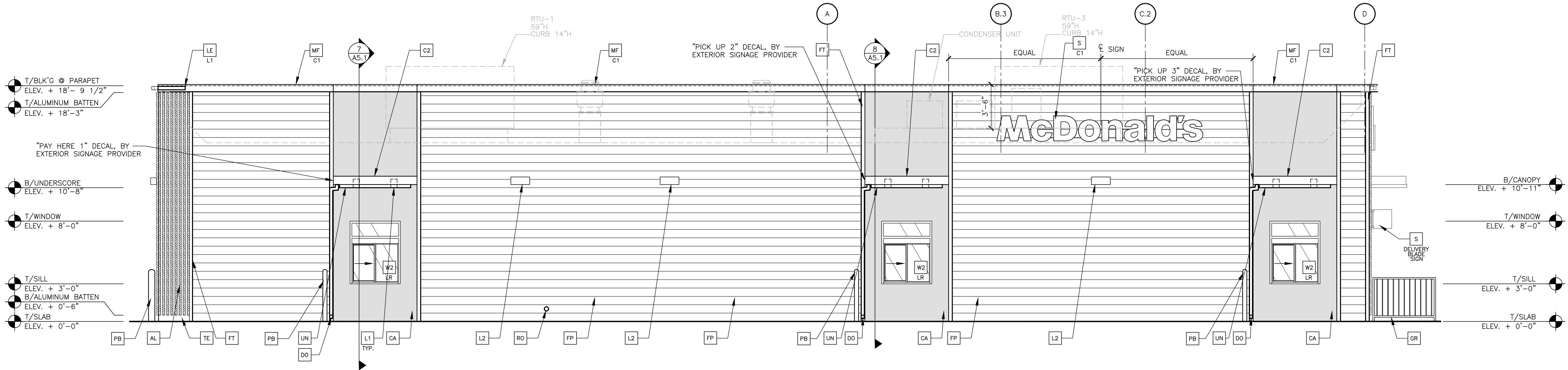


2 NON-DRIVE-THRU ELEVATION  
 A2.0 1/4" = 1'-0"

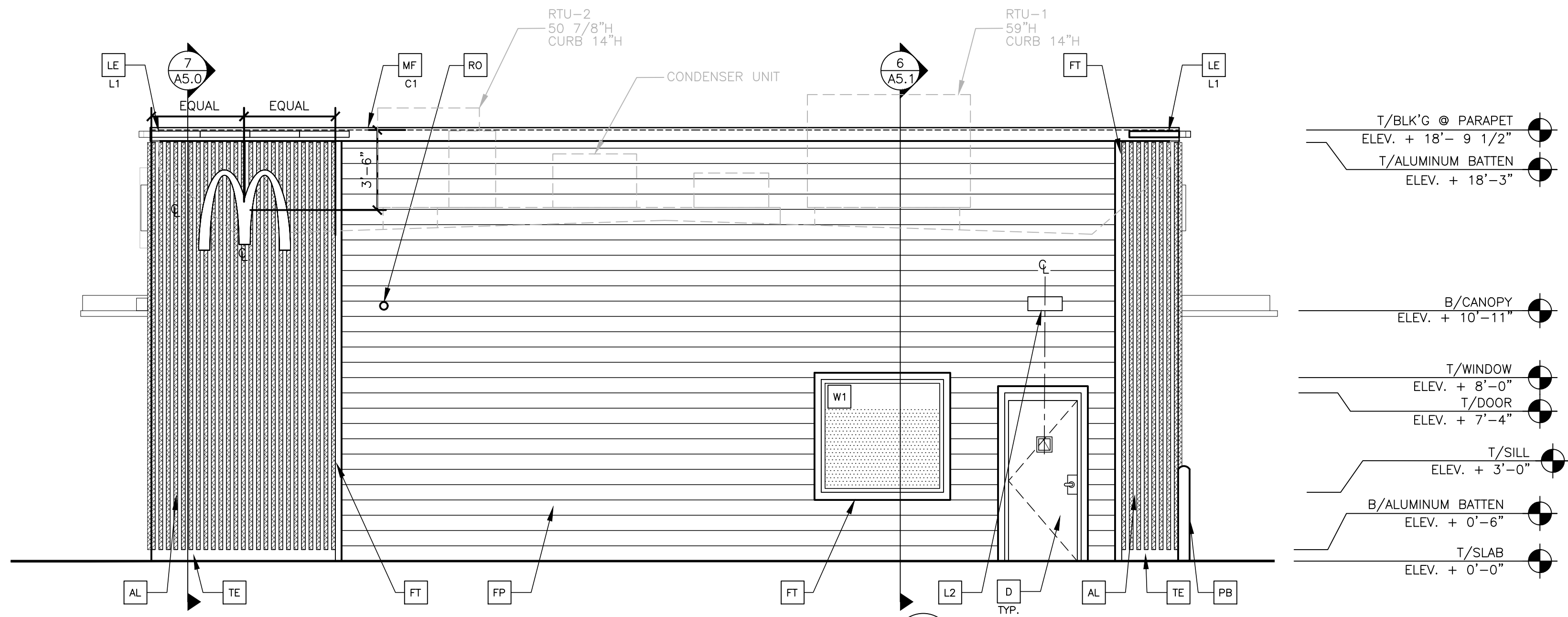
**KEY NOTES:**

- AL ALUMINUM BATTEN SYSTEM  
 SIZE: 2"x2" PROFILE  
 COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.  
 COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.  
 SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- CA CITADEL ACM WALL PANELS  
 COLOR: UMBRA GRAY
- C1 ALUMINUM CANOPY SYSTEM  
 COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
 COLOR: RAL 7022
- CJ CONTROL JOINT  
 1-TYPE: 1 = ACM WALL PANELS
- D HOLLOW METAL DOOR  
 PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER  
 SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
 SUPPLIERS:  
 VOMELA (865) 330-7337, ann.bowen@vomela.com  
 GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO DOWNSPOUT  
 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER  
 COLOR: RAL 7022  
 COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- EJ EXPANSION JOINT. SEE DETAIL 7/A4.1
- FB CO2 = BULK CO2 FILL BOX (EQM SCHEDULE ITEM 48.00)  
 BO = BULK OIL FILL BOX (EQM SCHEDULE ITEM 700.18)
- FR FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, H25  
 COLOR SCHEME STEEL - PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH,  
 3 1/2" WIDTH, 3/4" THICK, H25  
 COLOR SCHEME STEEL - PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
 PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
 C1-COLOR:  
 C1= WHITE  
 C2= GOLD
- L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL  
 COLOR: PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL  
 L1-LED LIGHT,  
 L1 = SUN LED (DOWN ONLY)  
 L2 = UP ONLY FLOOD FIXTURE
- MF PRE-FAB ANCHOR-TITE METAL FASCIA  
 C1-COLOR:  
 C1= WEATHERED ZINC  
 C2= RAL 7022
- PB PIPE BOLLARD - USA 310-SD BASTION  
 PAINT RAL 7022
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
 C1-COLOR:  
 C1= WEATHERED ZINC RACEWAY  
 C2= RAL 7022 RACEWAY
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE  
 COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE  
 COLOR: GOLD
- W# EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
 COLOR: DARK BRONZE  
 SEE SHEET A6.0
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
 MODEL: 800 SERIES, 36" SERVICE HEIGHT WITH TRANSMOM, MANUAL OPEN, ELECTRONIC RELEASE  
 COLOR: DEEP BRONZE  
 SLIDE DIRECTION: RL = RIGHT TO LEFT  
 LR = LEFT TO RIGHT

TITLE	2025 STANDARD BUILDING - BB20	DATE	11 20 2025
SHEET NO.	4597	ISSUE DATE	11 20 2025
DESCRIPTION	WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH & C1 WOOD TRUSS ROOF FRAMING ACM METAL PANEL/BATTEN/LAP SIDING EXTERIOR FINISH	REVIEWED BY	AS
NSN 7937	101 ELECTRIC ROAD SALEM, VA 24153	DATE ISSUED	11 20 2025
L/C: 045-0298			
PREPARED FOR:	McDonald's USA, LLC	PREPARED BY:	AECOM
	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.		Technical Services, Inc. 300 Broadacres Drive, Suite 250 Bloomfield, NJ 07003 973.883.8570 fax 973.883.8501 http://www.aecom.com
DATE:		REV	DESCRIPTION



