



City Council Meeting
AGENDA

Monday, July 12, 2021, 6:30 PM

Salem High School Auditorium, 400 Spartan Drive, Salem, Virginia 24153

1. Call to Order
2. Pledge of Allegiance
3. Bid Openings, Awards, Recognitions
4. Consent Agenda

A. Citizen Comments

Comments from the public, limited to five minutes, on matters not already having a public hearing component that same meeting. The following have signed up to speak at this meeting:

- 1) John Breen, 142 Bogey Lane
- 2) Angela Lieb, 1308 Coronado Drive

B. Minutes

Consider the acceptance of the minutes for the June 28, 2021 Regular Meeting.

5. Old Business

A. Amendment to the Zoning Ordinance

Consider ordinance on second reading for rezoning the property of Bethel Baptist Church, Inc., property owner, located at 6 Front Avenue (Tax Map # 234-6-2) from RSF Residential Single-Family District to HBD Highway Business District with proffered condition. (Approved on first reading at the June 28, 2021 meeting.)

B. Amendment to the Zoning Ordinance

Consider ordinance on second reading for rezoning the property of Peter R. Fields and Vivian D. Fields, property owners, located at 303-305 South Colorado Street (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District. (Approved on first reading at the June 28, 2021 meeting.)

C. Amendment to the Zoning Ordinance

Consider ordinance on second reading for rezoning the property of MCLIP Properties, LLC, property owner, located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-4- 8) from LM Light Manufacturing District to CBD Community Business District. (Approved on first reading at the June 28, 2021 meeting.)

6. New Business

A. New Millennium Coil Warehouse Addition

Consider setting bond for erosion and sediment control for New Millennium Coil Warehouse Addition. **Audit - Finance Committee**

B. Appropriation of Funds

Consider request to re-appropriate State Homeland Security Program Grant. **Audit - Finance Committee**

C. Appropriation of Funds

Consider request to appropriate funds for the design of the James I. Moyer Sports Complex renovation. **Audit - Finance Committee**

7. Adjournment

Audit-Finance Committee Meeting, July 8, 4:00 p.m., City Manager's Conference Room, 114 N. Broad Street, Salem
Joint Work Session with School Board, 5:00 p.m., Salem High School Auditorium, 400 Spartan Drive, Salem

City Council Meeting MINUTES

Monday, June 28, 2021, 6:30 PM

Andrew Lewis Middle School Auditorium, 616 S. College Avenue, Salem, Virginia
24153

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; James W. Wallace, III, Vice- Mayor; Council members: Byron Randolph Foley, William D. Jones, and John Saunders; with Renée Ferris Turk, Mayor, presiding together with James E. Taliaferro, II, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Rosemarie B. Jordan, Director of Finance; Clark Ruhland, Communications Specialist; Will Simpson, City Engineer; and Jim Guynn, City Attorney.

2. Pledge of Allegiance

3. Bid Openings, Awards, Recognitions

Mayor Turk welcomed from the Salem Police Department Field Training Officer Jonathan Detzler and five new officers that have completed the academy and are currently in the middle of their Field Training period. Mayor Turk thanked them for choosing this field and expressed appreciation to them for their dedication to serving Salem. Field Training Officer Detzler came forward and introduced Jared Bridges, Matthew Duhon, Christopher Hayth, Aaron Haynes, and Hannah Rich. Mayor Turk thanked them again and conveyed that they have the support of the City of Salem behind them.

4. Consent Agenda

A. **Minutes**

Consider the acceptance of the minutes for the June 14, 2021 Regular Meeting.

The June 14, 2021 Regular meeting minutes were approved as written.

B. **Financial Reports**

Consider acceptance of the Statement of Revenues and Expenses for the eleven months ending May 31, 2021.

The financial reports were received.

5. Old Business

6. New Business

A. Amendment to the Zoning Ordinance

Hold public hearing and consider ordinance on first reading for rezoning the property of Bethel Baptist Church, Inc., property owner, located at 6 Front Avenue (Tax Map # 234-6-2) from RSF Residential Single-Family District to HBD Highway Business District with proffered condition. (As advertised in the June 10 and 17, 2021 issues of the *Salem Times-Register*. Recommend approval; see page 2 of Planning Commission minutes). **STAFF REPORT**

Mr. Jones stated that he would be abstaining from the vote as he is a member of Bethel Baptist Church.

Will Simpson, City Engineer, clarified the details of the motion.

Mayor Turk opened the public hearing. Adam Hughes, 2542 Ellison Avenue, Worship and Creative Arts Pastor at Bethel Baptist Church, came forward to speak. He explained the request for rezoning was to allow for installation of a new electronic sign and shared pictures of the sign with Council.

No other speakers came forward and there were no further questions.

Mayor Turk closed the public hearing.

Randy Foley motioned to rezone the property. Mr. Saunders seconded the motion. Mr. Wallace requested that the proffered conditions be stated for the record. He then shared that the proffered condition was that the property and signage would be used for religious purposes only.

Mr. Taliaferro questioned if the motion included the proffered condition and Mr. Foley restated the motion.

Randy Foley motioned to adopt the ordinance on first reading rezoning the property of Bethel Baptist Church, Inc., property owner, located at 6 Front Avenue (Tax Map # 234-6-2) from RSF Residential Single-Family District to HBD Highway Business District with proffered condition. John Saunders seconded the motion.

Ayes: Foley, Saunders, Turk, Wallace

Abstain: Jones

B. Amendment to the Zoning Ordinance

Hold public hearing and consider ordinance on first reading for rezoning the property

of Peter R. Fields and Vivian D. Fields, property owners, located at 303-305 South Colorado Street (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District. (As advertised in the June 10 and 17, 2021 issues of the *Salem Times-Register*. Recommend approval; see page 3 of Planning Commission minutes). **STAFF REPORT**

Will Simpson, City Engineer, gave details of the proposed amendment,

Mayor Turk opened the public hearing.

Peter Fields, 6416 N. Barrens Road., Roanoke, owner of the building, spoke on the history of the building and confirmed the intended use for the building. Mr. Foley asked to clarify the available parking for this building. Mr. Fields explained that shared parking with lawyer's office is available behind them. There were no further questions or citizens to speak.

Mayor Turk closed the public hearing.

William Jones motioned to adopt the ordinance on first reading rezoning the property of Peter R. Fields and Vivian D. Fields, property owners, located at 303-305 South Colorado Street (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District. Randy Foley seconded the motion.

Ayes: Foley, Jones, Saunders, Turk, Wallace

C. Amendment to the Zoning Ordinance

Hold public hearing and consider ordinance on first reading for rezoning the property of MCLIP Properties, LLC, property owner, located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-4- 8) from LM Light Manufacturing District to CBD Community Business District. (As advertised in the June 10 and 17, 2021 issues of the *Salem Times-Register*. Recommend approval; see page 3 of Planning Commission minutes). **STAFF REPORT**

Mr. Simpson clarified the details of the proposed rezoning ordinance. Mayor Turk commented on the intent to restore historical use.

Mayor Turk opened the public hearing.

Leslie McVey, 2655 Lees Gap Road, Fincastle, Officer Manager for MCLIP Properties, LLC, addressed Council and stated that the property had recently been added to the Historical Register and spoke to the intent to renovate this property back to original intent for its historic use.

Mayor Turk closed the public hearing.

William Jones motioned to adopt the ordinance on first reading rezoning the property of MCLIP Properties, LLC, property owner, located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-4- 8) from LM Light Manufacturing District to CBD Community Business District. John Saunders seconded the motion.

Ayes: Foley, Jones, Saunders, Turk, Wallace

D. Special Exception Permit

Hold public hearing to consider the request of Timothy J. Toohig and Lonzie L. Linkous, Jr., property owners, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 335 Roanoke Boulevard (Tax Map # 146 - 1 - 3). (As advertised in the June 10 and 17, 2021 issues of the Salem Times-Register. Recommend approval; see page 4 of Planning Commission minutes). **STAFF REPORT**

Mr. Simpson explained the details of this request for a Special Exception.

Mayor Turk opened the public hearing.

Timothy Toohig, 5719 Glen Meadow Drive, Roanoke, property owner, addressed Council and confirmed the intent to make this property usable as a two-family dwelling.

William Jones motioned to approve the request of Timothy J. Toohig and Lonzie L. Linkous, Jr., property owners, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 335 Roanoke Boulevard (Tax Map # 146 - 1 - 3). Randy Foley seconded the motion.

Ayes: Foley, Jones, Saunders, Turk, Wallace

E. Special Exception Permit

Hold public hearing to consider the request of Total Motion Performance, lessee, and 751 Union Station, LLC, property owner for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 773 Union Street (Tax Map # 183 - 1 -1). (As advertised in the June 10 and 17, 2021 issues of the Salem Times-Register. Recommend approval; see page 6 of Planning Commission minutes). **WITHDRAWN BY PETITIONER**

The petitioner has formally withdrawn his Special Exception request; therefore, no further action is required by Council.

F. Abstract of Votes

Receive the Abstract of Votes cast at the Democratic Party Primary Election held on June 8, 2021.

The Abstract of Votes was received.

G. Resolution Ending Local Declaration of Emergency

Consider adoption of Resolution 1402 ending the local declaration of emergency and rescinding its continuity of government ordinance, with such actions to be effective June 30, 2021.

Mr. Light clarified that the resolution also ends the separate continuity of government ordinance for the record.

Randy Foley motioned to adopt Resolution 1402 ending the local declaration of emergency and rescinding its continuity of government ordinance, with such actions to be effective June 30, 2021. William Jones seconded the motion.

Ayes: Foley, Jones, Saunders, Turk, Wallace

H. Amended City Pay Plan

Consider adoption of amended City Pay Plan for the 2021-2022 fiscal year.

City Manager Taliaferro stated that this amendment addresses the work that has been done with the pay study for the Electric Department and this represents the changes for seven job classifications within the Electric Department.

Randy Foley motioned to adopt the amended City Pay Plan for the 2021-2022 fiscal year. John Saunders seconded the motion.

Ayes: Foley, Jones, Saunders, Turk, Wallace

7. Adjournment

Mayor Turk stated that Council meetings will be moving back to Council Chambers as a result of the Governor ending the State of Emergency. The first Council meeting in Council Chambers will be the July 26, 2021 meeting. The July 12, 2021 meeting will be held at Salem High School as it includes a joint work session with the School Board.

The meeting was adjourned at 6:51 p.m.

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

AGENDA ITEM: Consider ordinance on second reading for rezoning the property of Bethel Baptist Church, Inc., property owner, located at 6 Front Avenue (Tax Map # 234-6-2) from RSF Residential Single-Family District to HBD Highway Business District with proffered condition. Approved on first reading at June 28, 2021 Council meeting.

SUBMITTED BY: Benjamin W. Tripp, AICP, CEcD, City Planner

SUMMARY OF INFORMATION:

Zoning: RSF Residential Single Family
Future Land Use Plan Designation: Residential
Existing Use: Religious Assembly
Proposed Use: Religious Assembly with Proffered Conditions

The subject property consists of a single parcel of approximately 0.88 acres, located at the southwest corner of the intersection of Front Avenue and South Colorado Street, near the intersection of South Colorado Street and Apperson Drive. It is occupied by a single large building used as a gymnasium and for other religious assembly purposes.

SUMMARY OF PROPOSED CHANGES:

The applicant is requesting the property be rezoned to HBD Highway Business District, with the voluntarily proffered condition that the property only be used for Religious Assembly. This will allow the installation of a new LED sign at the corner of Front and South Colorado Street.

STAFF RECOMMENDATION:

Staff recommends approval.

AN ORDINANCE TO AMEND SECTION 106-110, ARTICLE I, CHAPTER 106, OF THE CODE OF THE CITY OF SALEM, VIRGINIA, RELATING TO ZONING AND DIVIDING THE CITY INTO BUILDING DISTRICTS AND ESTABLISHING DISTRICT BOUNDARY LINES ON THE ZONING MAP OF THE CITY OF SALEM, VIRGINIA.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Section 106-110, Article I, Chapter 106 of The Code of the City of Salem, Virginia, relating to building district boundary lines be amended in the following particular and no other, viz:

That the following described property in the City of Salem of Bethel Baptist Church, Inc., property owner, being the property located at 6 Front Street (Tax Map # 234-6-2) be and the same is hereby changed from RSF Residential-Single Family District 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 point at the intersection of Front Avenue and South Colorado Street being 299.93' from Bowman Avenue; thence along western right-of-way for South Colorado Street S 12° 05' 00" W, 52.55' to a nail set; thence N 78° 00' 00" W, 130.16' to an iron rod set; thence S 52° 19' 00" W, 34.66' to a nail set; thence N 37° 41' 00" W, 194.00' to an iron rod set, being the eastern right-of-way of King Street; thence with King Street N 52° 19' 00" E, 159.00' to the intersection of King Street and Front Avenue; thence with Front Avenue S 37° 41' 00 E, 259.30' back to the Point of Beginning; containing 0.880 acres; being Lot 3A as recorded on Plat Book 14, Page 50, plat of survey for Bethel Baptist Church, Inc., dated September 12, 2015 in the City of Salem, Virginia.

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 E. Saunders –
William D. Jones –
Byron Randolph Foley –
James W. Wallace, III –
Renee F. Turk –

Passed:
Effective:

/s/
Mayor

ATTEST:

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

PETITION FOR ZONING AMENDMENT (REZONING)

City of Salem Community Development Department

Benjamin W. Tripp, AICP - City Planner

Email: btripp@salemva.gov

Telephone: 540-375-3032

1. Applicant(s):

Bethel Baptist Church

2. Legal Owner(s) of property requested to be rezoned:

Pastor - Hilton Jeffreys

Trustees - Bruce Thompson, James Harvey

3. Location of Property:

Address: 6 Front Ave.

Subdivision:

Official Tax Map Number: 234-6-2

4. Characteristics of Property:

Size (Acreage): .88

Deed Restrictions:

Present Use: Religious assembly

5. Zoning Classification:

Present Zoning: RESF

Proposed Zoning: HBD

Land Use Designation: Religious assembly

6. Reason(s) for Rezoning Request (Including proposed use):

We wish to insert an electronic/lit sign in the present framing of the old sign at corner of Front & Colorado

7. Agent(s) or representative(s) of property owner(s): (Specify interest)

Hilton Jeffreys

Mailing Address: 1601 S. Colorado Street Salem

Telephone Number: 540-353-2376

8. Affidavit:

A. The undersigned person certifies that this petition and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. Also, the petitioner understands that a "Notice of Zoning Request" sign will be posted on the property by the City.

Applicant Signature:

Hilton Jeffreys

Date:

4/21/2021

Applicant Interest in Property:

Pastor of church

Applicant Mailing Address:

1601 S. Colorado St.

Salem, VA 24153

Applicant Phone Number:

540-353-2376

Owner Signature:

James A. Harvey

Date:

April 21st

Owner Interest in Property:

Trustee

Owner Mailing Address:

270 Howard Drive Salem, VA

Owner Telephone Number:

580-9252



1601 Colorado Street
Salem, VA 24153-6922

540-389-2376
fax: 540-389-1784

www.bethelbaptistva.com
office@bethelbaptistva.com

Hilton Jeffreys
Lead Pastor
pastorjeffreys@gmail.com

Adam Hughes
Associate Pastor
pastoradam@bethelbaptistva.com

Josh Jones
Youth & Young Adult Pastor
students@bethelbaptistva.com

Joshua Kelly
Children's Pastor
kids@bethelbaptistva.com

Aaron Clark
Office Administrator
office@bethelbaptistva.com

January 20, 2021

Benjamin Tripp
City Planner
Salem, VA

Mr. Tripp,

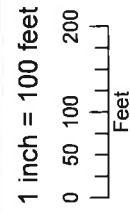
Thank you for the opportunity to request rezoning our property to hopefully grant us permission in the installation of a lit sign at the same location our present sign is standing. Our plan does not include taking down the original brick framing, but to simply insert a sign for a more useful digital sign. We will be using our property and signage for religious assembly purposes only. It will not be used for any other purpose. Thank you again, and I will be glad to answer any further questions you may have for me.