1 DRIVE THRU ELEVATION  
A2.1 1/4" = 1'-0"



2 REAR ELEVATION  
A2.1 1/4" = 1'-0"

**KEY NOTES:**

- AL** ALUMINUM BATTEN SYSTEM  
SIZE: 2"x2" PROFILE  
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SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.  
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.  
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- CA** CITADEL ACM WALL PANELS  
COLOR: UMBRA GRAY
- C1** ALUMINUM CANOPY SYSTEM  
COLOR: WHITE
- C2** ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- CJ** CONTROL JOINT  
1-TYPE: 1 = ACM WALL PANELS
- D** HOLLOW METAL DOOR  
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE** DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VOMELA (865) 330-7337, ann.bowen@vomela.com  
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- DO** DOWNSPOUT  
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER  
COLOR: RAL 7022  
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- EJ** EXPANSION JOINT. SEE DETAIL 7/A4.1

- FB** CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 48.00)  
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FR** FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, H25  
COLOR SCHEME STEEL - PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
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3 1/2" WIDTH, 3/4" THICK, H25  
COLOR SCHEME STEEL - PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- GR** GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
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- L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
C1-COLOR:  
C1= WHITE  
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COLOR: PLATINUM SILVER
- LE** ACCENT LIGHTING - SEE ELECTRICAL  
L1-LED LIGHT;  
L1 = SUN LED (DOWN ONLY)  
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- MF** PRE-FAB ANCHOR-TITE METAL FASCIA  
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- PB** PIPE BOLLARD - USA 310-SD BASTION  
PAINT RAL 7022

- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
C1-COLOR:  
C1= WEATHERED ZINC RACEWAY  
C2= RAL 7022 RACEWAY
- ST** CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE** TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE  
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN** METAL UNDERSCORE  
COLOR: GOLD

- W#** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE  
SEE SHEET A6.0
- W2** DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL  
OPEN, ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

TITLE		2025 STANDARD BUILDING - BB20	
SHEET NO.		4597 - WOOD/WOOD	
DESCRIPTION		WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH & CI WOOD TRUSS ROOF FRAMING ACM METAL PANEL/LAP SIDING EXTERIOR FINISH	
DATE		11 20 2025	
DRAWN BY		MM	
STD ISSUE DATE		2025 05	
REVIEWED BY		AS	
DATE ISSUED		11 20 2025	
SITE ADDRESS		101 ELECTRIC ROAD SALEM, VA 24153	
L/C: 045-0298			
PREPARED FOR:		McDonald's USA, LLC	
PREPARED BY:		AECOM	
TECHNICAL SERVICES, INC.		300 Broadacres Drive, Suite 250 Bloomfield, NJ 07003 973.883.8570 fax 973.883.8501 http://www.aecom.com	
REV	DATE	DESCRIPTION	





**PLANNING COMMISSION  
MINUTES**

**Wednesday, January 14, 2026, 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

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**WORK SESSION**

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**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, January 14, 2026, there being present the following members of said Commission, to wit: Denise P. King, Reid Garst, Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Rob Light, Assistant City Manager and Deputy 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 Jim Guynn, City Attorney; 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 5:34 p.m.

A discussion was held on the following items:

**2. New Business**

**A. Items for the January agenda**

1. 101 Electric Road Rezoning
2. Amendment of the PC bylaws

**3. Adjournment**

Chair King adjourned at 6:24 p.m.

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## REGULAR SESSION

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### 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, January 14, 2026, there being present the following members of said Commission, to wit: Denise P. King, Reid Garst, Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Rob Light, Assistant City Manager and Deputy 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 Jim Guynn, City Attorney, and the following business was transacted:

Chair King called the January 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 - Here  
Chair King – Here

### 2. Election of Chairman and Vice-Chairman for 2026 as conducted by Chair Pro Tem, Mr. Light.

#### A. Election of Chairman for 2026

Mr. Light asked for nominations for Chairman for the Planning Commission for the year 2026. Mr. Garst nominated Mrs. King and Mr. Beamer seconded the nomination.

Roll call vote

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

Chair King stated she accepted the role of Chairman for the year 2026, continuing to the next order of business to elect a Vice Chairman for the year 2026.

**B. Election of Vice Chairman for the Planning Commission for the year 2026**

Chair King asked if anyone would like to make a nomination.

Mr. Henrickson nominated Mr. Reid Garst to be Vice Chairman and Mr. Routt seconded the nomination. Chair King hearing no other nominations she called for the roll call vote.

Roll call vote

Mr. Routt - Aye  
Mr. Henrickson - Aye  
Mr. Beamer – Aye  
Mr. Garst – Aye  
Chairman King - Aye

**3. Consent Agenda**

**A. Minutes**

Consider acceptance of the minutes from the December 10<sup>th</sup>, 2025, work session and regular meeting.

Chair King stated that under the consent agenda, are the minutes of the December 10<sup>th</sup>, 2025, Planning Commission work session and regular meeting. Chair King asked the Commission if anyone had any questions, additions, or comments. Hearing none the minutes were accepted.

**4. New Business**

**A. Amendment of the Planning Commission Bylaws**

Consider amending the bylaws of the Planning Commission to reflect the state code directed amendments regarding the designated agent, state code reference corrections, and clarification regarding the secretary and deputy secretary positions. (Continued from the December 10<sup>th</sup> 2025, meeting.)

Chair King asked if anyone had any comments, hearing none, she asked if there was a motion. Mr. Garst made a motion to approve and Mr. Routt seconded the motion.

Roll Call Vote

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

**5. Amendment to the Zoning Ordinance**

**A. Hold a public hearing and consider the request of Mc Donald’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.

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

Chair King asked if there was anyone on the staff wanting to say something about this item. Ms. Wines stated that there have been no correspondence or public comments received. Chair King invited the representative of the Applicant to come forward and appraise the council of what information there is to be had.

Kim Lacy, 1519 Summit Avenue, in Richmond, Virginia, stated that she is an attorney with Roth Jackson, acting agent for the applicant. Pilar Martin accompanied her as she is the engineer on this job and can answer any technical questions. Ms. Lacy described the proposal to demolish and reconstruct the McDonald's restaurant to add a second drive-through lane, which would merge into a single lane at the service window. Additional signage and traffic control measures were proposed to improve pedestrian and vehicle safety.

Chair King asked if anyone had any questions or concerns. Mr. Henrickson asked the engineer about the time frame of the entirety of the project.

Pilar Martin, 706 Country Club Road, New Port News, Virginia. The timeline would be approximately six months, with potential reopening one month thereafter. Chair King asked if the plan was to still use the same color scheme gray and white. Ms. Martin agreed that was the plan. Mr. Van Allman asked Ms. Martin if she had any discussions with the Community Development Department, specifically the City Engineer, concerning the greenway and construction in that area. Ms. Martin answered that this project is going through the full site plan process and comments have been received from some of the city departments, including the City Engineer. Mr. Beamer asked if there was a start date set. Mr. Martin said that it may be early 2027 but the developer would like to move that date up if possible.

Chair King, hearing no other comments or questions, opened the public hearing portion of the meeting at 6:38 p.m. stating that anyone who wished to speak please come forward and state their name and address for the record. Hearing none Chair King closed the public meeting at 6:40 p.m.

Chair King entertained a motion on the matter. Mr. Garst moved to recommend approval to change the zoning at 101 Electric Road from HBD Highway Business District with condition to HBD Highway Business District with no condition. Mr. Routt seconded the motion.

Roll call vote

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

Chair King stated that motion carries. The process in the City of Salem is 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.

**6. Cancellation of February meeting**

Chair King stated that no agenda items were scheduled for February and requested a motion to cancel the February Planning Commission meeting.

Mr. Routt moved to cancel the February meeting. The motion was seconded by Mr. Beamer.

Roll call vote

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

**7. Adjournment**

Chair King stated there was no additional business for the Planning Commission and the meeting was adjourned at 6:42p.m.

# SALEM VA



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## CITY COUNCIL

January 15, 2026

Roth Jackson Gibbons Condlin, PLC  
1519 Summit Avenue Suite 102  
Richmond, Virginia 23230

RE: Rezoning Request  
101 Electric Road  
Tax Map # 80-4-1

Dear Roth Jackson Gibbons Condlin, PLC:

You and/or your agent shall appear before City Council on **Monday, February 9, 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 February 9th 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



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

### Public Sale

#### Notice of Public Sale

Notice is hereby given that LocalStorage Blue Ridge will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Virginia Self Storage Act § 55.1-2900 through § 55.1-2906). The sale will take place at the website <http://www.StorageTreasures.com>. The sale will be conducted on <http://www.StorageTreasures.com>, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on <http://www.StorageTreasures.com>. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as general household items unless otherwise noted.

LocalStorage Blue Ridge, 3579 Blue Ridge Boulevard, Blue Ridge, VA 24064, will list storage units on the website <http://www.StorageTreasures.com> until sold or disposed of on January 29, 2026, at 10:00 AM.

Units:  
#102 Anthony Edwards,  
#227 Judith Smith

### 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 Trustees 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. Wills, 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 184, 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.