Sincerely,

Rev Hilton Jeffreys
Lead Pastor

JUNE 2021 PLANNING COMMISSION **ITEM 1**

6 FRONT AVE.

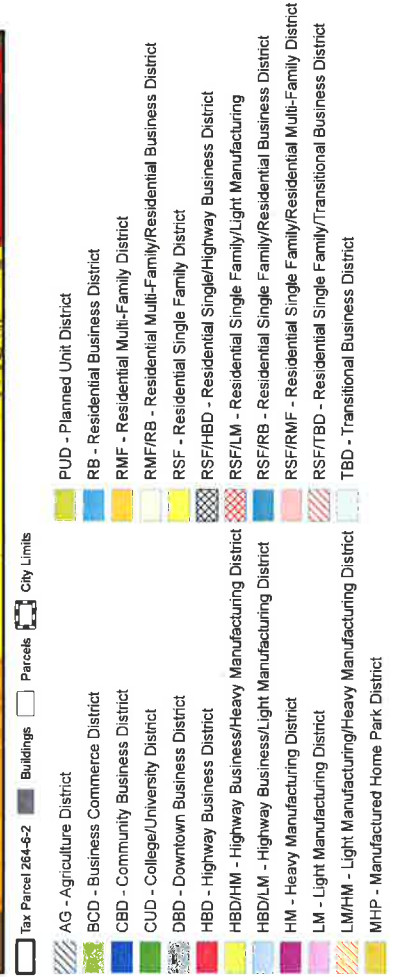


CITY OF SALEM
 Community Development
 Department
 P.O. Box 869
 Salem, Virginia 24153-0869
 Phone: (340) 375-3032



EXISTING ZONING

FUTURE LAND USE



Tax Parcel 264-6-2 Buildings Parcels City Limits

**AFFADAVIT OF MAILING PURSUANT TO §15.2-2204
CODE OF VIRGINIA**

**PLANNING COMMISSION
JUNE 16, 2021**

ITEM #

This is to certify that I mailed letters in reference to the rezoning request of Bethel Baptist Church Inc., property owner, for rezoning the property located at 6 Front Ave (Tax Map # 234-6-2) from RSF Residential Single Family to HBD Highway Business District, with proffered condition, to the following property owners and adjacent property owners on June 4 2021, in the 2:00 p.m. mail:

BETHEL BAPTIST CHURCH INC
1601 S COLORADO ST
SALEM VA 24153

LINDA THORNHILL IVES
EDWARD NELSON THORNHILL
P O BOX 711
SALEM VA 24153

EDWARD N THORNHILL
LINDA T IVES
P O BOX 711
SALEM VA 24153

DAVID M GORDON
114 BOWMAN AVE
SALEM VA 24153

CAREN S SAUNDERS
101 BOWMAN AVE
SALEM VA 24153

STEPHEN V WALLACE II
3130 CHAPARRAL DR STE 10
ROANOKE VA 24018

EAGLE AMERICAN LLC
P O BOX 907
SALEM VA 24153

SHELBY M BOHON
4736 BOHON HOLLOW RD
SALEM VA 24153

Signed



Date 6-4-2021

City of Salem
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 4th day of June, 2021, by

Mary Ellen Wines
Loretta L. Brillman
Notary Public

My commission expires: 5/31/2022





**IMPORTANT NOTICE OF PUBLIC HEARINGS
PROPOSAL TO CHANGE ZONING**

Notice is hereby given that a request has been filed with the City of Salem by the property owner/petitioner of the property described below. The Planning Commission of the City of Salem will consider this request at its meeting listed below and make a recommendation to the City Council. The City Council of the City of Salem will also consider this request, and the recommendation of the Planning Commission at its meeting listed below. City Council will make the final decision in this matter.

Property Owner/Petitioner:

Bethel Baptist Church, Inc., property owner

Location of Property:

6 Front Avenue (Tax Map # 234-6-2)

Purpose of Request:

To rezone from RSF Residential Single Family to HBD Highway Business District with proffered condition, on the property located at 6 Front Avenue, (Tax Map # 234-6-2).

The date, time, and place of the public hearing scheduled by the Planning Commission on this request are as follows:

**WEDNESDAY, JUNE 16, 2021 – 7 P.M.
SALEM CIVIC CENTER, COMMUNITY ROOM
1001 ROANOKE BOULEVARD, SALEM, VIRGINIA**

The date, time, and place of the public hearing scheduled by City Council on this request are as follows:

**MONDAY, JUNE 28, 2021 – 6:30 P.M.
ANDREW LEWIS MIDDLE SCHOOL, AUDITORIUM
616 SOUTH COLLEGE AVENUE, SALEM, VIRGINIA**

Additional information on this request may be obtained in the Community Development Department, 21 South Bruffey Street, Salem, Virginia or at (540) 375-3032.

James E. Taliaferro, II
Executive Secretary
Planning Commission

Legal description for Tax Parcel 234-6-2:

Beginning at a point at the intersection of Front Avenue and South Colorado Street being 299.93' from Bowman Avenue; thence along western right-of-way for South Colorado Street S 12° 05' 00" W, 52.55' to a nail set; thence N 78° 00' 00" W, 130.16' to an iron rod set; thence S 52° 19' 00" W, 34.66' to a nail set; thence N 37° 41' 00" W, 194.00' to an iron rod set, being the eastern right-of-way of King Street; thence with King Street N 52° 19' 00" E, 159.00' to the intersection of King Street and Front Avenue; thence with Front Avenue S 37° 41' 00" E, 259.30' back to the Point of Beginning; containing 0.880 acres; being Lot 3A as recorded on Plat Book 14, Page 50, plat of survey for Bethel Baptist Church, Inc., dated September 12, 2015 in the City of Salem, Virginia.

PAYMENT DATE
05/24/2021
COLLECTION STATION
Engineering/Inspections
RECEIVED FROM
Bethel Baptist Church
DESCRIPTION

City of Salem
P.O. Box 869
Salem, VA 24153

BATCH NO.
2021-00005565
RECEIPT NO.
2021-00128152
CASHIER
Loretta Prillaman

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
ENG LAND USE	Land Use Application Fees Rezoning Application Fee - 6 Front Avenue - June 2021 Planning Commission Meeting Total Cash \$0.00 Total Check \$0.00 Total Charge \$0.00 Total Wire \$0.00 Total Other \$200.00 Total Remitted \$200.00 Change \$0.00 Total Received \$200.00	\$200.00
Total Amount:		\$200.00

Customer Copy



**Notice is hereby
given to**

all interested persons that the Council of the City of Salem, at its regular meeting on Monday, June 28, 2021, at 6:30 p.m., in the Auditorium of Andrew Lewis Middle School, 616 South College Avenue, 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 Bethel Baptist Church, Inc., property owner, for rezoning the property located at 6 Front Avenue (Tax Map # 234-6-2) from RSF Residential Single-Family District to HBD Highway Business District with proffered condition.

2. Consider the request of Peter R. Fields and Vivian D. Fields, property owners, for rezoning the property located at 303-305 South Colorado Street (Tax Map # 124-10-4) from RMF Residential Multi-Family to TBD Transitional Business District.

3. Consider the request of MCLIP Properties, LLC, property owner, for rezoning the property located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-4-8) from LM Light Manufacturing District to CBD Community Business District.

4. Consider the request of Timothy J. Toohig and Lonzie L. Linkous, Jr., property owners, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 335 Roanoke Boulevard (Tax Map # 146 - 1 - 3).

5. Consider the request of Total Motion Performance, lessee, and 751 Union Station, LLC, property owner, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 773 Union Street (Tax Map # 183 1 1).

Copies of the proposed plans, ordinances or amendments may be examined in the Office of the City Planner, 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 - City of Salem

Notice is hereby given to

all interested persons that the Council of the City of Salem, at its regular meeting on Monday, June 28, 2021, at 6:30 p.m., in the Auditorium of Andrew Lewis Middle School, 616 South College Avenue, Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2286 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 Bethel Baptist Church, Inc., property owner, for rezoning the property located at 6 Front Avenue (Tax Map # 234-B-2) from RSF Residential Single-Family District to HBD Highway Business District with proposed conditions.

2. Consider the request of Peter R. Fields and Vivian D. Fields, property owners, for rezoning the property located at 303-305 South Colorado Street (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District.

3. Consider the request of MCLIP Properties, LLC, property owner, for rezoning the property located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-A-8) from LM Light Manufacturing District to CBD Community Business District.

4. Consider the request of Timothy J. Toohig and Lonzie L. Linkous, Jr., property owners, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 395 Roanoke Boulevard (Tax Map # 146-1-3).

5. Consider the request of Total Motion Performance, lessee, and 751 Union Station, LLC, property owner, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 773 Union Street (Tax Map # 183-1-1).

Copies of the proposed plans, ordinances or amendments may be examined in the Office of the City Planner, 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



Planning Commission Meeting
MINUTES
Wednesday, June 16, 2021, 7:00 PM

Salem Civic Center, Community Room, 1001 Roanoke Boulevard, Salem, VA 24153

1. Call to Order

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held after due and proper notice in the Community Room, Salem Civic Center, 1001 Roanoke Boulevard, Salem, Virginia, at 7:00 p.m., on June 16, 2021. Notice of such hearing was published in the June 3 and 10, 2021, issues of the "Salem Times Register", a newspaper published and having general circulation in the City. All adjacent property owners were notified via the U. S. Postal Service.

The Commission, constituting a legal quorum, presided together with Jim H. Guynn, Jr., City Attorney; Rob Light, Assistant City Manager and Deputy Executive Secretary; William L. Simpson, Jr, City Engineer; Benjamin W. Tripp, City Planner; and Mary Ellen Wines, Zoning Administrator; and the following business was transacted:

Chair Daulton called the hearing to order at 7:03 p.m.

2. Pledge of Allegiance

3. Consent Agenda

A. Amend Agenda

Reid Garst motioned to amend Item F to consider the request for preliminary and final approval of a proposed subdivision plat AND PLAN filed by Simms Property, LLC, property owner/developer, for a 7.564-acre tract known as Simms Farm Section 1. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

B. Minutes

Consider acceptance of the minutes from the May 12, 2021, work session and regular meeting.

Jackson Beamer motioned to accept the minutes from the May 12, 2021, meeting. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

4. New Business

A. Amendment to the Zoning Ordinance

Hold public hearing to consider the request of Bethel Baptist Church, Inc., property owner, for rezoning the property located at 6 Front Avenue (Tax Map # 234-6-2) from RSF Residential Single-Family District to HBD Highway Business District with proffered condition.

Hilton Jeffries, 2125 Stonemill Drive, lead pastor of Bethel Baptist Church, appeared before the Commission on behalf of the church; he presented pictures of the sign and proposed changes to the sign; he stated the location of the sign will not change and the same structure will be used; the center of the sign will be replaced with a screen that will be pointed toward 7-Eleven.

A discussion was held regarding the existing sign--lighting, etc. and the proposed sign lighting, etc.

Adam Hughes, 4620 Buck Run Drive, Apartment E, Roanoke, associate pastor, appeared before the Commission to further explain the sign; the static sign at the top does not do any type of moving or lettering, but the original design of the top part of the sign did have a static light that was set on a timer to go off at a certain time of night--it does not scroll or do any video, it just shows the name of the church.

No other person(s) appeared before the board to speak on the matter.

It was noted that a sign permit would be required to place the sign on the property. Vice Chair King complimented the preschool staff at Bethel Baptist Church.

Reid Garst motioned to consider the request of Bethel Baptist Church, Inc., property owner, for rezoning the property located at 6 Front Avenue (Tax Map #234-6-2) from RSF Residential Single-Family District to HBD Highway Business District with proffered condition. Jackson Beamer seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

B. Amendment to the Zoning Ordinance

Hold public hearing to consider the request of Peter R. Fields and Vivian D. Fields, property owners, for rezoning the property located at 303-305 South Colorado Street (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District.

Commissioner Conner requested to be recused due to a conflict. Chair Daulton approved.

Peter Fields, 6416 North Barrens Road, Roanoke, property owner, appeared before the Commission; he stated that the reason for the request is to allow for the operation of a hair cutting salon in the building, which is not allowed under the current RMF zoning with a

Special Exception Permit; he feels the business is in conformance with the way the building was built in the 1960s as it was originally built as a dental practice; the building has always either been a dental office or an office building since it was constructed and he does not know how the property became to be zoned a residential multi-family zoning; he stated that the use of the building hasn't changed and isn't changing with the request, the request will properly zone the building for what it's always been used for.

No other person(s) appeared before the board to speak on the matter.

Denise King motioned to consider the request of Peter R. Fields and Vivian D. Fields, property owners, for rezoning the property located at 303-305 South Colorado Street (Tax Map #121-10-4) from RMF Residential Multi Family to TBD Transitional Business District. Jackson Beamer seconded the motion.

Ayes: Beamer, Daulton, Garst, King

Abstain: Conner

C. Amendment to the Zoning Ordinance

Hold public hearing to consider the request of MCLIP Properties, LLC, property owner, for rezoning the property located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-4-8) from LM Light Manufacturing District to CBD Community Business District.

Leslie McVay, 2655 Lees Gap Road, Fincastle, representing MCLIP Properties, appeared before the Commission to explain the request; she stated that there are two buildings located on the property; the structures are not set up for light manufacturing--there are no docks, drive-ins, etc.; it has never been used as light manufacturing; it's always been used as retail/office commercial on the first floor with an apartment above for the 901 S. Colorado Street building, and the building that fronts on 7th street is still being used in that way as a grandfathered use. The structure at 901 S. Colorado Street was the former Hickson Lock and Key business and had an apartment above the business, but it has been vacant for more than two years and is in need of renovation. The plan is to renovate the structure to display its historic features for it to be used as a commercial/retail space with an apartment above as there is a need/demand for that type of space. She stated that they already have a permit to renovate the upstairs apartment in the structure located at 110 7th Street as it had a tenant up until last year.

No other person(s) appeared before the board to speak on the matter.

Neil Conner motioned to consider the request of MCLIP Properties, LLC, property owner, for rezoning the property located at 901 S. Colorado Street and 110 7th Street (Tax Map #184-4-8) from LM Light Manufacturing District to CBD Community Business District. Denise King seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

D. Special Exception Permit

Hold public hearing to consider the request of Timothy J. Toohig and Lonzie L. Linkous, Jr., property owners, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 335 Roanoke Boulevard (Tax Map # 146 - 1 - 3).

Timothy Toohig, 5719 Glen Meadow Drive, Roanoke, property owner, appeared before the Commission to explain the request; he stated that the property has been used in the past as an office--ad agency on one side, oral surgeon in the other--they would like to use it as a duplex as it backs up to nice residential properties on Pennsylvania Avenue. The property has been in a bit of disrepair but would like to renovate the property for a two-family dwelling.

Vice Chair King noted that there is a garage on the property and questioned if the garage would be split between the duplex, or would it be used for only one side.

Mr. Toohig stated it would be left for one.

No other person(s) appeared before the board to speak on the matter.

Denise King motioned to consider the request of Timothy J. Toohig and Lonzie L. Linkous, Jr., property owners, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 335 Roanoke Boulevard (Tax Map #146-1-3). Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

E. Special Exception Permit

Hold public hearing to consider the request of Total Motion Performance, lessee, and 751 Union Station, LLC, property owner for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 773 Union Street (Tax Map # 183 - 1 -1).

Ashton King, 9 Alleghany Street, Christiansburg, partner and Director of Performance at Total Motion, appeared before the Commission to explain the request; he presented a proposed layout of the space and a plan of business for the property; he stated that Total Motion Performance partners with Total Motion Physical Therapy to operate an out-patient physical therapy clinic out of the space to better utilize service to cater to athletes. Total Motion Performance would be the main lessee of the building that would provide athletic training services with a monthly membership rather than a session-by-session basis to cater to golfers and baseball players, as well as football, basketball, etc.; a lot of the green area would be taken up with cages, etc., as well as a track man golf simulator for golf clientele, and a full weight room for all of the other performance clientele. The main base of operation for the performance operations and offices would be upstairs, which is a different, added on space that is listed on the floorplans. He stated that physical therapy would operate from 8 a.m. to 5 p.m. and performance would operate from 8 a.m. to 8 p.m.

The number of employees for physical therapy would be two and there would be two for performance with future projections having three for physical therapy and up to six for performance. He further stated that the employee number would stay very low compared to what the property was previously used for. There is plenty of parking available for the businesses. Given the property's close proximity to the Moyer Sports Complex, it would be opened up during those weekends if batting practice or anything else was needed for the teams playing at Moyer. They currently hold tournaments and camps at their current location in Blacksburg, and plan to do the same at this location as well. With it being a former warehouse, there isn't an issue for noise, etc. He clarified that the physical therapy offered would be for existing clients/athletes/members of the facility, not post-op patients.

Chair Daulton questioned if membership would be offered to individuals or teams.

Mr. King stated that memberships would be offered to both. A team membership would be offered a consulting membership where members of the team would train individually and one of the consultants would work with the team to consult along the lineups or any implementation of on-field strategy.

Vice Chair King questioned if physical therapy would be allowed since the request is to allow athletic instruction on the premises.

The Zoning Administrator stated that physical therapy would be allowed as an accessory to the business.

A discussion was held regarding services offered at the proposed business and how it differs from a regular gym membership; accessory businesses allowed as part of the request, etc.

Mr. King further explained the physical therapy services that would be offered--it would be a "get back to play" type of therapy for members, not referrals from doctors for post-op or neurological patients. It would also be used for research and data collection to help develop better treatment.

Vice Chair King noted that the Special Exception Permit goes with the property, not the business. She also questioned if a stop sign should be placed at the entrance of the property.

A discussion was held regarding a stop sign, parking, average group size, etc.

Member Conner questioned why this property versus another property.

Mr. King started that they got a good deal on the building and plans to move the business from Blacksburg to Salem.

No other person(s) appeared before the board to speak on the matter.

Jackson Beamer motioned to consider the request of Total Motion Performance, lessee, and 751 Union Station, LLC, property owner, for the issuance of a Special Exception

Permit to allow athletic instruction services on the property located at 773 Union Street (Tax Map #183-1-1). Denise King seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

F. Simms Farm Section 1

Consider the request for preliminary and final approval of proposed subdivision plat filed by Simms Property, LLC., property owner/developer, for a 7.564-acre tract known as Simms Farm Section 1.

Chair Daulton stated that the request is not a public hearing and requested that staff speak regarding the matter.

Mary Ellen Wines, Zoning Administrator, appeared before the Commission to speak on the zoning aspects of the proposed plat and plan. She reviewed the conditions that were placed on the property as part of the rezoning and Special Exception Permit--the property shall be developed in substantial conformance with the master plan dated September 17, 2019. All new homes constructed within the development shall have roof materials of architectural grade shingles, designer shingles, and/or metal; all front elevations shall have a combination of masonry finish and siding; all above grade foundations shall be faced with brick, stone, synthetic stone, or equivalent materials; the hours of construction associated with the development are 7 a.m. to 5 p.m. Monday thru Friday, 8 a.m. to 3 p.m. on Saturdays, and no construction on Sundays; all homes constructed on the cluster lots shall be a maximum of one and half stories; a Type B landscape buffer will be provided along Upland Drive along the western property line of Tax Parcel 273-2-2; the minimum front setbacks of Lots 1, 2, 3, 4, 5, 136, 137, 138, and 139 shall be a minimum of 40 feet; the houses will be constructed in substantial conformance with exterior architectural styles depicted on the Simms Farm Architectural Styles exhibits filed with the rezoning request dated September 26, 2019, and all commercial vehicle construction traffic will be prohibited from using Franklin Street for access to and from the project site. She stated that before the Commission is Section 1 of the Simms Farm project and not all of the conditions apply at this point. Anything that has to do with the appearance, the architectural style, the materials used, the one and half stories tall will be handled on a building permit level once submitted; but everything else currently meets the conditions as part of Section 1.

Member Garst noted that what is being presented is what was originally presented and there aren't any changes.

Will Simpson, City Engineer, appeared before the Commission to review the storm water, erosion control issues with the project. He stated that the plan submitted has been reviewed for all drainage, storm water, and erosion and sediment control. The calculations submitted, which include drainage structures, storm water ponds, was submitted with the plans and meets the city and state standards; it will be containing all of the water that is created with the development of the plan. Any additional runoff that is created by the development of the plan--new houses, roads, etc.--will be captured and contained within the proposed storm water management facilities. As far as erosion and sediment control,

all of the measures proposed in the plan as submitted, do meet the current state standards, which is what the City of Salem follows. This development will require a state permit through DEQ, which has its own set of standards.

Member Garst questioned if the standards referred to are both construction and final finish development standards.

Mr. Simpson confirmed the standards. He stated that during construction, there is a set of standards that have to be met for the erosion and sediment control; and then at post-construction there is a set of standards that have to meet for storm water runoff. The engineer that designed the plan, has taken into account both sets of standards, and it meets both sets of standards.

A discussion was held regarding water runoff on Upland Drive, sewer line inspections, mud in roadway, etc.

Benjamin Trip, City Planner, appeared before the Commission and noted that staff has reviewed the subdivision plans at length through the plan review process. The process involves all of the departments in the city. The plans are reviewed and discussed at length. A list of comments and questions are produced which are sent to the developer. The developer has to respond to the comments and questions, and make necessary corrections/changes, which will then be reviewed by all of the departments. The staff has approved the proposed subdivision plan, which is what is presented to the Commission.

Jackson Beamer motioned to consider the request for preliminary and final approval of proposed subdivision plat and plan filed by Simms Property, LLC, property owner/developer, for a 7.564-acre tract known as Simms Farm Section 1. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

5. Adjournment

Member Garst thanked the Deputy Sheriff present at the meeting.

Meeting was adjourned at 7:50 p.m.

Work Session, Wednesday, June 16, 2021, 6:00 p.m.
Parlor B, Salem Civic Center

City Council meeting, June 28, 2021, 6:30 p.m.
Auditorium of Andrew Lewis Middle School

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

AGENDA ITEM: Consider ordinance on second reading for rezoning the property of Peter R. Fields and Vivian D. Fields, property owners, located at 303-305 South Colorado Street (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District. Approved on first reading at June 28, 2021 Council meeting.

SUBMITTED BY: Benjamin W. Tripp, AICP, CEcD, City Planner

SUMMARY OF INFORMATION:

Zoning: RMF Residential Multi Family
Future Land Use Plan Designation: Residential
Existing Use: General Offices
Proposed Use: General Offices and Personal Services

The subject property consists of a single parcel of approximately 0.11 acres, located at the southwest corner of the intersection of First Street and South Colorado Street, near the intersection of South Colorado Street and Boulevard. It is occupied by a single story office building.

The building was built in 1960s as an office building and has always been operated as an office building. After the mass rezoning in 2005, the property then contained a non-conforming use. In July 2009, a Special Exception Permit was approved on the condition that medical office use would be allowed but outpatient mental health and substance abuse clinics would be excluded.

SUMMARY OF PROPOSED CHANGES:

The applicant is requesting the property be rezoned to TBD Transitional Business District in order to allow a hair salon to operate at this location.

FISCAL IMPACT:

Changing the zoning from residential to commercial will produce a positive fiscal impact.

STAFF RECOMMENDATION:

Staff recommends approval.

AN ORDINANCE TO AMEND SECTION 106-110, ARTICLE I, CHAPTER 106, OF THE CODE OF THE CITY OF SALEM, VIRGINIA, RELATING TO ZONING AND DIVIDING THE CITY INTO BUILDING DISTRICTS AND ESTABLISHING DISTRICT BOUNDARY LINES ON THE ZONING MAP OF THE CITY OF SALEM, VIRGINIA.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Section 106-110, Article I, Chapter 106 of The Code of the City of Salem, Virginia, relating to building district boundary lines be amended in the following particular and no other, viz:

That the following described property in the City of Salem of Peter R. Fields and Vivian D. Fields, property owners, for rezoning the property located at 303-305 South Colorado Street (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District and the map referred to shall be changed in this respect and no other, said property being described as follows:

BEGINNING at the southwest corner of First Street and Colorado Street, a ½" rebar; thence from the beginning point, S. 11 deg. 45' 00" E. 75.00' to a pin with cap; thence S. 78 deg. 15' 00" W. 65.00' to a ½" rebar; thence N. 11 deg. 45' 00" 75.00' to a ½" rebar; thence 78 deg. 15' 00" E. 65.00' to the place of BEGINNING, and being the easterly 65' of Lots 30, 31, and 32, Section 1, Salem Improvement Company, recorded in Plat Book 1, Page 22 ½, in the Clerk's Office for the Circuit Court of Roanoke, County, Virginia.

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 E. Saunders –
William D. Jones –
Byron Randolph Foley –
James W. Wallace, III –
Renee F. Turk –

Passed:
Effective:

/s/
Mayor

ATTEST:

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

Date: 5-19-2021

Executive Secretary
Salem Planning Commission
114 North Broad Street
Salem, VA 24153

RE: Rezoning Request
303/305 S. Colorado Street
Tax map # 121-10-4

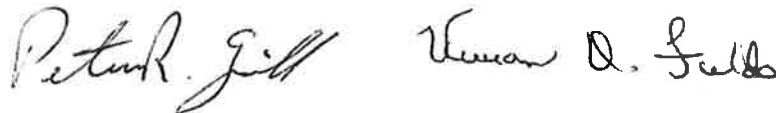
Our property is currently Zoned RMF with a special exception for general and medical office use. This building was designed and used for a dental practice. The use of this building is currently general office however we would like to allow a hair cutting salon to occupy part of this building. While medical office does not include this personal service, it seems very closely related.

Our building was built to a standard found mostly in the transitional business district with the positioning of the building on the lot and the lot size, neither of which conform to the RMF standards. We are surrounded on 3 sides with commercial uses and on 2 sides with the transitional business district zoning. We feel that this is the most appropriate zoning for our building.

We respectfully request the change of zoning from RMF to Transitional Business District to allow this property to function more closely to its original intended purpose and more in line with surrounding properties.

Thank you for your consideration in this matter.

Sincerely,



Peter Fields and Vivian Fields
6416 North Barrens Rd.
Roanoke, VA 24019

540-293-8608

PETITION FOR ZONING AMENDMENT (REZONING)

City of Salem Community Development Department

Benjamin W. Tripp, AICP - City Planner

Email: btripp@salemva.gov

Telephone: 540-375-3032

1. Applicant(s):

Peter + Vivian Fields

2. Legal Owner(s) of property requested to be rezoned:

Peter + Vivian Fields

3. Location of Property:

Address: 303 + 305 Colorado St.

Subdivision: _____

Official Tax Map Number: 121-10-4

4. Characteristics of Property:

Size (Acreage): .11 Acres

Deed Restrictions: _____

Present Use: General + Medical Office Proposed Use: Personal Services
Hair Salon

5. Zoning Classification:

Present Zoning: RMF

Proposed Zoning: TBD

Land Use Designation: _____

6. Reason(s) for Rezoning Request (Including proposed use):

Property borders Downtown District on 2 sides and has always been commercial uses. Lot size and building setbacks are unchanged since built in 1964 and more closely align with the downtown District. transitional.

7. Agent(s) or representative(s) of property owner(s): (Specify interest)

Peter Fields

Mailing Address: 6416 N. Barrens Rd. Roanoke VA 24019

Telephone Number: 540-293-8608

8. Affidavit:

- A. The undersigned person certifies that this petition and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. Also, the petitioner understands that a "Notice of Zoning Request" sign will be posted on the property by the City.

Applicant Signature: Peter R. Fields Vivian W. Fields Date: 5-19-21

Applicant Interest in Property: Owners

Applicant Mailing Address: 6416 North Barrens Rd. Roanoke VA 24019

Applicant Phone Number: 540-293-8608

Owner Signature: Same as above Date: _____

Owner Interest in Property: _____

Owner Mailing Address: _____

Owner Telephone Number: _____

Consideration \$100,000.00

TAX MAP NO.: 121-10-4

THIS DEED, made and entered into this 18th day of February, 2003, by and between **DAVID L. JONES**, party of the first part and hereinafter referred to as the "Grantor", and **PETER R. FIELDS** and **VIVIAN D. FIELDS**, Husband and wife, as tenants by the entirety with the right of survivorship, whose mailing address is 120 DOWNING STREET, ROANOKE, VA 24019, parties of the second part and hereinafter referred to as the "Grantees".

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand, paid by the Grantees unto the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby BARGAIN, SELL, GRANT AND CONVEY unto the Grantees, as tenants by the entirety with the right of survivorship, and as provided for in Section 55-21 of the Code of Virginia of 1950, as amended, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE, all the following described parcel of land, together with any improvements thereon, lying and being in the CITY OF SALEM, State of Virginia, to-wit:

SEE SCHEDULE "A" ATTACHED FOR DESCRIPTION


Without reimposing any of the reservations, restrictions, easements and conditions affecting the hereinabove described property, this conveyance is made subject to all of them.

WITNESS the following signature and seal:


_____(SEAL)
David L. Jones

STATE OF VIRGINIA)
CITY OF SALEM) to-wit:

The foregoing instrument was acknowledged before me this the 18th day of February, 2003,
by David L. Jones.



Notary Public

My Commission Expires:

October 31, 2006

SCHEDULE "A"

All of Lots Thirty (30), Thirty-One (31) and Thirty-two (32), in Section One (1) as known, shown, and designated on the map of the lands of Salem Improvement Company, which map is recorded in Plat Book 1, at page 22, of the records of the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, reference to which plat book and page is hereby specifically had; and

LESS AND EXCEPTING the westerly sixty feet of Lots Thirty (30), Thirty-one (31), and Thirty-two (32), Section One (1), according to said map of Salem Improvement Company as conveyed to George S. Tate, Jr. et als, by deed dated November 12, 1956, and recorded in the Clerks' office of the Circuit Court of Roanoke County, Virginia, in Deed Book 566, at page 546;

TOGETHER with a 9 ft. wide roadway easement along the southerly line of the westerly portion of Lot 30, Section 1, Salem Improvement Company; and

BEING the same property conveyed unto David L. Jones by deed dated February 27, 2001, from David L. Jones and Theresa P. Jones, husband and wife, said deed being recorded in the Clerk's Office of the Circuit Court for the City of Salem, Virginia, in Deed Book 345, page 752.

839 State Tax
214 City Tax
212 Transfer Fee
301 Clerk's Fee
301 Plats 036
038 Add. St. Tax 58.1-802
220 Local 58.1-802
145 Archives
106 Tech Fund
Total

\$150.00 In the Clerk's Office of the Circuit Court for the City
\$50.00 of Salem, VA, this 20 day of Feb, 2003
\$1.00 this instrument was presented, with the Certificate
\$14.50 of acknowledgement thereto annexed and admitted
\$10.00 to record at 10:47 o'clock A.M. I hereby certify
\$50.00 that the tax imposed under Sec. 58.1-802 in the
\$50.00 amount of \$100.00 has been paid to this office.
\$1.50 Teste: CHANCE CRAWFORD, Clerk
\$3.00 By [Signature] Deputy Clerk
\$330.00

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE, X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THIS PLAT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE COMMONWEALTH OF VIRGINIA FOR PHYSICAL IMPROVEMENT SURVEYS.