### Legals - Botetourt County

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

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 grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the

### Legals - Botetourt County

#### VIRGINIA: IN THE CIRCUIT COURT OF BOTETOURT COUNTY IN RE: ESTATE OF RUBY ANN HALL PERDUE, DECEASED NOTICE

Having been requested to do so by Michael S. Whitlow, attorney for Bria Stephens, administrator of the estate of Ruby Ann Hall Perdue, Deceased, and in accordance with Section 64.2-550 of the 1950 Code of Virginia, as amended, all creditors of Ruby Ann Hall Perdue, and all persons in any way interested in her estate, are hereby notified that I have fixed the 18th day of February, 2026 at 10 o'clock a.m., at my office at 13 South Roanoke Street, Fincastle, Virginia as the time and place for determining an account of the debts and demands against said Ruby Ann Hall Perdue or her estate, the priorities among them, and the names of the persons to whom they are due. All creditors of Ruby Ann Hall Perdue, deceased, and persons interested in her estate should appear at the time and place named, or any other time or place to which the proceedings may be adjourned, and protect their interest. Given under my hand this 18th day of January, 2026.

Malcolm McL. Doubles  
Commissioner of Accounts

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

In execution of a Deed of Trust in the original principal amount of \$212,000.00 dated February 13, 2023 recorded among the land records of the Circuit Court for Botetourt County on February 13, 2023 as Instrument Number 230000384, the undersigned appointed Substitute Trustee will offer for sale at public auction, at the Main entrance of the courthouse for the Circuit Court of Botetourt County, 1 W Main St, Fincastle, VA 24090 on March 5, 2026 at 12:30 PM the property described in said deed of trust, located at the above address and briefly described as: Beginning at a point and corner in the center of State Secondary Route No. 630 and corner to the property of K.N. King, thence with the center of said road N. 69° 14' 13" E. 238.59 feet to a point and corner in center of said road, thence leaving said road and two new lines through the now or formerly Thompson property as follows: S. 21° 18' E. 17.23 feet to a point and corner, thence S. 68° 32' 52" W. 238.58 feet to a point and corner on the property now or formerly of K.N. King, thence with King N. 21° 18' W. 235 ft., passing an iron pin at 211.70 feet to the place of beginning, containing 1.283 acres, more or less, all as shown on a map of survey, a copy of which is of record in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, in Deed Book 190, Page 405. Tax ID: 21685. TERMS OF SALE: A bidder's deposit of \$11,000.00 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 # 25-001275) Substitute Trustee: ALG Trustee, LLC C/O Orleans Law Group PLLC PO Box 2548, Leesburg, VA 20177 (703) 777-7101 website: www.Orleans.com

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### Legals - Montgomery County

#### ABC NOTICE THEM BEARCATS INC trading as FEATHER BONE PROVISIONS & ASSEMBLY, 4237 Prices Fork Road, Suite A, Blacksburg, Montgomery County, VA 24060

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Restaurant with Caterer Wine, Beer, Mixed Beverages, Consumed On and Off Premises license to sell or manufacture alcoholic beverages.

Matthew Boling  
Kasey Garito-Reighley  
OWNERS

NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at [www.abc.virginia.gov](http://www.abc.virginia.gov) or 800-552-3200

### 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, February 9, 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 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 COUNCIL OF THE CITY OF SALEM, VIRGINIA  
BY: H. Robert Light  
Clerk of Council

### Legals - Town of Vinton

#### TOWN OF VINTON NOTICE OF PUBLIC HEARING

The Town Council of the Town of Vinton, Virginia, hereby gives notice of a public hearing to be held on Tuesday, February 3rd, 2026, at 6:00 p.m. The purpose of the public hearing is to receive public comments concerning a proposed Lease to D W Restaurant, Inc. of certain Town property located at 110 East Lee Avenue, identified as Tax Parcel Number 060.16-02-15.00 in the Town of Vinton, Virginia, said lease to be for a term through June 30, 2026, with up to four (4) additional one-year renewal terms.

Any additional information on this public hearing, including copies of the proposed Lease and Resolution approving the proposed Lease, is available in the Town Manager's Office, located in the Vinton Municipal Building, (540) 983-0607. Persons requiring special assistance to attend and participate at this public hearing should contact the Town Manager's office at (540) 983-0607. Megan K. Lawless  
Town Clerk

### Legals - Botetourt County

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

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

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Town Clerk

### Legals - Craig County

#### NOTICE OF SUBSTITUTE TRUSTEE SALE 24219 Craigs Creek Road, New Castle, VA 24127

By virtue of the power and authority contained in a Deed of Trust dated April 25, 2007 and recorded at April 30, 2007 in Book 162 Page 214 in the Clerk's Office for the Craig County Virginia Circuit Court, Virginia, securing a loan which was originally \$104,261.71. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the steps for the Circuit Court for Craig County located at 182 Main Street, Suite 4, New Castle, VA 24127.

February 18, 2026  
at 1:15 PM

improved real property, with an abbreviated legal description of the following described property, to wit:

All those lots or parcels of land situated in the New Castle district of Craig County, Virginia, described as follows, to-wit:

Being all of Lots 7, 8 and 9, of Block 14, of the Old Dominion subdivision of Virginia Mineral Springs Corporation Map, which map is recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book "V", page 469. Tax Map or Parcel ID No. 48-A-1-14-7

AND as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000 or 10% of the sale price, whichever is lower, will be required at the time of sale, in the form of certified check, cashier's check or money order by the purchaser. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$470.00 for review of the settlement documents. Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustee a memorandum or contract of the sale at the conclusion of bidding.

FOR INFORMATION CONTACT  
Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
4340 East West Highway,  
Suite 600  
Bethesda, MD 20814  
301-907-8000  
[www.rosenberg-assoc.com](http://www.rosenberg-assoc.com)

### Legals - Town of Vinton

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#### TOWN OF VINTON NOTICE OF PUBLIC HEARING

The Town Council of the Town of Vinton, Virginia, hereby gives notice of a public hearing to be held on Tuesday, February 3rd, 2026, at 6:00 p.m. The purpose of the public hearing is to receive public comments concerning a proposed Lease to D W Restaurant, Inc. of certain Town property located at 110 East Lee Avenue, identified as Tax Parcel Number 060.16-02-15.00 in the Town of Vinton, Virginia, said lease to be for a term through June 30, 2026, with up to four (4) additional one-year renewal terms.

Any additional information on this public hearing, including copies of the proposed Lease and Resolution approving the proposed Lease, is available in the Town Manager's Office, located in the Vinton Municipal Building, (540) 983-0607. Persons requiring special assistance to attend and participate at this public hearing should contact the Town Manager's office at (540) 983-0607. Megan K. Lawless  
Town Clerk

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**HEAT**

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# Marketplace



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**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 \$204,926.00 and recorded in the Clerk's Office of the Circuit Court of the Botetourt County, Virginia on 1/8/2024, as Instrument No. 24000041, the undersigned Substitute Trustees 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. Wills, 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 184, 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 grantor's 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

**TRUSTEE'S SALE OF 3774**

**Springwood Road, Fincastle, VA 24090**

In execution of a Deed of Trust in the original principal amount of \$212,000.00 dated February 13, 2023 recorded among the land records of the Circuit Court for Botetourt County on February 13, 2023 as Instrument Number: 230000384, the undersigned appointed Substitute Trustee will offer for sale at public auction, at the Main entrance of the courthouse for the Circuit Court of Botetourt County, 1 W Main St, Fincastle, VA 24090 on March 5, 2026 at 12:30 PM the property described in said deed of trust, located at the above address and briefly described as: Beginning at a point and corner in the center of State Secondary Route No. 630 and corner to the property of K.N. King; thence with the center of said road N. 69° 14' 13" E. 238.59 feet to a point and corner in center of said road; thence leaving said

**Legals - Botetourt County**

road and two new lines through the now or formerly Thompson property as follows: S. 21° 18" E. passing an iron pin at 19.17 ft., 233.50 feet to a point and corner; thence S. 68° 32' 52" W. 238.58 feet to a point and corner on the property now or formerly of K.N. King; thence with King N. 21° 18' W. 235 ft., passing an iron pin at 211.70 feet to the place of beginning, containing 1.283 acres, more or less, all as shown on a map of survey, a copy of which is of record in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, in Deed Book 190, Page 405. Tax ID: 21685. TERMS OF SALE: A bidder's deposit of \$11,000.00 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 # 25-001275) 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 SALE OF 1131 2nd Street, Blue Ridge, VA 24064**