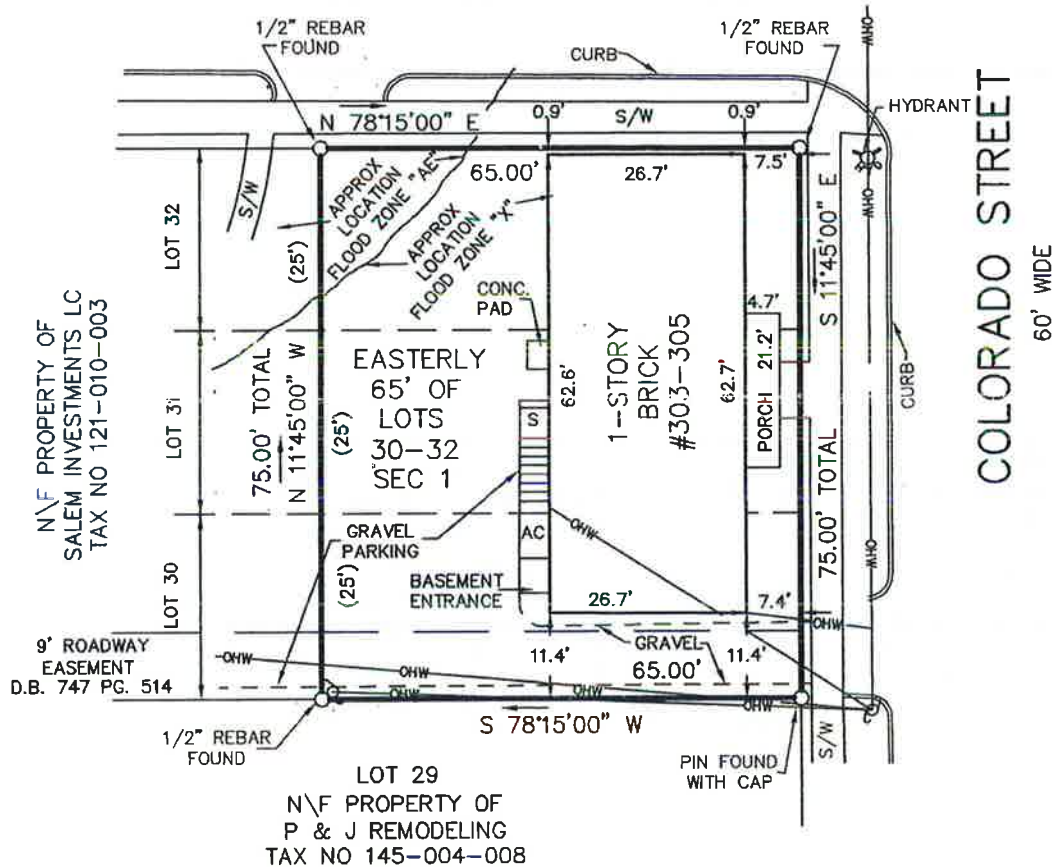
LEGEND

N\F= NOW OR FORMERLY S/W= SIDEWALK
 APPROX= APPROXIMATE CONC= CONCRETE
 OHW= OVERHEAD WIRES S = STOOP
 AC= AIRCONDITIONING ⚡= UTILITY POLE

MERIDIAN OF P.B. 1 PG. 22 1/2

FIRST STREET

60' WIDE



**SURVEY FOR
 PETER & VIVIAN FIELDS**

SHOWING THE EASTERLY 65' OF
 LOTS 30, 31 AND 32, SECTION 1,
 SALEM IMPROVEMENT CO.
 P.B. 1, PG. 22 1/2
 SALEM, VIRGINIA



TAX # 121-010-004
 N.B. RR-6 DRAWN Z/LD/14
 CALC. CHK'D JD
 CLOSED: JD



TPP&S
 ENGINEERS
 SURVEYORS
 PLANNERS
T. P. PARKER & SON
 816 Boulevard
 Post Office Box 39
 Salem, Virginia 24163

SCALE: 1"= 20'
 DATE: FEB. 20, 2003
 D- 51973
 W.O.: 03-0087

JUNE 2021 PLANNING COMMISSION **ITEM 2**

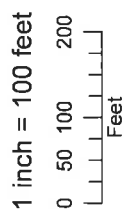
CITY OF SALEM
 Community Development
 Department
 P.O. Box 869
 Salem, Virginia 24153-0869
 Phone: (540) 375-3032



303-305 SOUTH COLORADO ST.

EXISTING ZONING

FUTURE LAND USE



- Tax Parcel 121-10-4
- Buildings
- Parcels
- City Limits
- AG - Agriculture District
- BCD - Business Commerce District
- CBD - Community Business District
- CUD - College/University District
- DBD - Downtown Business District
- HBD - Highway Business District
- HBD/HM - Highway Business/Heavy Manufacturing District
- HBD/LM - Highway Business/Light Manufacturing District
- HM - Heavy Manufacturing District
- LM - Light Manufacturing District
- LM/HM - Light Manufacturing/Heavy Manufacturing District
- MHP - Manufactured Home Park District
- PUD - Planned Unit District
- RB - Residential Business District
- RMF - Residential Multi-Family District
- RMF/RB - Residential Multi-Family/Residential Business District
- RSF - Residential Single Family District
- RSF/HBD - Residential Single Family Highway Business District
- RSF/LM - Residential Single Family/Light Manufacturing District
- RSF/RB - Residential Single Family/Residential Business District
- RSF/RMF - Residential Single Family/Residential Multi-Family District
- TBD - Transitional Business District



- Tax Parcel 121-10-4
- Buildings
- Parcels
- City Limits
- Commercial
- Downtown
- Economic Development Area
- Industrial
- Institutional
- Mixed Use
- Public Parks and Recreational
- Residential
- Transitional

**AFFADAVIT OF MAILING PURSUANT TO §15.2-2204
CODE OF VIRGINIA**

**PLANNING COMMISSION
JUNE 16, 2021**

ITEM #

This is to certify that I mailed letters in reference to the rezoning request of Peter R. Fields and Vivian D. Fields, property owners, for rezoning the property located at 303-305 S Colorado St (Tax Map # 121-10-4) from RMF Residential Multi-Family to TBD Transitional Business District to the following property owners and adjacent property owners on June 4, 2021, in the 2:00 p.m. mail:

PETER R FIELDS
VIVIAN D FIELDS
6416 N BARRENS RD
ROANOKE VA 24019-2326

KELBY C ZIEGER
307 S COLORADO ST
SALEM VA 24153

110 E 1ST STREET LLC
110 E 1ST STREET
SALEM VA 24153

PEACOCK-SALEM LLC
P O BOX 586
ROANOKE VA 24004

LINDA THORNHILL IVES
EDWARD NELSON THORNHILL
P O BOX 711
SALEM VA 24153

ASSOCIATED BUSINESS
INVESTMENTS CORPORATIC
220 ROANOKE BLVD
SALEM VA 24153

327 COLLEGE LLC
327 S COLLEGE AVE
SALEM VA 24153

Signed



Date

6-4-21

City of Salem
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 4th day of June, 2021, by

Mary Ellen Wines
Loretta L. Prill
Notary Public

My commission expires: 5/31/2022





**IMPORTANT NOTICE OF PUBLIC HEARINGS
PROPOSAL TO CHANGE ZONING**

Notice is hereby given that a request has been filed with the City of Salem by the property owner/petitioner of the property described below. The Planning Commission of the City of Salem will consider this request at its meeting listed below and make a recommendation to the City Council. The City Council of the City of Salem will also consider this request, and the recommendation of the Planning Commission at its meeting listed below. City Council will make the final decision in this matter.

Property Owner/Petitioner:

Peter R. Fields and Vivian D. Fields, property owners

Location of Property:

303-305 S Colorado St (Tax Map # 121-10-4)

Purpose of Request:

To rezone from RMF Residential Multi-Family to TBD Transitional Business District on the property located at 303-305 S Colorado St, (Tax Map # 121-10-4).

The date, time, and place of the public hearing scheduled by the Planning Commission on this request are as follows:

**WEDNESDAY, JUNE 16, 2021 – 7 P.M.
SALEM CIVIC CENTER, COMMUNITY ROOM
1001 ROANOKE BOULEVARD, SALEM, VIRGINIA**

The date, time, and place of the public hearing scheduled by City Council on this request are as follows:

**MONDAY, JUNE 28, 2021 – 6:30 P.M.
ANDREW LEWIS MIDDLE SCHOOL, AUDITORIUM
616 SOUTH COLLEGE AVENUE, SALEM, VIRGINIA**

Additional information on this request may be obtained in the Community Development Department, 21 South Bruffey Street, Salem, Virginia or at (540) 375-3032.

James E. Taliaferro, II
Executive Secretary
Planning Commission

BEGINNING at the southwest corner of First Street and Colorado Street, a ½" rebar; thence from the beginning point, S. 11 deg. 45' 00" E. 75.00' to a pin with cap; thence S. 78 deg. 15' 00" W. 65.00' to a ½" rebar; thence N. 11 deg. 45' 00" 75.00' to a ½" rebar; thence 78 deg. 15' 00" E. 65.00' to the place of BEGINNING, and being the easterly 65' of Lots 30, 31, and 32, Section 1, Salem Improvement Company, recorded in Plat Book 1, Page 22 ½, in the Clerk's Office for the Circuit Court of Roanoke, County, Virginia.

PAYMENT DATE
05/24/2021

COLLECTION STATION
Engineering/Inspections

RECEIVED FROM
Peter R Fields and Vivian D
Fields

DESCRIPTION

City of Salem
P.O. Box 869
Salem, VA 24153

BATCH NO.
2021-00005565

RECEIPT NO.
2021-00128142

CASHIER
Loretta Prillaman

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
ENG LAND USE	Land Use Application Fees Rezoning Application Fee for June 16, 2021 Planning Commission Meeting for 303/305 S Colorado St <div> <div>Total Cash</div> <div>\$0.00</div> </div> <div> <div>Total Check</div> <div>\$225.00</div> </div> <div> <div>Total Charge</div> <div>\$0.00</div> </div> <div> <div>Total Wire</div> <div>\$0.00</div> </div> <div> <div>Total Other</div> <div>\$0.00</div> </div> <div> <div>Total Remitted</div> <div>\$225.00</div> </div> <div> <div>Change</div> <div>\$0.00</div> </div> <div> <div>Total Received</div> <div>\$225.00</div> </div>	\$225.00
Total Amount:		\$225.00

Customer Copy

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

AGENDA ITEM: Consider ordinance on second reading for rezoning the property of MCLIP Properties, LLC, property owner, located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-4-8) from LM Light Manufacturing District to CBD Community Business District. Approved on first reading at June 28, 2021 Council meeting.

SUBMITTED BY: Benjamin W. Tripp, AICP, CEcD, City Planner

SUMMARY OF INFORMATION:

Zoning: LM Light Manufacturing
Future Land Use Plan Designation: Mixed Use
Existing Use: Mixed Use and Vacant
Proposed Use: Mixed Use

The subject property consists of a single parcel of approximately 0.2 acres, located at the southwest corner of the intersection of Seventh Street and South Colorado Street. It is occupied by an older storefront building on the South Colorado Street frontage, and by a two story building on the Seventh Street frontage. The property was recently added to the Salem Historic Register

SUMMARY OF PROPOSED CHANGES:

The applicant is requesting the property be rezoned to CBD Community Business District in order to allow Mixed Use (Commercial uses on the ground floor, and residential above.)

FISCAL IMPACT:

Changing the zoning will allow this property to be used in an economically productive manner, producing a positive fiscal impact to the city.

STAFF RECOMMENDATION:

Staff recommends approval.

AN ORDINANCE TO AMEND SECTION 106-110, ARTICLE I, CHAPTER 106, OF THE CODE OF THE CITY OF SALEM, VIRGINIA, RELATING TO ZONING AND DIVIDING THE CITY INTO BUILDING DISTRICTS AND ESTABLISHING DISTRICT BOUNDARY LINES ON THE ZONING MAP OF THE CITY OF SALEM, VIRGINIA.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Section 106-110, Article I, Chapter 106 of The Code of the City of Salem, Virginia, relating to building district boundary lines be amended in the following particular and no other, viz:

That the following described property in the City of Salem of MCLIP Properties, LLC, property owner, for rezoning the property located at 901 South Colorado Street and 110 7th Street (Tax Map # 184-4-8) from LM Light Manufacturing District to CBD Community 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 point at the intersection of South Colorado Street and 7th Street, being approximately 226' east of the intersection of South Market Street and 7th Street; thence with western right-of-way of South Colorado Street, S 11° 45' 00" E 75.00' to an iron pin, being the common corner with Tax Parcel 184-4-9; thence S 78° 15' 00" W 115.00' to an iron pin, being the eastern right-of-way of Bishop Alley; thence with the eastern right-of-way Bishop Alley, N 11° 45' 00" W 75.00' to an iron pin set at the intersection of Bishop Alley and 7th Street; thence with southern right-of-way of 7th Street, N 78° 15' 00" E 115.00' back to the Point of Beginning; said area containing 0.198 acres.

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 E. Saunders –
William D. Jones –
Byron Randolph Foley –
James W. Wallace, III –
Renee F. Turk –

Passed:
Effective:

/s/
Mayor

ATTEST:

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

McLip PROPERTIES, LLC

3330 HOLLINS ROAD, NE, SUITE A • ROANOKE, VA 24012 • (540) 563-9903 • Fax: (540) 563-9923

May 27, 2021

James E. Taliaferro, II,
Executive Secretary
City of Salem Planning Commission
21 South Bruffey Street
Salem, VA 24153

RE: Rezoning Request for Tax Map No. 184-4-8

Dear Mr. Taliaferro:

This is a formal request to rezone 901 S. Colorado and 110 7th Street (Tax Map No. 184-4-8) from Light Manufacturing (LM) to Community Business District (CBD). This property was added to Salem's historic register on May 12, 2021. 901 S. Colorado was believed to have been constructed between the years 1913 and 1922 according to Sanborn Maps. The Colorado building is approximately 2,400± square feet and was originally constructed for a business on the first floor and residential on the second floor. The earliest known use of this building was a grocery store on the first floor and the owners/operators of that store residing on the second floor. The building fronting on 7th Street and known as 110-112 7th Street was constructed prior to 1932 according to the April 1932 Sanborn Map and is two-story containing approximately 1,650± square feet with commercial on the first floor and residential on the second floor. Both buildings have continued to be used as commercial/residential and have never been used for light manufacturing use.

The Colorado building has been vacant for the last couple of years and is in need of renovation and repairs. We would like to renovate this property for its historic use as commercial on the first floor and residential on the second floor. The property is not suited for light manufacturing use.

The 7th Street building has continued as commercial on the first floor and residential on the second floor and its use is grandfathered. We currently have a building permit to renovate and repair the upstairs residential apartment.

Please do not hesitate to contact us if you have any questions.

Sincerely,


John H. Lipscomb, Member
McLip Properties, LLC

PETITION FOR ZONING AMENDMENT (REZONING)

City of Salem Community Development Department

Benjamin W. Tripp, AICP - City Planner

Email: btripp@salemva.gov

Telephone: 540-375-3032

1. Applicant(s):

McLip Properties, LLC

2. Legal Owner(s) of property requested to be rezoned:

McLip Properties, LLC

John Lipscomb, Member & David McCray, Member

3. Location of Property:

Address: 110 7th Street & 901 S. Colorado St.

Subdivision: N/A

Official Tax Map Number: 184-4-8

4. Characteristics of Property:

Size (Acreage): 0.198 Acres

Deed Restrictions:

Present Use: Colorado Bldg - Vacant; 7th St - commercial & apartment

5. Zoning Classification:

Present Zoning: LM

Proposed Zoning: CBD

Land Use Designation:

6. Reason(s) for Rezoning Request (Including proposed use):

The Colorado building was historically used as commercial downstairs & apartment upstairs. The property is best suited for this use. The 7th St building is currently used ~~as~~ this way & grandfathered.

7. Agent(s) or representative(s) of property owner(s): (Specify interest)

Leslie McVey, office manager, McLip Properties, LLC

Mailing Address: 3330 Hollins Rd. Suite A

Telephone Number: Roanoke, VA 24012

8. Affidavit:

- A. The undersigned person certifies that this petition and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. Also, the petitioner understands that a "Notice of Zoning Request" sign will be posted on the property by the City.

Applicant Signature:

Date: 5-27-21

Applicant Interest in Property: Member

Applicant Mailing Address: 3330 Hollins Rd. Suite A, Roanoke, VA 24012

Applicant Phone Number: 540-663-9903

Owner Signature:

Date: 5-27-21

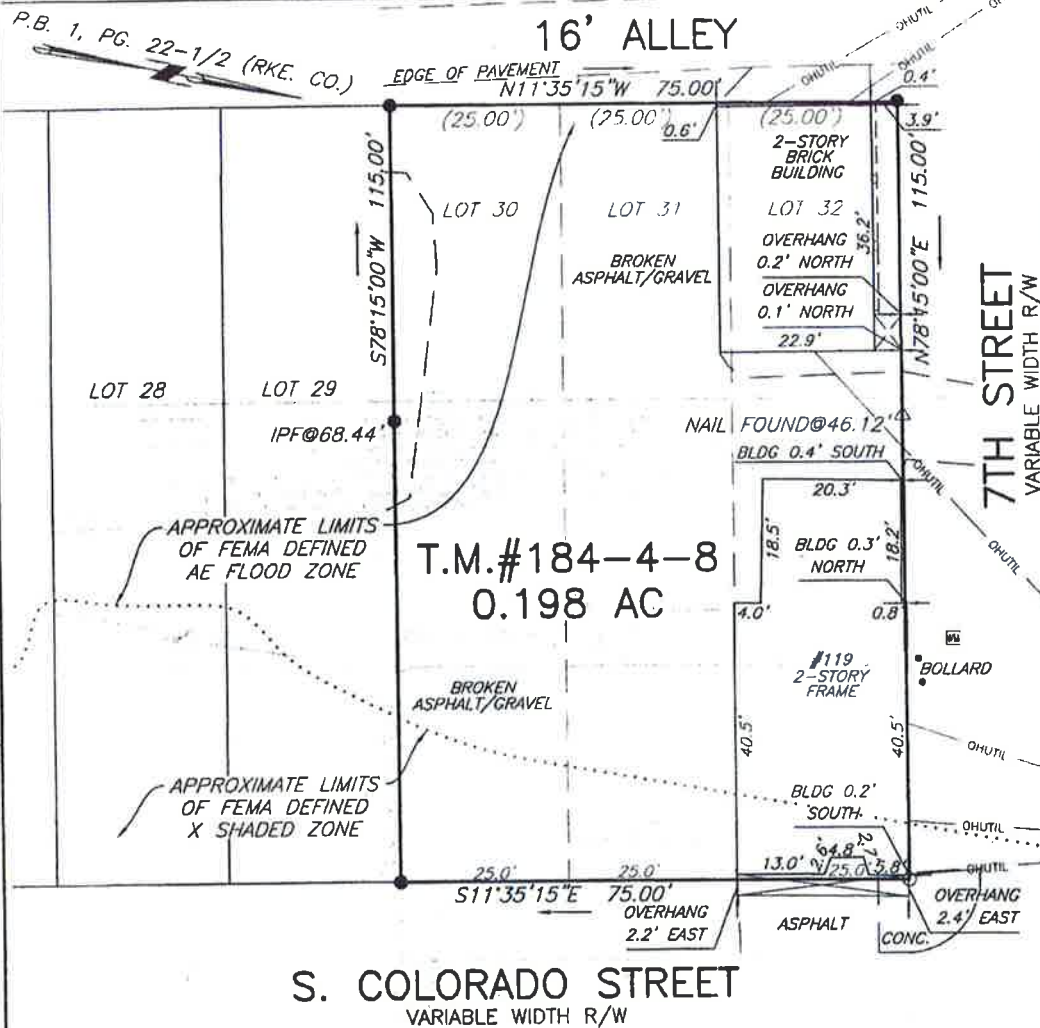
Owner Interest in Property: same

Owner Mailing Address: same

Owner Telephone Number: same

LEGEND	
●	IRON PIN FOUND
○	DEEDED CORNER
△	NAIL FOUND
WM	WATER METER

THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION; THAT IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON, AND THAT VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES ARE SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. PROPERTY IS IN F.E.M.A. DEFINED ZONES "A" AND "X UNSHADED". FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0141G (EFFECTIVE DATE: 09/28/07) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



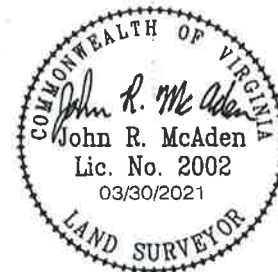
T.M.#184-4-8
0.198 AC

NOTES:

1. OWNERS OF RECORD: DANNY CARTER
2. LEGAL REFERENCE: INST. #200003296
3. TAX MAP NUMBER: 184-4-8
4. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

PHYSICAL IMPROVEMENT SURVEY FOR MCLIP PROPERTIES, LLC

110 7TH STREET
LOTS 30 THRU 32, BLOCK 7
SALEM IMPROVEMENT COMPANY
PLAT BOOK 1, PG. 22-1/2 (RKE. CO.)
CITY OF SALEM, VIRGINIA
SURVEYED 03-30-21
JOB #05210108.MS
SCALE: 1" = 20'



DRAWN BY: EJP
CHECKED BY: JRM

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.co

JUNE 2021 PLANNING COMMISSION ITEM 3

901 SOUTH COLORADO ST./ 110 7TH ST.

CITY OF SALEM
Community Development
Department
P.O. Box 869
Salem, Virginia 24153-0869
Phone: (540) 375-3032



EXISTING ZONING



FUTURE LAND USE



**AFFADAVIT OF MAILING PURSUANT TO S15.2-2204
CODE OF VIRGINIA**

**PLANNING COMMISSION
JUNE 16, 2021**

ITEM #

This is to certify that I mailed letters in reference to the rezoning request of MCLIP Properties, LLC, property owner, for rezoning the property located at 901 S Colorado Street and 110 7th Street (Tax Map # 184-4-8) from LM Light Manufacturing District to CBD Community Business District to the following property owners and adjacent property owners on June 4, 2021, in the 2:00 p.m. mail:

MCLIP PROPERTIES LLC
3330 HOLLINS RD NE SUITE A
ROANOKE VA 24012

WINSLOW PROPERTIES LLC
2800 FRANKLIN ST
SALEM VA 24153

WALLACE A ANGEL
TIMOTHY P MEADOWS
900 S MARKET ST
SALEM VA 24153

MCCLUNG LUMBER COMPANY INC
P O BOX 1229
SALEM VA 24153

TLF PARTNERSHIP
1917 MAYLIN DR
SALEM VA 24153

LINDA THORNHILL IVES
EDWARD NELSON THORNHILL
P O BOX 711
SALEM VA 24153

LINDA THORNHILL IVES
EDWARD NELSON THORNHILL
P O BOX 711
SALEM VA 24153

KHAI C DUONG
LAM LE TROUNG
908 S COLORADO ST
SALEM VA 24153

Signed

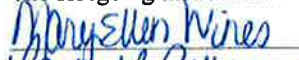



Date

6-4-21

City of Salem
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 4th day of June, 2021, by

Notary Public

My commission expires:

5/31/2022





**IMPORTANT NOTICE OF PUBLIC HEARINGS
PROPOSAL TO CHANGE ZONING**

Notice is hereby given that a request has been filed with the City of Salem by the property owner/petitioner of the property described below. The Planning Commission of the City of Salem will consider this request at its meeting listed below and make a recommendation to the City Council. The City Council of the City of Salem will also consider this request, and the recommendation of the Planning Commission at its meeting listed below. City Council will make the final decision in this matter.

Property Owner/Petitioner:

MCLIP Properties, LLC, property owner

Location of Property:

901 S Colorado Street and 110 7th Street (Tax Map # 184-4-8)

Purpose of Request:

To rezone from LM Light Manufacturing District to CBD Community Business District on the property located at 901 S Colorado Street and 110 7th Street, (Tax Map # 184-4-8).

The date, time, and place of the public hearing scheduled by the Planning Commission on this request are as follows:

**WEDNESDAY, JUNE 16, 2021 – 7 P.M.
SALEM CIVIC CENTER, COMMUNITY ROOM
1001 ROANOKE BOULEVARD, SALEM, VIRGINIA**

The date, time, and place of the public hearing scheduled by City Council on this request are as follows:

**MONDAY, JUNE 28, 2021 – 6:30 P.M.
ANDREW LEWIS MIDDLE SCHOOL, AUDITORIUM
616 SOUTH COLLEGE AVENUE, SALEM, VIRGINIA**

Additional information on this request may be obtained in the Community Development Department, 21 South Bruffey Street, Salem, Virginia or at (540) 375-3032.

James E. Taliaferro, II
Executive Secretary
Planning Commission

Legal Description for Tax Parcel 184-4-8:

Beginning at a point at the intersection of South Colorado Street and 7th Street, being approximately 226' east of the intersection of South Market Street and 7th Street; thence with western right-of-way of South Colorado Street, S 11° 45' 00" E 75.00' to an iron pin, being the common corner with Tax Parcel 184-4-9; thence S 78° 15' 00" W 115.00' to an iron pin, being the eastern right-of-way of Bishop Alley; thence with the eastern right-of-way Bishop Alley, N 11° 45' 00" W 75.00' to an iron pin set at the intersection of Bishop Alley and 7th Street; thence with southern right-of-way of 7th Street, N 78° 15' 00" E 115.00' back to the Point of Beginning; said area containing 0.198 acres.

PAYMENT DATE
05/28/2021
COLLECTION STATION
Engineering/Inspections
RECEIVED FROM
MCLIP Properties LLC
DESCRIPTION

City of Salem
P.O. Box 869
Salem, VA 24153

BATCH NO.
2021-00005650
RECEIPT NO.
2021-00129921
CASHIER
Loretta Prillaman

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
ENG LAND USE	Land Use Application Fees Rezoning Application Fee for Planning Commission June 16, 2021 (901 S Colorado St and 110 7th St) <div><div>Total Cash</div><div>Total Check</div><div>Total Charge</div><div>Total Wire</div><div>Total Other</div><div>Total Remitted</div><div>Change</div><div>Total Received</div><div>\$0.00</div><div>\$0.00</div><div>\$0.00</div><div>\$0.00</div><div>\$200.00</div><div>\$200.00</div><div>\$0.00</div><div>\$200.00</div></div>	\$200.00
Total Amount:		\$200.00

Customer Copy



Item #6A
Date: 7-12-21

Charles E. VanAllman, Jr., PE, LS
Director

William L. Simpson, Jr., PE
City Engineer

City of Salem Community Development Department
Engineering, Inspections, GIS, Stormwater, Planning & Zoning

June 15, 2021

Council of the City of Salem
Salem, VA

Dear Council Members:

The City Engineer's office has reviewed the estimate for erosion and sediment control for the New Millennium Coil Warehouse Addition.

It is recommended that the project be bonded in the amount of \$6,094.00 for a time frame for completion set at twelve (12) months.

Sincerely,

Charles E. VanAllman, Jr., PE, LS
Director of Community Development

CEVjr/llp

Attachment:
City Engineer's Estimate

JUNE 15, 2021

PROPERTY: NEW MILLENNIUM COIL WAREHOUSE ADDITION
100 DIUGUIDS LANE

OWNER(S): ROANOKE ELECTRIC STEEL CORPORATION

Listed below are the erosion and sediment control measures and landscaping to be constructed in conjunction with the property of the referenced contractor, and the recommended security required for each from the contractor.

Erosion and Sediment Control & Landscaping

1 EA	CONSTRUCTION ROAD STABILIZATION	\$ 1,200.00
260 LF	SILT FENCE	1,040.00
3 EA	INLET PROTECTION	600.00
6 EA	TREES ALONG DIUGUIDS	1,200.00
1 LS	PRE & POST ELEVATION CERTIFICATE	1,500.00

SUBTOTAL:	\$ 5,540.00
10 % CONTINGENCY	<u>554.00</u>

TOTAL ROUNDED BOND: \$ 6,094.00

SITE DATA:	
PROPERTY TAX PARCEL ID:	208-1-1
PROPERTY ADDRESS:	100 DIUGUIDS LANE CITY OF SALEM, VIRGINIA
PROPERTY DEVELOPER:	NEW MILLENNIUM BUILDING SYSTEMS ATTN: MICHAEL RADER P.O. BOX 809 SALEM, VA 24153
PROPERTY ACREAGE:	30.2 ACRES (PER CITY GIS)
PROPERTY ZONING:	HM (HEAVY MANUFACTURING DISTRICT)
CURRENT USE TYPE:	HEAVY MANUFACTURING (MANUFACTURING OF METAL TRUSSES)
PROPOSED USE TYPE:	NO CHANGE IN USE PROPOSED
MIN. REQUIRED SETBACKS:	FRONT = NO SETBACK REQUIRED SIDE = NO SETBACK REQUIRED REAR = NO SETBACK REQUIRED
PROPOSED BUILDING SIZE:	100'x91' = 9,100 SF (APPROXIMATE)
NEW IMPERVIOUS AREA:	0 SF = NO INCREASE IN IMPERVIOUS AREA
PARKING REQUIREMENTS:	WAREHOUSE = 1 SPACE PER 5,000 SF 9,100 SF ADDITION = 2 SPACES REQ'D
PROPOSED PARKING:	NO NEW PARKING SPACES PROPOSED. REQ'D 2 PARKING SPACES ARE PROVIDED IN EXISTING PAVED PARKING LOT AROUND OFFICE BUILDING ON SAME PARCEL
WATER SUPPLY:	PUBLIC - CITY OF SALEM
SANITARY SEWER:	PUBLIC - CITY OF SALEM
ELECTRIC SERVICE:	CITY OF SALEM ELECTRIC DEPARTMENT (SERVICE LATERAL TO BE RELOCATED AND PLACED UNDERGROUND PRIOR TO COIL WAREHOUSE ADDITION)
PROPOSED SITE LIGHTING:	EXISTING STORAGE LOT POLE MOUNTED LIGHTS WILL BE ADJUSTED AS NEEDED TO ALLOW FOR NEW ADDITION
PROPOSED LANDSCAPING:	PROPOSED BUILDING ADDITION IS SCREENED FROM ADJOINING PROPERTY BY EXISTING BUILDING. ONLY VISIBLE FROM RAILROAD TRACKS. THEREFORE, NO NEW LANDSCAPING PROPOSED.
PROPOSED SOLID WASTE:	NO CHANGE IN SOLID WASTE COLLECTION