In execution of the Deed of Trust dated November 30, 2017, in the original principal amount of \$148,265.00, recorded as Inst. 170004619, assigned as Inst. 200000435, in the Clerk's Office of the Circuit Court for the County of Botetourt, Virginia, default having occurred in the payment of the indebtedness thereby secured and at the request of the holder of the note, the undersigned, as Substitute Trustee, either of whom may act, will sell at public auction at the front entrance of the Circuit Court for the County of Botetourt on February 24, 2026, at 1:00 p.m., the property located at the above address and described as Lot 5, Block 7, Section 5, Blue Ridge Heights, County of Botetourt. TERMS: CASH. PROPERTY SOLD AS IS WITH SPECIAL WARRANTY OF TITLE. A deposit of \$10,000.00 or 10% of the successful bid amount (whichever is lower) will be required immediately of the successful bidder, in cashier's check or certified funds only payable to or signed over to "DOLANREID PLLC, TRUSTEE", no person checks accepted. Balance due within 15 days from date of sale VIA BANKWIRE ONLY. Sale is subject to post sale confirmation and audit of the status of the loan including, but not limited to, determination of whether the borrower filed for and obtained bankruptcy protection, entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, or if trustee is unable to complete the sale, or if it is set aside or not fully completed for any reason except purchaser's default, the sale shall be null and void, and the purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. Upon purchaser's default, the deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser. Sale is subject to all prior liens, easements, restrictions, covenants, reservations and conditions, if any, of record, as well as inchoate liens and any other matters which would be disclosed by an accurate survey or inspection of the premises. Real estate taxes will be adjusted to the date of sale. All costs of conveyance, deed, examination of title, recording charges, grantor's tax and possession will be at the expense of the purchaser. All risks of casualty immediately pass to the successful bidder. Time is of the essence. Winning bidder must sign a memorandum of sale immediately upon completion of sale. Additional terms may be announced at the time of sale. Trustee's affidavit and a copy of the notice of sale available at the foreclosure sale. The opening bid is not announced until the sale. Current sale status available at dolanreid.com/foreclosure-sales. THIS IS A

**Legals - Botetourt County**

COMMUNICATION FROM A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. For Information Contact: DolanReid PLLC and G. Benny Moore, Substitute Trustee(s) 12810 Patrick Henry Dr., Ste. D, Newport News, VA 23602, (757) 320-0255, ext. 220 or ext. 260

**TRUSTEE'S SALE OF 1449 LAKERIDGE CIRCLE, TROUTVILLE, VA 24175.**

In execution of a certain Deed of Trust dated January 4, 2006, in the original principal amount of \$175,000.00 recorded in the Clerk's Office, Circuit Court for Botetourt County, Virginia as Instrument No. 060000421. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Botetourt County, Main Street, Fincastle, VA 24090, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on March 19, 2026, at 10:30 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 APPURTENANCES THEREUNTO BELONGING LYING AND BEING THE COUNTY OF BOTETOURT, STATE OF VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEING LOT 17, BLOCK 5, ACCORDING TO THE MAP OF RAINBOW FOREST, PROPERTY OF, BOTETOURT DEVELOPMENT CORPORATION, BOTETOURT COUNTY, VIRGINIA, MADE BY C. B. MALCOLM AND SON, S.C.E., DATED AUGUST 15, 1960 OF RECORD IN TILE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN PLAT BOOK 4, PAGE 102. TERMS OF SALE: ALL CASH. A bidder's deposit of 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 or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwvsales.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 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.bwvsales.com. VA-372477-1.

**Legals - Montgomery County**

**ABC NOTICE**  
TANGLED WISDOM LLC, trading as TANGLED WISDOM, 4287 & 4289 North Fork Road, Elliston, Montgomery Co, VA 24067  
The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Farm Winery license to sell or manufacture alcoholic beverages.  
Sean Burrows, Managing Member  
NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

**Legals - City of Radford**

**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, February 17, 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:

**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, February 9, 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

**Legals - City of Salem**

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

**Order of Publication**

Commonwealth of Virginia  
VA Code §§ 1-211.1, 8.01-316, -317, 20-104  
Case No. CL25000427-00  
CITY OF SALEM  
2 EAST CALHOUN ST  
SALEM VA 24153  
MICHAEL EUGENE MORAN  
v.  
AMBER NICHOLE MORAN,  
The object of this suit is to: OBTAIN A DIVORCE  
It is ORDERED that AMBER NICHOLE MORAN appear at the above-named court and protect his/her interests on or before April 15, 2026  
Entered January 9, 2026  
Stacy L. Owen  
Deputy Clerk

**Legals - Montgomery County**

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TANGLED WISDOM LLC, trading as TANGLED WISDOM, 4287 & 4289 North Fork Road, Elliston, Montgomery Co, VA 24067  
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Sean Burrows, Managing Member  
NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

**Legals - City of Radford**

**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, February 17, 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:

**Legals - City of Radford**

**ABC NOTICE**  
VYY WOODMUJI, INC., trading as FUJIYA RAMEN 103 3<sup>RD</sup> AVENUE, RADFORD, VA 24141-4703.  
The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Restaurant, On and Off Premises of Wine and Beer license to sell or manufacture alcoholic beverages.  
YUJIE YANG, OWNER  
NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

**Legals - City of Radford**

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**Legals - City of Radford**

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**Legals - City of Radford**

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YUJIE YANG, OWNER  
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**Legals - Montgomery County**

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, by phone at (540) 382-6128, Ext. 1902 or by email at [planning@christiansburg.org](mailto:planning@christiansburg.org), with any questions or if you require reasonable accommodations.

**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, February 10, 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: 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. 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](mailto:planning@christiansburg.org), with any questions or if you require reasonable accommodations.

**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 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

**Legals - City of Radford**

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**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 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

**Legals - City of Radford**

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**Legals - City of Radford**

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**Legals - City of Radford**

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**Legals - City of Radford**

**TRUSTEE'S SALE OF 2507 THIRD STREET, RADFORD, VA 24141.**  
In execution

AN ORDINANCE 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.

WHEREAS, McDonald's Corporation, property owner, heretofore petitioned to rezone property located at 101 Electric Road (Tax Map # 80-4-1) from HBD Highway Business District with condition to HBD Highway Business District; and the map referred to shall be changed in this respect and no other, said property being described as follows:

BEGINNING AT A CONCRETE HIGHWAY MONUMENT FOUND IN THE WESTERLY RIGHT-OF-WAY OF THE SOUTH BOUND LANE OF ELECTRIC ROAD (VA. RTE. 419) AND BEING CORNER #1 AS SHOWN ON TOPOGRAPHIC AND BOUNDARY SURVEY FOR MCDONALD'S CORPORATION BY T. P. PARKER & SON, ENGINEERS AND SURVEYORS, LTD. DATED DECEMBER 24, 1985; THENCE WITH SAID RIGHT-OF-WAY, S. 2° 25' 05" W. 108.99 FEET TO AN IRON PIN SET AT CORNER #2; THENCE CONTINUING WITH SAID RIGHT-OF-WAY, S. 5° 27' 57" W. 101.01 FEET TO AN IRON PIN SET SHOWN 7473 CORNER #3; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH NEW DIVISION LINES ACROSS THE PROPERTY OF PIEDMONT PROPERTIES II LIMITED PARTNERSHIP (DEED BOOK 89, PAGE 399), N. 87° 19' 57" W. 200.00 FEET TO CHISELED "X" IN A CONCRETE GUTTER SHOWN AS CORNER #4; THENCE N. 01" W. 210.00 FEET TO A PIN SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (VA. RTE. 460) SHOWN AS CORNER #5; THENCE WITH SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT WHOSE DELTA IS 5° 21' 23", WHOSE RADIUS IS 1925.36 FEET, WHOSE ARC IS 180.00 FEET AND WHOSE CHORD IS N. 79° 18' 56" E. 179.92 FEET TO AN IRON PIN SET AND BEING SHOWN AS CORNER 16; THENCE WITH SAID RIGHT-OF-WAY, S. 55° 02' 57" E. 73.27 FEET TO THE POINT OF BEGINNING AND BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF ELECTRIC ROAD, CONTAINING 1.1562 ACRES (50,365 S-F-) AND BEING A PORTION OF THE PROPERTY KNOWN AS THE LAKESIDE AMUSEMENT MAIN.

TOGETHER WITH AND SUBJECT TO AN EASEMENT AGREEMENT IN FAVOR OF MCDONALD'S CORPORATION, A DELAWARE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON APRIL 18, 1981 IN DEED BOOK 111, PAGE 07; EASEMENT AMENDMENT AGREEMENT SET FORTH IN INSTRUMENT RECORDED ON AUGUST 6, 1986 IN DEED BOOK 114, PAGE 616.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO THE COMMONWEALTH OF VIRGINIA FROM MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION BY DEED DATED JULY 17, 2000 AND RECORDED JULY 23, 2000 IN DEED BOOK 337, PAGE 222.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO THE COMMONWEALTH OF VIRGINIA FROM MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION BY DEED DATED OCTOBER 1, 2002 AND RECORDED DECEMBER 2, 2002 IN INSTRUMENT NO. 020005541.