SITE DEVELOPMENT PLANS

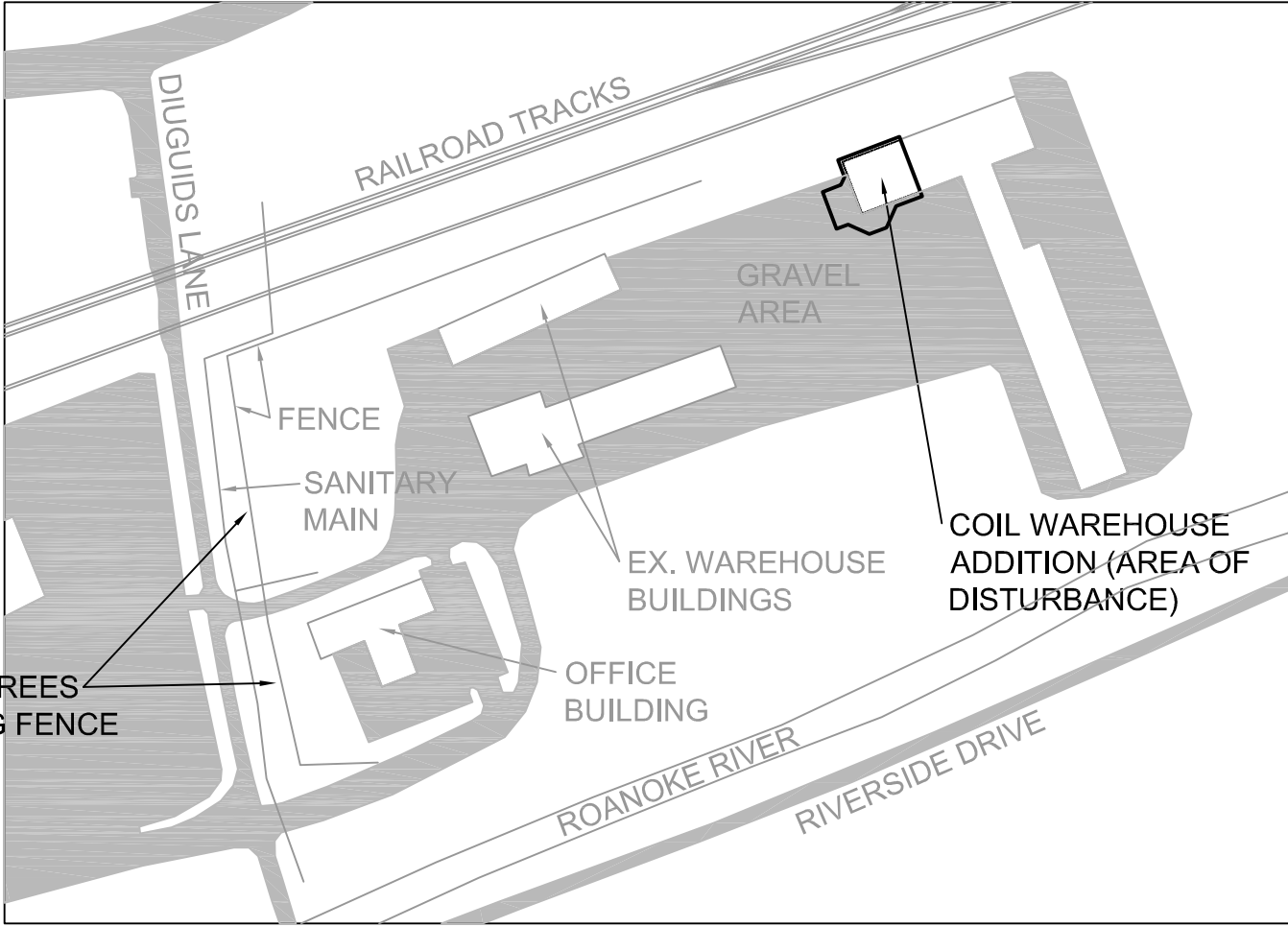
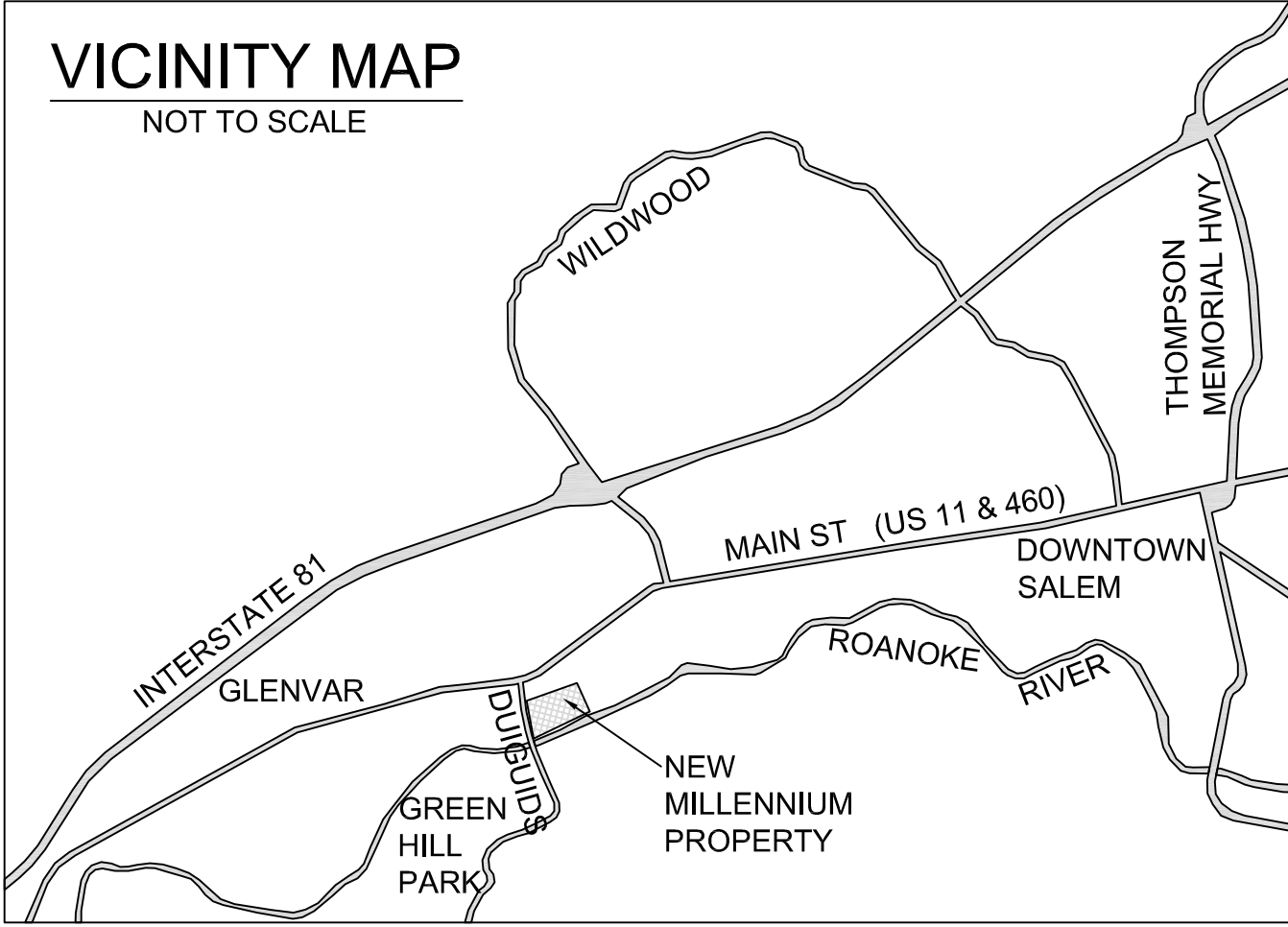
FOR A NEW METAL BUILDING

TO BE KNOWN AS

COIL WAREHOUSE ADDITION

PROJECT CONTACTS:	
DEVELOPER:	NEW MILLENNIUM BUILDING SYSTEMS ATTN: MICHAEL RADER P.O. BOX 809 SALEM, VA 24153 (540) 378-0216 MICHAEL.RADER@NEWMILL.COM
BUILDING DESIGNER:	NOT YET SELECTED ATTN: . . .
CIVIL ENGINEER:	BRUSHY MOUNTAIN ENGINEERING, PLLC ATTN: BARNEY HORRELL, P.E. 3553 CARVINS COVE ROAD SALEM, VA 24153 (540) 526-6800 BARNEY@BRUSHYMTNENGR.COM
CONTRACTOR:	G&H CONTRACTING, INC. ATTN: TROY HENDERSON 1320 SOUTHSIDE DRIVE SALEM, VA 24153 (540) 387-5059 THENDERSON@GHCONTRACTING.COM

PLAN SET SHEET INDEX:		
#	SHEET NAME	DESCRIPTION
1	COVER	COVER SHEET & GENERAL DEVELOPMENT NOTES
2	EXISTING	EXISTING SITE CONDITIONS
3	GRADING / ESCP	GRADING & EROSION SEDIMENT CONTROL PLAN
4	NARRATIVE	MS-19 NOTES & BMP NARRATIVE



CONSTRUCTION AREA MAP
NOT TO SCALE

GENERAL SITE DEVELOPMENT NOTES:

- CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE HEALTH AND SAFETY OF EMPLOYEES, SUB-CONTRACTORS, INSPECTORS, AND APPROVED VISITORS TO THE SITE DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS FOR CONSTRUCTION PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR SHALL REQUEST THE LOCATION MARKING OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA BEFORE ANY SITE DISTURBANCE ACTIVITIES. THIS REQUEST SHALL BE MADE THRU "VA 811" AT LEAST TWO (2) DAYS BUT NOT MORE THAN TEN (10) DAYS PRIOR TO COMMENCING WORK. "VA 811" IS AVAILABLE AT 811 OR 1-800-552-7001.
- EXISTING SITE CONDITIONS AND UTILITY LOCATIONS ARE BASED ON INFORMATION OF RECORD, FIELD OBSERVATIONS, AND FIELD SURVEY MEASUREMENTS OF ABOVEGROUND STRUCTURES. CONTRACTOR RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF UNDERGROUND UTILITY MAINS, STRUCTURES, AND SERVICE LATERALS. CONTRACTOR SHALL NOTIFY CITY OF SALEM AND PROJECT ENGINEER IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN AS SHOWN ON THESE PLANS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL FRANCHISE UTILITY LATERALS INCLUDING ELECTRIC, GAS, TELECOMMUNICATIONS, AND CABLE TV. THESE LATERALS ARE NOT INCLUDED IN THIS PLAN SET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF SALEM AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL SITE WORK SHALL CONFORM TO THE LATEST VERSION OF THE VDOT ROAD AND BRIDGE STANDARDS. THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF OPTIMUM. CONTRACTOR SHALL VERIFY SUITABILITY OF FILL MATERIAL USED UNDER BUILDING SLABS AND PAVED AREAS.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY REPRESENTATIVES FROM THE CITY OF SALEM, VDOT, AND THE PROJECT ENGINEER. CONTRACTOR RESPONSIBLE FOR SCHEDULING ALL NECESSARY INSPECTIONS.
- CONTRACTOR SHALL MAINTAIN A HARD COPY OF THESE APPROVED SITE PLANS ON SITE AT ALL TIMES. THIS COPY OF APPROVED PLANS SHALL BE MADE AVAILABLE TO THE INSPECTORS UPON REQUEST.
- CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL DEBRIS GENERATED DURING CONSTRUCTION PROCESSES. THIS INCLUDES CLEANING ANY MUD THAT IS TRACKED OR WASHES ONTO PUBLIC STREETS AND SIDEWALKS.
- NO BURIAL OR BURNING OF WASTE MATERIAL IS ALLOWED.
- THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF A SITE SOILS STUDY. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING SUFFICIENT SITE INVESTIGATION TO IDENTIFY SITE SOIL LIMITATIONS AND CHALLENGES FOR INSTALLATION OF SUB-SURFACE UTILITIES AND FOUNDATIONS.
- THESE PLANS ARE LIMITED TO THE DESIGN OF THE SITE IMPROVEMENTS FIVE (5) FEET OUTSIDE OF THE BUILDING ENVELOPE. ARCHITECTURAL PLANS SHALL INCLUDE ALL NECESSARY FOUNDATION AND STRUCTURAL DESIGN. PROPOSED BUILDING OUTLINE AND DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE BUILDING DRAWINGS SHALL BE REFERENCED FOR EXACT DIMENSIONS AND FOUNDATION LAYOUT.



CALL 811 OR 1-800-552-7001 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

DISTURBANCE DATA:

TOTAL DISTURBED AREA:	15,400 SF = 0.35 ACRES
IMPERVIOUS REMOVED:	15,400 SF (COMPACTED GRAVEL)
IMPERVIOUS PROPOSED:	9,100(BLDG) + 6,300(GRAVEL) = 15,400 SF
IMPERVIOUS INCREASE:	0 SF = NO INCREASE

LEGEND

— PL —	PROPERTY LINE	EXISTING PAVEMENT
— PL —	NEW LOT LINE	PROPOSED PAVEMENT
— E —	EDGE OF PAVEMENT	CONCRETE
— T —	TREELINE	GRAVEL
— F —	FENCELINE	
— S —	SILT FENCE	
— C —	EXISTING CONTOUR	
— P —	PROPOSED CONTOUR	
— W —	WATER MAIN	
— SS —	SANITARY SEWER MAIN	
— GAS —	GAS MAIN	
— OE —	OVERHEAD ELECTRIC	
— UE —	UNDERGROUND ELECTRIC	
— OT —	OVERHEAD TELECOM	
— UFO —	UNDERGROUND FIBER OPTIC	
		PROPOSED SPOT ELEVATION
		WATER MANHOLE
		WATER VALVE
		FIRE HYDRANT
		SANITARY MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE
		CATCH BASIN INLET
		ELECTRIC POLE

DATE	REVISIONS	#
03/26/2021	1ST SUBMITTAL FOR CITY REVIEW	1
05/13/2021	2ND SUBMITTAL FOR CITY REVIEW	2
06/11/2021	3RD SUBMITTAL FOR CITY REVIEW	3
06/15/2021	APPROVED FOR CONSTRUCTION	4

SITE DEVELOPMENT PLANS
FOR
COIL WAREHOUSE ADDITION
DEVELOPER = NEW MILLENNIUM BUILDING SYSTEMS
TAX PARCEL ID: 208-1-1
100 DIUGUIDS LANE
CITY OF SALEM, VIRGINIA

BRUSHY MOUNTAIN
ENGINEERING, PLLC

3553 Carvins Cove Road
Salem, VA 24153
(540) 526-6800
www.brushymtnengr.com



BME JOB #

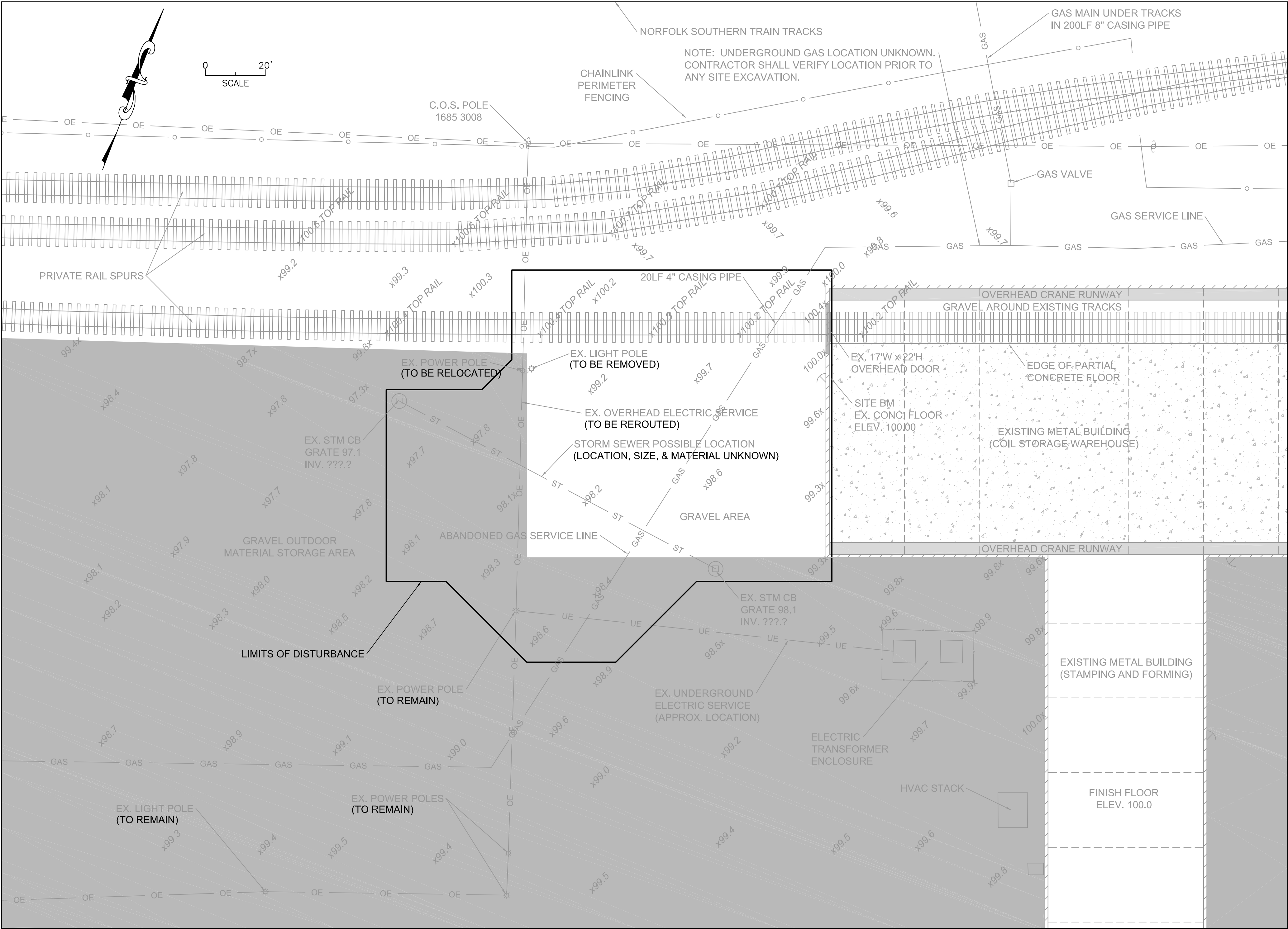
20-017

SHEET NAME

COVER

SHEET NUMBER

1 OF 4



EXISTING CONDITIONS NOTE:

EXISTING SITE CONDITIONS AND UTILITY LOCATIONS ARE BASED ON PHYSICAL IMPROVEMENT MEASUREMENTS AND TOPOGRAPHIC SURVEY COMPLETED ON AUGUST 12, 2020, AND INFORMATION OF RECORD INCLUDING GIS DATA AND EXISTING BUILDING PLANS PROVIDED BY OWNER. CONTRACTOR RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF UNDERGROUND UTILITY MAINS, STRUCTURES, AND SERVICE LATERALS. CONTRACTOR SHALL NOTIFY CITY OF SALEM AND PROJECT ENGINEER IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN AS SHOWN ON THESE PLANS.

UNDERGROUND UTILITIES NOTE:

OWNER WAS UNABLE TO PROVIDE MAPS OF UNDERGROUND UTILITIES IN THE AREA OF THIS PROJECT. LIKELY UTILITIES IN THE AREA INCLUDE STORM SEWER, AN ELECTRIC SERVICE LATERAL, AND A GAS PIPELINES. THE CONTRACTOR SHALL LOCATE THESE UTILITIES PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES.