AND BEING THE SAME PROPERTY CONVEYED TO MCDONALD'S CORPORATION, A DELAWARE CORPORATION FROM PIEDMONT PROPERTIES II LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP BY DEED DATED APRIL 18, 1986 AND RECORDED APRIL 18, 1986 IN DEED BOOK 111, PAGE 04; AND FURTHER CONVEYED TO MCDONALD'S REAL ESTATE COMPANY FROM MCDONALD'S CORPORATION, A DELAWARE CORPORATION BY GENERAL WARRANTY DEED DATED NOVEMBER 1, 1995 AND RECORDED JULY 20, 2000 IN DEED BOOK 329, PAGE 783.; and

WHEREAS, the subject property consists of a 1.152 acre tract of land which currently sits within the HBD Highway Business District zoning designation; and

WHEREAS, in 1986, the City Council of the City of Salem rezoned the property from Industrial District M-1 to Business District B-3 with condition; and

WHEREAS, the condition placed on the property required construction to be in accordance with the concept plan as presented; and

WHEREAS, in 2005, the City Council did adopt a new zoning ordinance which resulted in rezoning this property from Business District B-3 with condition to Highway Business District HBD with condition; and

WHEREAS, the petitioners propose a demolition and rebuild of the structure and that structure does not meet the specified restrictions; and

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

NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that the zoning designation of the property located at 101 Electric Road (Tax Map # 80-4-1) be rezoned to HBD Highway Business District;

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:** February 23, 2026

**AGENDA ITEM:** **Conveyance of Property**  
Hold a public hearing and consider the sale of an approximate +/- 0.134 acre tract located in Salem, Virginia, being Tax Map #122-8-6. (Advertised in the February 12, 2026, issue of the *Salem Times-Register*.)

**SUBMITTED BY:** Chris Dorsey, City Manager

**SUMMARY OF INFORMATION:**

Salem City Council approved the purchase of 216 Chapman Street at their July 28, 2025 meeting for the stated purpose of removing the long-vacant, dilapidated house and utilizing the parcel as a future site for a home to be constructed by Habitat for Humanity in the Roanoke Valley, or an alternative suitable use.

Habitat for Humanity has engaged the City for several years looking for an opportunity to initiate a project in Salem. Habitat's Homebuyer Program offers affordable homes providing a monthly mortgage payment that does not exceed 30% of the household income. Homeowners must meet many requirements for eligibility to include, but not limited to:

1. Income of not more than 80% of the Area Median Income (AMI)
2. Attend required financial and homebuyer classes
3. Payment of rent and utilities on-time for the last 12 months
4. Agree to maintain and/or grow a savings account for financial emergencies and to maintain a low debt-to-income level during their tenure in the program
5. Must be a first-time homebuyer or have not owned a home within the past 3 years
6. Must be a citizen or legal resident of the United States
7. Unable to secure adequate housing through the private market
8. Plan to live in the home and become part of the neighborhood
9. Subject to certain resale restrictions
10. Required to invest hundreds of "sweat equity" hours into their home and the homes of fellow homebuyers prior to closing on their home

Utilization of the parcel in this manner not only provides an affordable housing

opportunity, but also revitalizes a distressed and neglected property in the neighborhood.

Per the Code of Virginia, a public hearing is required prior to a locality selling or otherwise conveying real property. The property highlighted on the attachment is identified as an approximate +/- 0.134 acre tract located in Salem, Virginia, being a portion of Tax Map # 122-8-6.

The City intends to sell this parcel for \$1 to Habitat for Humanity in the Roanoke Valley to include in their Homebuyer Program.

**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

Staff recommends Council hold a public hearing on the potential sale of Tax Map # 122-8-6. Upon completion of the public hearing, authorize the City Manager to finalize and execute documents, in a form acceptable to the City Attorney, for the sale of the property for \$1 to Habitat for Humanity in the Roanoke Valley.

**ATTACHMENTS:**

1. Conveyance of Property - Legal Ad 2-12



# Marketplace



The PINECASTLE HERALD    The Vinton Messenger    The NEW CASTLE RECORD    SALEM TIMES-REGISTER    News Messenger    RADFORD News Journal

### Legals - Botetourt County

**Order of Publication**  
Commonwealth of Virginia VA Code §§ 1-211.1, 8.01-316-317.20-104  
Case No. W24000082  
BOTETOURT COUNTY CIRCUIT COURT, 205 NORTH ROANOKE STREET, FINCASTLE, VA 24090  
ESTATE OF CHARLES PATRICK KANE  
It appearing that a report of the account of Diana Tuck, Administrator of the Estate of Charles Patrick Kane, deceased, and the debts and demands against his estate has been filed in the Office of the Clerk of the Circuit Court of the County of Botetourt, and that six (6) months have elapsed since the qualification of the Administrator on March 20, 2024.  
On the motion of the Administrator, it is hereby ORDERED that the creditors of, and all others interested in, the Estate of Charles Patrick Kane do show cause, if they can, on the 4<sup>th</sup> day of March, 2026 at 9:00 a.m. before this Court at its courtroom in Fincastle, Virginia, against the payment and delivery of the Estate of Charles Patrick Kane, deceased, to the distributees under the laws of the Commonwealth of Virginia with out requiring refunding bonds, subject only to the retention by the Administrator of sufficient funds to satisfy the remaining costs of administration.  
Entered this 3<sup>rd</sup> day of February, 2026,  
Tommy L. Moore, Clerk

### Diamond Towers V LLC

proposes to build a 199-foot self-support communications tower at the approx. vicinity of 40 Eastpark Drive, Roanoke, VA 24019 [Lat. 37-20-34.49, Long. -79-52-36.47]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp. Mitra Rahimi, m.rahimi@trileaf.com, 7700 West Highway 71, Suite 200, Austin, Texas 78735, 512-519-9388.

### TRUSTEE'S SALE OF 1302 LAYMANTOWN ROAD, TROUTVILLE, VA 24175.

In execution of a certain Deed of Trust dated January 26, 2022, in the original principal amount of \$303,750.00 recorded in the Clerk's Office, Circuit Court for Botetourt County, Virginia as Instrument No. 220000407. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Botetourt County, Main Street, Fincastle, VA 24090, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on April 3, 2026, at 10:45 AM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND EASEMENTS AND APPURTENANCES THEREUNTO APPERTAINING, LYING AND BEING IN BOTETOURT COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: PARCEL 1: BEING LOT 4, BLOCK 24, ACCORDING TO MAP NO. 3 OF BLOCKS 11-24, RAINBOW FOREST, PROPERTY OF BOTETOURT DEVELOPMENT CORPORATION, BOTETOURT COUNTY, VIRGINIA, MADE BY C. B. MALCOLM & SON, SCE, DATED JUNE 29, 1962, CONSISTING OF SHEETS 1 THROUGH 5 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF BOTETOURT, VIRGINIA, IN PLAT BOOK 4, AT PAGE 143. PARCEL 2: LOT NO. 5, BLOCK 24, ACCORDING TO MAP NO. 3 OF BLOCKS 11-24, RAINBOW FOREST, PROPERTY OF BOTETOURT DEVELOPMENT CORPORATION, BOTETOURT COUNTY, VIRGINIA, MADE BY C. B. MALCOLM & SON, SCE S, DATED JUNE 29, 1962,

### Legals - Botetourt County

CONSISTING OF SHEETS 1 THROUGH 5, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF BOTETOURT, VIRGINIA, IN PLAT BOOK 4, AT PAGE 143. 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 or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwvsales.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 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.bwvsales.com VA-380025-1

### TRUSTEE'S SALE OF 1449 LAKERIDGE CIRCLGE, TROUTVILLE, VA 24175.

In execution of a certain Deed of Trust dated January 4, 2005, in the original principal amount of \$175,000.00 recorded in the Clerk's Office, Circuit Court for Botetourt County, Virginia as Instrument No. 060000421. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Botetourt County, Main Street, Fincastle, VA 24090, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on March 19, 2026, at 10:30 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 APPURTENANCES THEREUNTO BELONGING LYING AND BEING THE COUNTY OF BOTETOURT, STATE OF VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT 17, BLOCK 5, ACCORDING TO THE MAP OF RAINBOW FOREST, PROPERTY OF, BOTETOURT DEVELOPMENT CORPORATION, BOTETOURT COUNTY, VIRGINIA, MADE BY C.B. MALCOLM AND SON, S.C.E.'S, DATED AUGUST 15, 1960 OF RECORD IN TILE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN PLAT BOOK 4, PAGE 102. 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

### Legals - Botetourt County

cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwvsales.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 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.bwvsales.com VA-372477-1