EXISTING CONDITIONS AND LAYOUT PLAN

SCALE: 1" = 20'

SITE SOIL TYPES

SPEEDWELL-URBAN LAND COMPLEX, 0-2% SLOPES, OCCASIONALLY FLOODED

THIS IS CLASSIFIED AS A TYPE "B" SOIL. HOWEVER, THE ENTIRE AREA OF DISTURBANCE HAS BEEN PREVIOUSLY GRADED AND COVERED WITH GRAVEL. AREA HAS ALSO BEEN COMPACTED BY PROLONGED TRAFFIC OF MATERIALS HANDLING EQUIPMENT (FORKLIFTS) AND LOADED TRUCKS.

NOTE: SITE SOILS TYPES PER USDA SOILS MAP. NO SOILS SAMPLING OR TESTING WAS COMPLETED TO CONFIRM THE SOIL TYPE DESIGNATION.

FLOOD ELEVATION CERTIFICATION NOTE:

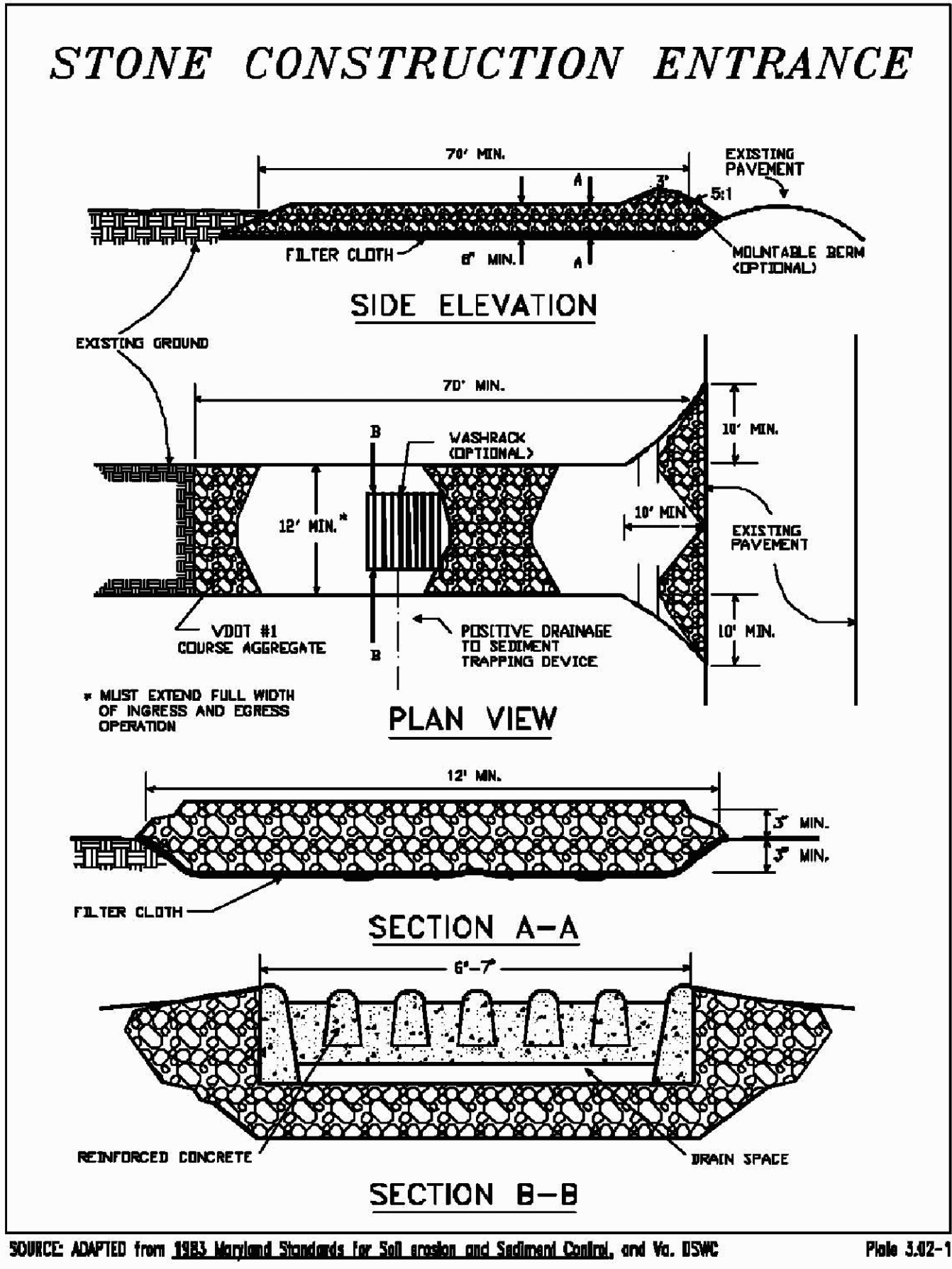
OWNER SHALL FURNISH CITY OF SALEM ENGINEERING DEPARTMENT WITH PRE-CONSTRUCTION FLOOD ELEVATION CERTIFICATE FOR BUILDING ADDITION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CITY WILL NOT ISSUE CERTIFICATE OF OCCUPANCY UNTIL AS-BUILT ELEVATION CERTIFICATION IS FURNISHED TO CITY OF SALEM ENGINEERING DEPARTMENT. IF BUILDING ELEVATION IS FOUND TO BE LESS THAN 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION THEN BUILDING ADDITION MUST INCLUDE NECESSARY FLOOD PROTECTION/VENTING.

CONSTRUCTION SEQUENCE NOTES:

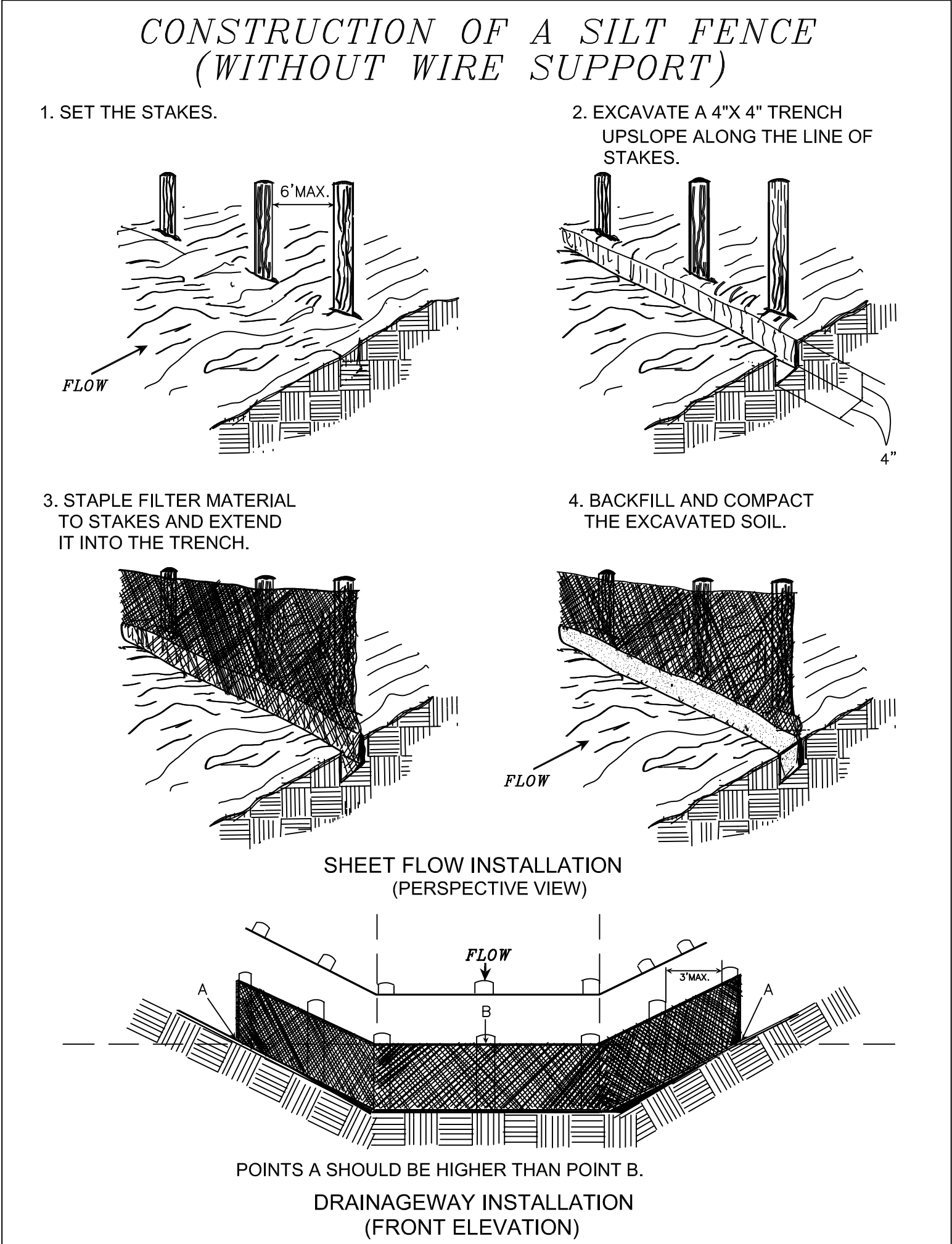
- * CONSTRUCTION ROAD STABILIZATION, SILT FENCE, AND INLET PROTECTION SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE ACTIVITIES.
- * RE-ROUTE STORM SEWER AND OVERHEAD ELECTRIC SERVICE.
- * ROUGH GRADE DISTURBANCE AREA AND CREATE BUILDING PAD.
- * INSTALL ANY UNDERGROUND UTILITY LATERALS AND DRAINS.
- * POUR CONCRETE SLAB AND FOUNDATION WALLS. FRAME BUILDING.
- * FINISH GRADE GRAVEL TO OUTSIDE OF BUILDING AS SHOWN.
- * ONLY AFTER FINISH GRADING AND INSTALLATION OF GRAVEL, REMOVE SILT FENCING AND INLET PROTECTION.

1995

3.02



SOURCE: ADAPTED FROM 1983 Maryland Standards for Soil erosion and Sediment Control, and Va. DSWC Plate 3.02-1

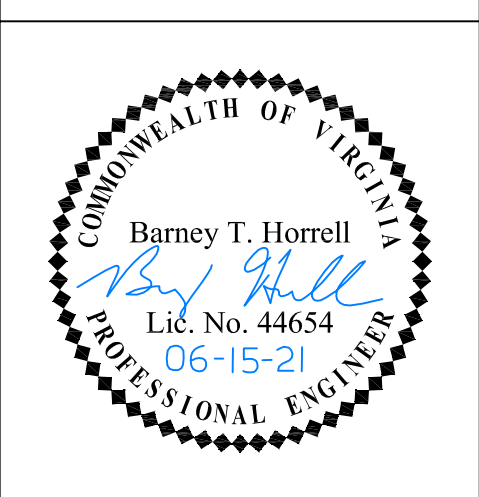


SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA. DSWC Sherwood and Wyant 1992 PLATE: 3.05-2 3.14

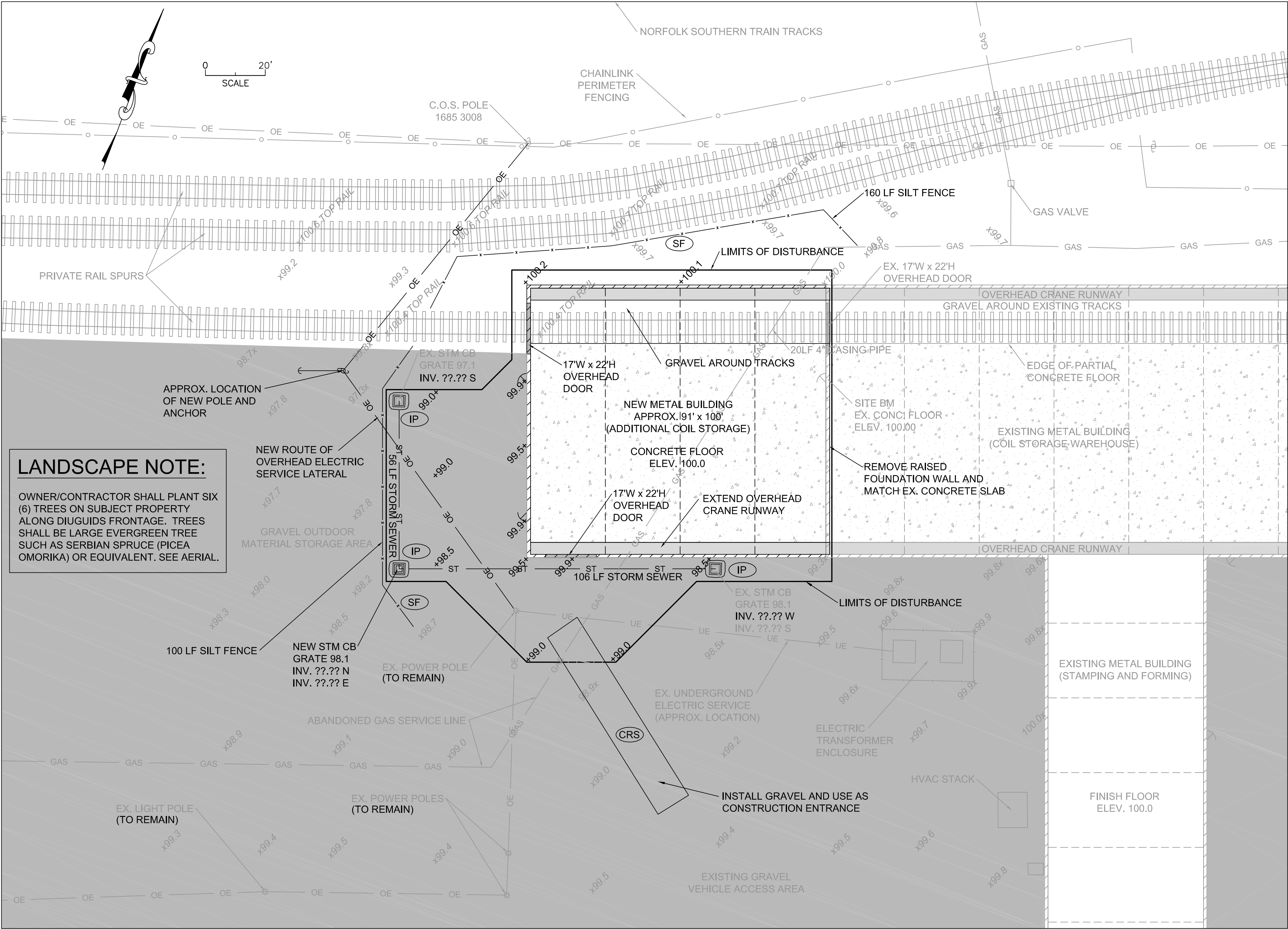
DATE	REVISIONS
03/26/2021	1ST SUBMITTAL FOR CITY REVIEW
05/13/2021	2ND SUBMITTAL FOR CITY REVIEW
06/11/2021	3RD SUBMITTAL FOR CITY REVIEW
06/15/2021	4 APPROVED FOR CONSTRUCTION

#	SITE DEVELOPMENT PLANS
1	FOR
2	COIL WAREHOUSE ADDITION
3	DEVELOPER = NEW MILLENNIUM BUILDING SYSTEMS
4	TAX PARCEL ID: 208-1-1
	100 BUGUIDS LANE
	CITY OF SALEM, VIRGINIA

BRUSHY MOUNTAIN ENGINEERING, PLLC	(540) 526-6800 www.brushymtnengr.com
3553 Carvins Cove Road Salem, VA 24153	



BME JOB #	20-017
SHEET NAME	EXISTING
SHEET NUMBER	2 OF 4



EXISTING CONDITIONS NOTE:

EXISTING SITE CONDITIONS AND UTILITY LOCATIONS ARE BASED ON PHYSICAL IMPROVEMENT MEASUREMENTS AND TOPOGRAPHIC SURVEY COMPLETED ON AUGUST 12, 2020, AND INFORMATION OF RECORD INCLUDING GIS DATA AND EXISTING BUILDING PLANS PROVIDED BY OWNER. CONTRACTOR RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF UNDERGROUND UTILITY MAINS, STRUCTURES, AND SERVICE LATERALS. CONTRACTOR SHALL NOTIFY CITY OF SALEM AND PROJECT ENGINEER IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN AS SHOWN ON THESE PLANS.