### 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 February 23, 2026, at 6:30 p.m., in Council Chambers of the City Hall, 114 North Broad Street, in the City of Salem, Virginia, will hold a public hearing to consider the conveyance of an approximate +/- 0.134 acre tract located in Salem, Virginia, being Tax Map # 122-8-6. Questions concerning the proposed conveyance may be addressed to the office of the City Manager, City Hall, 114 North Broad Street, Salem, Virginia, at 540-375-3016. At said hearing, parties in interest and citizens shall have an opportunity to be heard relative to the said request. THE COUNCIL OF THE CITY OF SALEM, VIRGINIA  
H. Robert Light  
Clerk of Salem City Council

### NOTICE OF BOARD OF EQUALIZATION MEETING TO: CITY OF SALEM REAL ESTATE OWNERS

The Board of Equalization for Real Estate Assessments in the City of Salem will meet on Tuesday, April 28, 2026, from 8:00 a.m. to 5:00 p.m. in the Council Chambers Conference Room at City Hall located at 114 N. Broad Street, Salem, Virginia. The Board will continue its meeting from time to time thereafter, by adjournments, at and for such time or times, at the same place or such other place or places, as may be designated and deemed necessary by the Board to accomplish and complete its task of equalization of real estate assessments and to perform the duties imposed by law upon the Board. Said meeting will be adjourned on April 29, 2026, unless the powers of the Board are extended by order of the Circuit Court for the City of Salem. The purpose of the Board meeting is to equalize property assessments in the City and to hear and give consideration to all complaints of any inequalities in such assessment so that the burden of real estate taxation shall rest equally upon all owners. At its meeting, the Board will hear and decide all inequality protest complaints, whether made by property owners, the City, or any taxpayer, on appeal to this Board by property owners. The Board may equalize any assessment by raising or lowering assessments fixed by the Assessor, in proper cases, in order to make assessments uniform in the City as far as practicable. If you wish to discuss the assessment with the Board, call (540) 375-3058 for an appointment by February 20, 2026. Upon request, the Assessor will provide copies of assessment records pertaining to the determination of fair market value. Information pertaining to the Assessor's valuations, along with forms for appeal to the Board of Equalization, may be obtained from the Assessor's office by calling (540) 375-3058, or online at www.salemva.gov. BOARD OF EQUALIZATION OF REAL

### Legals - City of Salem

**ESTATE ASSESSMENTS FOR THE CITY OF SALEM**  
Kathy Fitzgerald  
Corey Fobare  
Wendel Ingram Jr.  
David Prosser  
Janie Whitlow

### Order of Publication

Commonwealth of Virginia VA Code §§ 1-211.1, 8.01-316-317.20-104  
Case No. CL25000427-00  
CITY OF SALEM  
2 EAST CALHOUN ST  
SALEM VA 24153  
MICHAEL EUGENE MORAN  
v  
AMBER NICHOLE MORAN,  
The object of this suit is to: OBTAIN A DIVORCE  
IT IS ORDERED THAT AMBER NICHOLE MORAN appear at the above-named court and protect his/her interests on or before April 15, 2026  
Entered January 9, 2026  
Stacy L. Owen  
Deputy Clerk

### TRUSTEE'S SALE OF 11505 Countyline Road, Bent Mountain, VA 24059

Tax Map No. 117.00-01-91.01-0000

In execution of a Deed of Trust dated February 7, 2011, recorded in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, as Instrument No. 201101629, the Trustee will offer the above-described property for sale to the highest bidder at public auction on February 18, 2026 at 9:00am, at the Roanoke County Circuit Court, 305 East Main Street, Salem, VA 24153

That certain lot or parcel of land with all appurtenances, thence, being a parcel of land containing 0.665 acres more or less lying and being in the west side of Virginia Secondary Route No. 644, fully shown on a map attached to and made a part of the certain deed recorded in Deed Book 1217 at page 926 of the records of the Circuit Court Clerk of Roanoke County, prepared by Buford Lumsden & Associates, Engineers & Surveyors, dated February 20, 1985, the description being incorporated herein by reference.

Date of Sale: February 18, 2026 at 9:00am at 305 East Main Street, Salem, VA 24153.

Terms: CASH; a deposit in the form of certified funds in the amount of \$10,000 or 10% of the sale price, whichever is lower. Settlement within thirty (30) days of date of sale. Time is of the essence.

### OPTIONS:

1. All costs of conveyance, examination of title, recording charges, etc. will be at cost of purchaser with the exception of the grantor's tax. Neither the Trustee nor any other party guarantees or covenants to deliver or in any way to obtain possession of the premises for any third-party purchaser.
2. The Trustee reserves the right to reject all bids, extend the time to receive bids or withdraw the property from sale at any time. In addition, should the Trustee be unable, for any reason, in its sole discretion, to convey title, the successful bidder's sole remedy in law or equity shall be the return of his deposit. Upon refund of the deposit, the sale shall be void and of no effect.

Additional terms may be announced at the time of the sale. The Trustee will convey the above-described property to the purchaser(s) by Special Warranty deed at settlement and makes no additional representations or warranties of any kind regarding the title to said property.  
John K. Prillaman, Esq.  
Trustee

For Information Contact:  
John K. Prillaman, Esq.  
OPN Law, PLC  
3140 Chaparral Drive,  
#200-C  
Roanoke, Virginia 24018  
(540) 725-8194

### Legals - Montgomery County

**NOTICE IS HEREBY GIVEN**  
By the Board of Supervisors of the County of Montgomery, Virginia that the Board of Supervisors hereby schedules a public hearing for Monday, February 23, 2026 at 7:15 pm or as soon thereafter, at the Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia, in order to receive citizen comments on the proposed Ordinances Temporarily changing the A-3, E-3 and F-3 Precinct Polling Place from Squires Student Center located at 290 College Avenue, Blacksburg, Virginia, to Johnston Student Center located at 920 W. Campus Drive, Blacksburg, Virginia, for the June 16, 2026 Primary Election Only

### BY ORDER OF THE BOARD OF SUPERVISORS

Angela M. Hill  
County Administrator

### TRUSTEE'S SALE OF 4366 BRADSHAW RD, ELLISTON, VA 24087.

In execution of a certain Deed of Trust dated May 19, 2016, in the original principal amount of \$127,645.00 recorded in the Clerk's Office, Circuit Court for Montgomery County, Virginia as Instrument No. 160003643. 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 April 16, 2026, at 1:00 PM, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: PARCEL 1: A PARCEL OF LAND CONTAINING 1.063 ACRES AS SHOWN ON A PLAT ENTITLED "PLAT FOR DAVID E. VANDER VLIET OF AN UN-NUMBERED 1.063 AC. LOT NEAR ROUTE 622 MT. TABOR MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA" PREPARED BY NEAL H. WIRT, L.S., DATED 5 NOVEMBER 1992, DESIGNED AS PLAT NO. 92-688, WHICH PLAT IS OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, IN DEED BOOK 768, PAGE 561. PARCEL 2: A PARCEL OF LAND CONTAINING 5.153 ACRES AS SHOWN ON A PLAT ENTITLED, "SURVEY FOR DAVID E. & ALTHEA L. VAN DER VLIET OF A 5.153 ACRE PARCEL SITUATE IN THE MT. TABOR MAGISTERIAL DISTRICT OF MONTGOMERY COUNTY, VIRGINIA", PREPARED BY JACK G. BESS, C.L.S., DATED JULY 24, 1995, DESIGNATED AS N.B. W-9 0-95648, A COPY OF WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF MONTGOMERY, VIRGINIA, IN DEED BOOK 886, PAGE 759. 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 or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepitt.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

### Legals - Montgomery County

collector and any 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.aldridgepitt.com VA-372257-1

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This extraordinary estate property located at 934 Commander Drive, Roanoke, VA 24012, situated in the desirable Hollins area of Roanoke County. Built in 1940 and set on 12.58± acres across two tracts, this grand Colonial-Revival home offers nearly 10,000 square feet of elegant living space with expansive rooms, classic architectural character, and sweeping lawn and woodland views. Property Address: 934 Commander Drive, Roanoke, VA 24012

David Boush (VA #3941) 540.871.5810  
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Item #: 6.B.

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

**MEETING DATE:** February 23, 2026

**AGENDA ITEM:** **Salem Historical Society (Salem Museum)**  
Consider a request from the Salem Historical Society Board of Directors and authorize the City Manager to make a contribution in the amount of \$275,000 for roof repairs to the Salem Museum building, with any remaining funds utilized for HVAC repairs.

**SUBMITTED BY:** Chris Dorsey, City Manager

**SUMMARY OF INFORMATION:**

The Salem Historical Society opened the Salem Museum located at 801 East Main Street in 1992. The City of Salem deeded the parcel on which the Salem Museum operates to the Historical Society in 1986. The City also provided \$60,000 to the Historical Society for the relocation of the Brown House Store building to this site to serve as the anchor facility for the Museum. The parcel reverts to City ownership should the premises cease to be utilized as a historical museum or if the Salem Historical Society ceases to exist as a legal corporate entity. The City provides annual funding support to the Historical Society of \$60,000 as part of the continuing partnership to maintain and promote the rich history of Salem and the surrounding area.

The Historical Society is in the process of raising funds for necessary building repairs to the roof and HVAC system. The Historical Society is also in the process of evaluating options for Preston Place to provide for the long-term protection of this historic home located at 1936 East Main Street. Preston Place is the oldest home in Salem having been built in 1821. The property, which has deeded conditions related to the preservation of the home and grounds, was donated to the Historical Society in 2014 by family of Dr. Esther Clark Brown as she requested upon her death. Dr. Brown was the first female physician in Salem. The Historical Society has invested significantly in maintaining the property and has worked to generate revenue to support continued preservation by leasing the property for compatible uses. However, the Historical Society has determined that they are unable to generate sufficient funding in the future.

The Historical Society approached the City to discuss whether there were any compatible City uses for Preston Place that would warrant the City purchasing the property for a sum less than the assessed value, but that would allow the Historical Society to recoup their investment in the property and subsequently would allow them to utilize these funds toward addressing the necessary repairs at the History Museum.

While purchase of the property by the City was not determined to be a viable option, it recognizes the important historical value of Preston Place to Salem as well as the necessary maintenance needs for the History Museum facility to continue to thrive.

Given the City's long-standing support of the History Museum, providing funds directly to the Historical Society stipulated solely for the purpose of supporting the roof and HVAC repairs is the best option should the City wish to make this investment. In parallel, the Historical Society was approached by engaged citizens who wish to take over the Preston Place property for a future museum and provide for the continued stewardship of the property. This group has subsequently formed the Preston Place Preservation Foundation, Inc., a 501(c)(3) non-profit organization and has begun fundraising efforts for this purpose.

Pending Council authorization to the City Manager, the City will contribute \$275,000 to the Salem Historical Society specifically to be used for roof repairs. If any funding remains, the balance may be utilized for HVAC repairs. This contribution would be predicated on the finalized purchase of the Preston Place property from the Salem Historical Society to the Preston Place Preservation Foundation, Inc. for a nominal amount.

The Salem Historical Society (Salem Museum) Board of Directors voted on February 8, 2026, to accept, pending City Council's approval, the City's payment of \$275,000 for roof repairs to the museum building, with any remaining funds going toward the HVAC repairs. Further, that this payment is predicated on the purchase of the Preston Place property located at 1936 West Main Street, Salem, Virginia, by the Preston Place Preservation Foundation, Inc., a 501(c)(3) nonprofit agency for the sum of \$2.50.

**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

Staff recommends that Council considers appropriating \$275,000 from unrestricted fund balance and authorizing the City Manager to remit these funds to the Salem Historical Society for the specified purpose of roof repairs to the Salem Museum, with any remaining funds utilized for HVAC repairs. Payment to the Historical Society is predicated on the finalized purchase of the Preston Place property from the Salem Historical Society to the Preston Place Preservation Foundation, Inc.

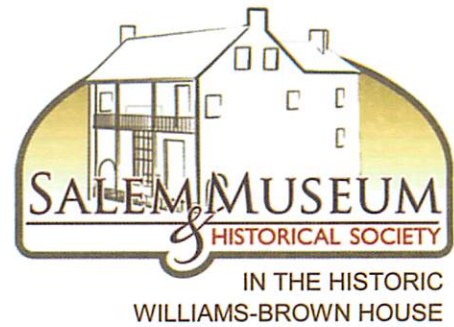
**ATTACHMENTS:**

1. Item 6B 2-23-26 Salem Museum Request

February 10, 2026

Christopher J. Dorsey  
City Manager  
City of Salem  
114 N. Broad St.  
Salem, VA 24153

Mayor Renee Turk  
City of Salem  
114 N. Broad St.  
Salem, VA 24153



Dear Mr. Dorsey and Mrs. Turk,

In response to your letter dated November 25, 2025 the Salem Historical Society (Salem Museum) Board of Directors voted on February 8, 2026 to accept, pending City Council's approval, the City's payment of \$275,000 for roof repairs to the museum building, with any remaining funds going toward the HVAC repairs. This action by the Council is predicated on the purchase of the Preston Place property located at 1936 West Main Street, Salem, VA by the Preston Place Preservation Foundation, Inc., a 501(c) (3) nonprofit agency for the sum of \$2.50.

The Salem Historical Society graciously thanks the City's leadership and City Council for their continued support of our mission.

Most respectfully,

A handwritten signature in black ink that reads "Jim Laub".

Jim Laub  
President, Board of Directors



Item #: 6.C.

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

**MEETING DATE:** February 23, 2026

**AGENDA ITEM:** **Resolution 1520 - Sewer Easement Condemnation**  
Consider adoption of Resolution 1520 authorizing the City Attorney to execute all necessary actions to obtain an easement across the property by the process of condemnation.

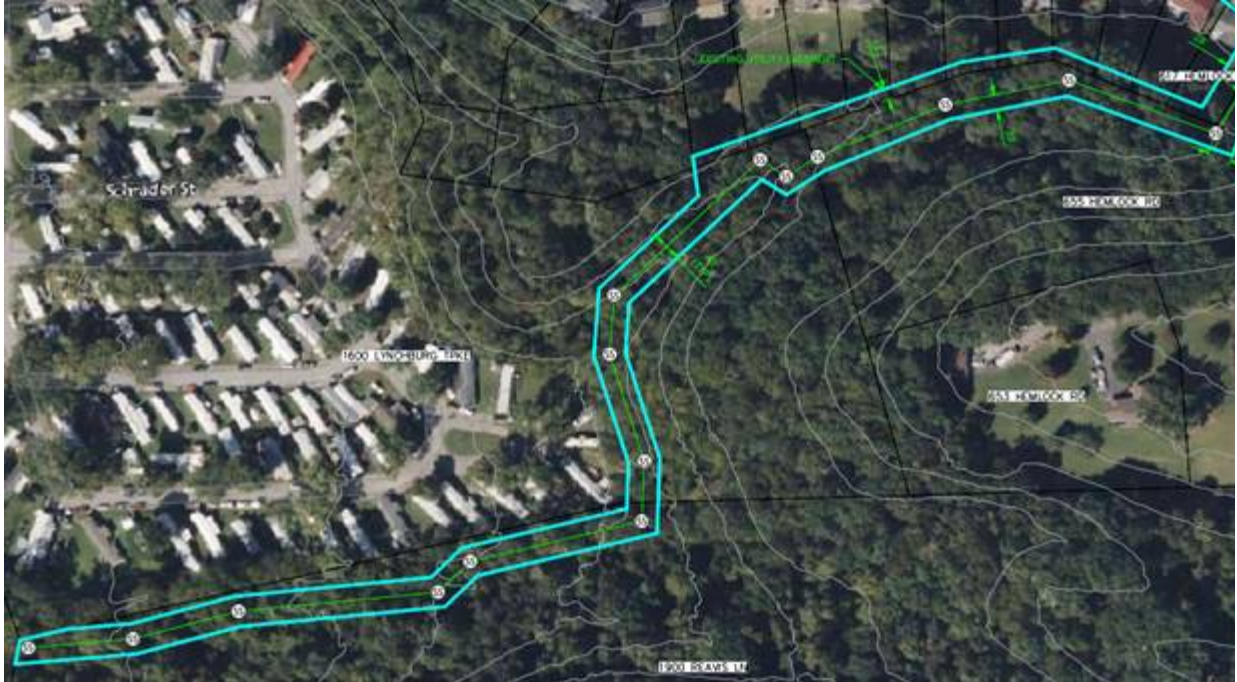
**SUBMITTED BY:** Jim Guynn, City Attorney

**SUMMARY OF INFORMATION:**

The Pomeroy community's gravity sewer system currently discharges into the Western Virginia Water Authority sewer system and has experienced numerous backups over the years. To address this issue, the City proposes installing a new gravity sewer system that would connect directly to the city's sewer network, extending from Hemlock Road westward to the Mason Creek Interceptor. All property owners along the proposed route have agreed to grant the necessary easements—except the owner of 1600 Lynchburg Turnpike (Tax Map #154-1-16).

In exchange for the easement, the property owner at 1600 Lynchburg Turnpike has requested accommodations that the City cannot provide, including riverbank stabilization and approval of revisions to the community's site map. Because an easement across this property is essential to complete the gravity sewer line installation, the project cannot proceed without it. The above-referenced property is located in steep terrain and is not on developable land.

The attached map shows the proposed sewer alignment and easements along the entire route across multiple properties.



**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

Staff recommends that Council adopt Resolution 1520 authorizing the City Attorney to execute all necessary actions to obtain an easement across the property by the process of condemnation.

**ATTACHMENTS:**

1. Item 6C 2-23-26 Resolution 1520 Sewer Easement Condemnation
2. Item 6C 2-23-26 24-0046 -RAMEYS MHC LLC-REV

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, February 23, 2026:

Resolution # 1520

**RESOLUTION AUTHORIZING CITY MANAGER TO OBTAIN AN EASEMENT**

WHEREAS, the City of Salem has undertaken a public sewer improvement project; and

WHEREAS, the sewer improvement project requires the City to obtain easements for construction of the sewer lines across private property; and

WHEREAS, the City has been able to obtain easements for all of the sewer lines except from the owner of property known as tax map number 154-1-16 and shown on the attached map (hereinafter “the property”); and

WHEREAS, the owner of the property has refused to sell an easement to the City on reasonable terms; and

WHEREAS, the easement is necessary to complete the public sewer improvements at a reasonable cost for taxpayers.

NOW, THEREFORE BE IT RESOLVED by the council of the City of Salem that the council hereby authorizes the city attorney to execute all necessary actions to obtain an easement across the property by the process of condemnation

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:

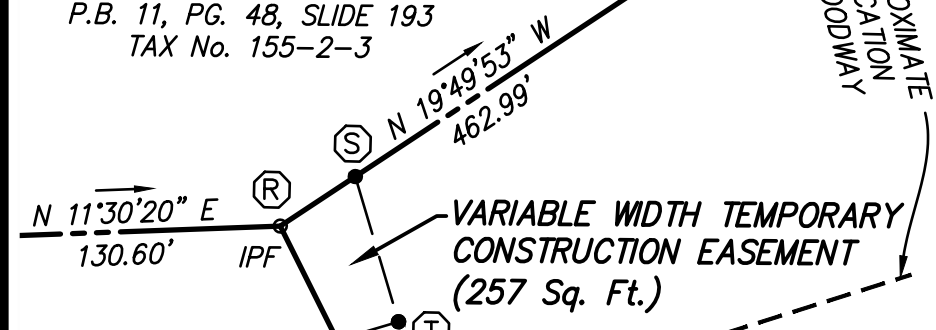
\_\_\_\_\_

H. Robert Light  
Clerk of Council

PROPERTY OF  
**DANNY R. & SONJA S. KANE**  
151 ST JOHN ROAD  
INSTRUMENT No. 230001349  
P.B. 11, PG. 48, SLIDE 193  
TAX No. 155-2-3

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN FLOODWAY ZONE "AE" AND ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0142G, DATED SEPTEMBER 28, 2007.
3. PROPERTY LINES SHOWN HEREON ARE BASED ON TIES TO PROPERTY CORNERS FOUND AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN.



PROPERTY OF  
**RAMEYS MHC, LLC**  
1600 LYNCHBURG TURNPIKE  
INSTRUMENT No. 230002198  
TAX No. 154-1-16

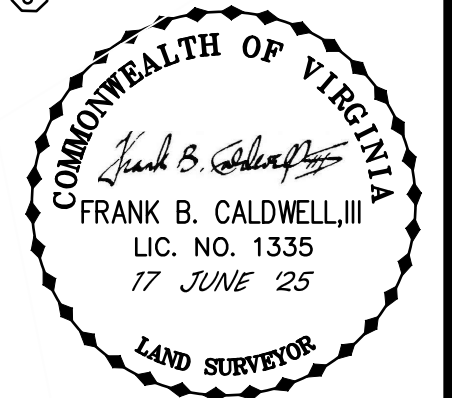
PROPERTY OF  
**RAMEYS MHC, LLC**  
1600 LYNCHBURG TURNPIKE  
INSTRUMENT No. 230002198  
TAX No. 154-1-16

PROPERTY OF  
**VBS HOLDINGS, LLC**  
1900 REAVIS LANE  
INSTRUMENT No. 240001603  
INSTRUMENT No. 240001244  
INSTRUMENT No. 240001244  
P.B. 16, PG. 64, SLIDE 244  
P.B. 16, PG. 64, SLIDE 244  
P.B. No. 190-1-3

PROPERTY OF  
**RAMEYS MHC, LLC**  
1600 LYNCHBURG TURNPIKE  
INSTRUMENT No. 230002198  
TAX No. 154-1-16

PROPERTY OF  
**RAMEYS MHC, LLC**  
1600 LYNCHBURG TURNPIKE  
INSTRUMENT No. 230002198  
TAX No. 154-1-16

PROPERTY OF  
**KAYLA A. FRINK**  
655 HEMLOCK ROAD  
INSTRUMENT No. 240000487  
TAX No. 154-3-1



LINE	BEARING	DISTANCE
G-H	N 67°26'52" E	1.02'
H-J	S 15°15'45" E	20.74'
Q-A	N 89°19'56" W	20.01'
R-S	N 19°49'53" W	14.04'
S-T	N 87°00'33" E	23.68'
T-U	S 02°59'27" E	10.00'
U-R	S 77°03'04" W	19.91'

PROPOSED 20' SANITARY SEWER EASEMENT (12,529 Sq. Ft.)

PROPOSED 10' TEMPORARY CONSTRUCTION EASEMENT (6,048 Sq. Ft.)

PROPOSED 10' TEMPORARY CONSTRUCTION EASEMENT (6,048 Sq. Ft.)

PROPOSED 20' SANITARY SEWER EASEMENT (12,529 Sq. Ft.)

VICINITY MAP  
NO SCALE

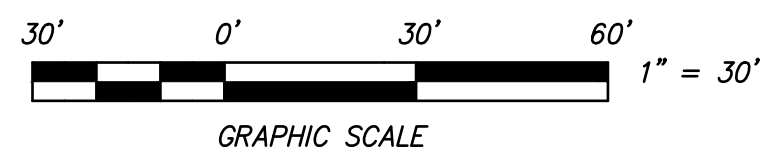
LOT 14, BLOCK 2, SECTION 2  
HILLVIEW PARK  
(P.B. 4, PG. 24 RKE CO)

LOT 13, BLOCK 2,  
SECTION 2  
HILLVIEW PARK  
(P.B. 4, PG. 24  
RKE CO)

MERIDIAN OF VIRGINIA STATE PLANE, SOUTH ZONE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_ .M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

TESTE: \_\_\_\_\_  
CHANCE CRAWFORD  
CLERK



BY: \_\_\_\_\_  
DEPUTY CLERK

**CWA**  
**CALDWELL WHITE ASSOCIATES**

ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, N.W. P.O. BOX 6260  
ROANOKE, VIRGINIA 24017-0260  
Telephone: (540) 366-3400 Fax: (540) 366-8702  
E-Mail: cwaroanoke@aol.com

EASEMENT PLAT  
FOR

**THE CITY OF SALEM, VIRGINIA**

SHOWING PROPOSED NEW 20' SANITARY SEWER EASEMENT (0.2876 ACRES, 12,529 Sq. Ft.) AND 10' TEMPORARY CONSTRUCTION AND A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED FROM RAMEYS MHC, LLC (INSTRUMENT No. 230002198) TO THE CITY OF SALEM, VIRGINIA

SITUATE LYNCHBURG TURNPIKE  
CITY OF SALEM, VIRGINIA

DATE: ..... JUNE 17, 2025  
TAX No.: ..... 154-1-16  
SCALE: ..... 1"=30"  
N.B.: ..... N/A  
DRAWN: ..... JW  
CHECKED: ..... FBC  
W.O.: ..... 24-0046



Item #: 6.D.

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

**MEETING DATE:** February 23, 2026

**AGENDA ITEM:** **Salem Health Department**  
Consider request for approval to adjustment of payment to  
the Salem Health Department.

**SUBMITTED BY:** Rosemarie Jordan, Director of Finance

**SUMMARY OF INFORMATION:**

Each year, the City Manager receives an agreement entitled “Agreement Between the Virginia Department of Health and the Salem City Council for Funding and Services of the Salem Health Department”. This document approves the funding that has been budgeted by the City for the current fiscal year. If there is a settle-up of funds from the prior fiscal year, there is language in the agreement that addresses those funds. Per the information received from the Salem Health Department, there were additional costs owed by the City of Salem of \$2,374. It also shows that other adjustments resulted in a credit owed back to the City of Salem for \$13,399. The net of those adjustments results in a credit due to the City of Salem for \$11,025. Staff has requested the credit be used as a reduction in the current year allocation. The language in the agreement states that City Council must approve the request for the adjustment.

**FISCAL IMPACT:**

The total payment to the Salem Health Department for fiscal year 2026 will be a net amount of \$187,816.

**STAFF RECOMMENDATION:**

Staff recommends Council approve the net adjustment for the allocation to the Salem Health Department of \$11,025. Staff further requests approval for the City Manager to execute this agreement.

**ATTACHMENTS:**

None