ACTUAL BUILDING DIMENSIONS:

ARCHITECTURAL PLANS WERE NOT AVAILABLE AT THE TIME OF THESE PLANS. OUTLINE OF PROPOSED BUILDING IS APPROXIMATE ONLY AND BASED ON APPROXIMATE DIMENSIONS PROVIDED BY OWNER. SEE FINAL APPROVED ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING AND DOOR LOCATIONS.

TOTAL DISTURBED AREA

TOTAL DISTURBED AREA = 15,400 SQ.FT.
= 0.35 ACRES

PROPOSED GRADING & ESCP PLAN

SCALE: 1" = 20'

EROSION CONTROL BOND ESTIMATE

ITEM	QUANTITY	UNITS	UNIT COST	COST
CONSTRUCTION ROAD STABILIZATION	1	EACH	\$ 1,200	\$ 1,200
SILT FENCE	260	LF	\$ 4	\$ 1,040
INLET PROTECTION	3	EACH	\$ 200	\$ 600
TREES ALONG DIUGUIDS	6	EACH	\$ 200	\$ 1,200
PRE & POST ELEV. CERT.	1	LUMP SUM	\$ 1,500	\$ 1,500
SUBTOTAL				\$ 5,540
10% CONTINGENCY				\$ 554
TOTAL PROJECT				\$ 6,094

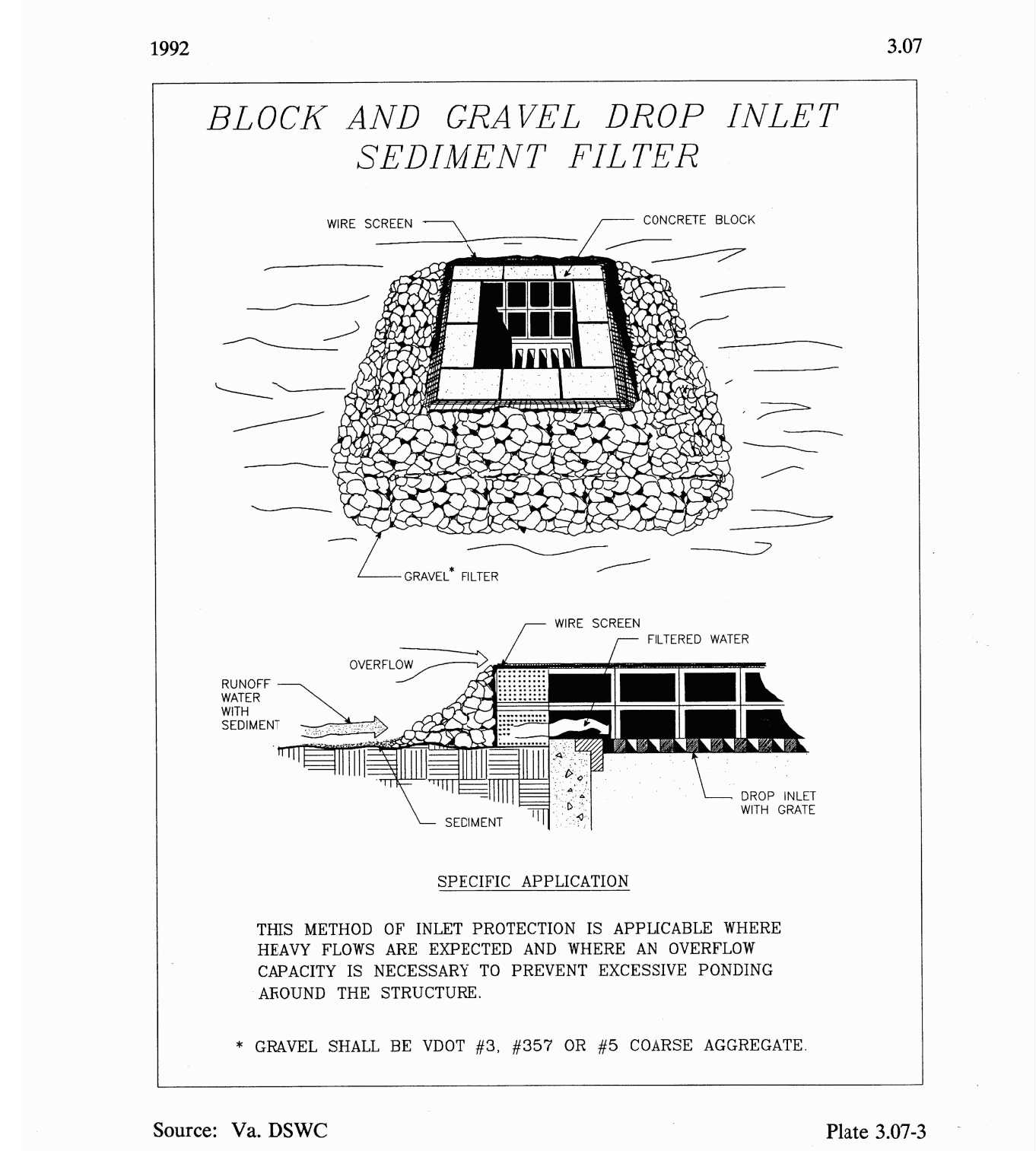
NO.	TITLE	KEY	SYMBOL
3.03	CONSTRUCTION ROAD STABILIZATION	CRS	[Symbol]
3.05	SILT FENCE	SF	[Symbol]
3.07	INLET PROTECTION	IP	[Symbol]

EROSION CONTROL NOTES

* GRAVEL ROAD STABILIZATION, INLET PROTECTION, AND SILT FENCE SHALL BE PROPERLY INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE AT THE DESIGNATED LOCATION.

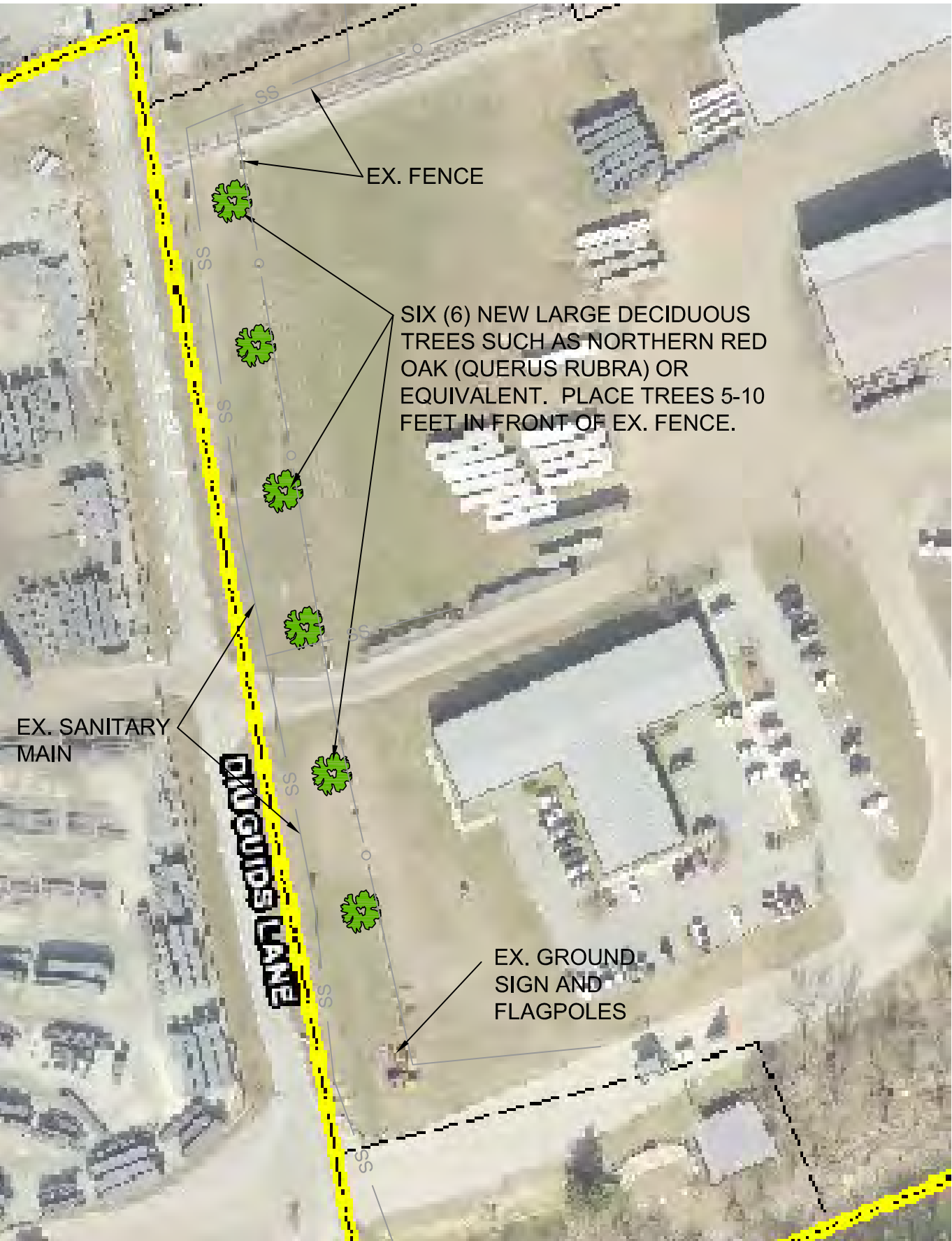
* CONTRACTOR SHALL IMMEDIATELY NOTIFY CITY OF SALEM AND BRUSHY MOUNTAIN ENGINEERING IF DISTURBANCE LIMITS INCREASE AT ANY TIME DURING CONSTRUCTION.

* CONTRACTOR IS SOLELY RESPONSIBLE FOR REGULARLY INSPECTING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION ACTIVITIES AND ON UNTIL SUCH TIME THAT PERMANENT GRAVEL HAS BEEN PLACED IN ALL DISTURBED AREAS OUTSIDE OF THE BUILDING PAD.



INLET PROTECTION INSTALLATION NOTES:

1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 4-INCH, 8-INCH, AND 12-INCH WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12-INCHES HIGH AND NO GREATER THAN 24-INCHES HIGH.
2. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED.
3. STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN IN PLATE 3.07-3.
4. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED, AND REPLACED.



DATE	REVISIONS	#	SITE DEVELOPMENT PLANS
03/26/2021	1ST SUBMITTAL FOR CITY REVIEW	1	FOR
05/13/2021	2ND SUBMITTAL FOR CITY REVIEW	2	COIL WAREHOUSE ADDITION
06/11/2021	3RD SUBMITTAL FOR CITY REVIEW	3	
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			DEVELOPER = NEW MILLENNIUM BUILDING SYSTEMS TAX PARCEL ID: 208-1-1 100 DIUGUIDS LANE CITY OF SALEM, VIRGINIA
			BRUSHY MOUNTAIN ENGINEERING, PLLC
			3553 Carvins Cove Road Salem, VA 24153 (540) 526-6800 www.brushymtnengr.com
			BME
			Barney T. Horrell Lic. No. 44654 06-15-21 PROFESSIONAL ENGINEER
			BME JOB #
			20-017
			SHEET NAME
			GRADING / ESCP
			SHEET NUMBER
			3 OF 4

MINIMUM STANDARDS (PER DCR VIRGINIA EROSION AND SEDIMENT CONTROL LAW AND REGULATIONS AND EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT CERTIFICATION REGULATIONS, FY 2013)			DATE
MS-1	PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.	GRAVEL SHALL BE SPREAD ON ALL DISTURBED AREAS THAT WILL NOT BE GRADED FOR MORE THAN 14 DAYS. ONCE GRADING OF A DISTURBED AREA IS COMPLETED THE AREA SHALL BE GRAVELED.	REVISIONS
	DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE SITE.	NO EXPORT PLANNED AND ANY STOCKPILES OF GRAVEL OR SOIL SHALL BE SURROUNDED WITH SILT FENCE.	#
MS-2	A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.	ALL DISTURBED AREAS OUTSIDE OF THE BUILDING SHALL BE COVERED WITH GRAVEL.	1ST SUBMITTAL FOR CITY REVIEW
3	SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.	THE CONSTRUCTION ROAD STABILIZATION, SILT FENCING, AND INLET PROTECTION SHALL BE INSTALLED BEFORE SITE GRADING BEGINS.	2ND SUBMITTAL FOR CITY REVIEW
4	STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.	NO SUCH EARTHEN STRUCTURES ARE PLANNED.	3RD SUBMITTAL FOR CITY REVIEW
MS-6	SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. A) THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN ONE ACRE. B) SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.	NO SEDIMENT TRAPS OR SEDIMENT BASINS ARE PLANNED.	APPROVED FOR CONSTRUCTION
	CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.	PROPOSED SLOPES ARE NOT STEEP AND SHALL BE COVERED WITH GRAVEL. OWNER WILL MAKE ANY NECESSARY REPAIRS AFTER ONE YEAR.	
7	CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.	RUNOFF FROM THE DISTURBED AREA SHALL SHEET FLOW ACROSS GRAVEL AND INTO CATCH BASINS.	
8	WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.	NO SUCH WATER SEEPS ARE EVIDENT.	
9	ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.	INLET PROTECTION SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.	
10	BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.	STORMWATER RUNOFF FROM THE PROPERTY WILL BE SHEET FLOW.	
11	WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENTS, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.	NO PROPOSED WORK IN LIVE WATERCOURSE.	
12	WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.	NO PROPOSED CROSSINGS OF LIVE WATERCOURSE.	
13	ALL APPLICABLE FEDERAL, STATE AND LOCAL CHAPTERS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.	NO PROPOSED WORK IN LIVE WATERCOURSE.	
14	THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOUSE IS COMPLETED.	NO PROPOSED WORK IN LIVE WATERCOURSE.	
15	UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: A) NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPEN AT ANY ONE TIME. B) EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. C) EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSLEY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. D) MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. E) RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER F) APPLICABLE SAFETY CHAPTERS SHALL BE COMPLIED WITHH.	THE ONLY PLANNED UNDERGROUND UTILITY INSTALLATION IS THE POSSIBLE REROUTING OF STORM SEWER IF IT IS FOUND TO RUN UNDER PROPOSED BUILDING. ANY TRENCHING ACTIVITY SHALL BE DONE IN ACCORDANCE WITH THE LATEST STANDARDS AND SAFETY REQUIREMENTS.	
MS-16	WHERE CONSTRUCTION VEHICLES ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.	CONSTRUCTION ROAD STABILIZATION SHALL BE INSTALLED AS NEEDED PRIOR TO ANY SITE GRADING. DISTURBED AREA IS SURROUNDED BY LARGE PRIVATE GRAVEL LOT AND IS SUFFICIENTLY REMOVED FROM PUBLIC ROADS TO PREVENT TRACKING OF MUD OR DEBRIS ON TO THE PUBLIC ROADS.	
MS-17	ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.	EROSION CONTROL MEASURES WILL BE REMOVED ONCE PERMANENT GRAVEL IS SPREAD OVER ALL DISTURBED AREAS OUTSIDE OF THE BUILDING	
18	PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS: A) CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED IN A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED. B) ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLWING MANNER: 1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR 2) A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS. B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM. C) IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL: 1) IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO CHANNEL THE BED OR BANKS; OR 2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; 3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPED PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR 4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION, OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION. D) THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS. E) ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT. F) IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE. G) OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL. H) ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE. I) INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY. J) IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMET SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT AS A WHOLE SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS. K) ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE. L) ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE-YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL AND MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO SS10.1-562 OR SS10.1-570 OF THE ACT. M) FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF SS10.1-561 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (SS10.1-603.2 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 4VAC50-60-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS. N) COMPLIANCE WITH WATER QUANTITY MINIMUM STANDARDS SET OUT IN 4VAC50-60-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF MINIMUM STANDARD 19.	A. RUNOFF FROM THE DISTURBED AREA SHALL SHEET FLOW INTO CATCH BASINS. THE PLANNED DEVELOPMENT WILL NOT INCREASE THE SITE RUNOFF.. B. THE DISTURBED AREA IS CURRENTLY HEAVILY COMPACTED. THE PROPOSED RUNOFF WILL NOT BE INCREASED. C. THE POST-DEVELOPED PEAK FLOWS WILL BE THE SAME AS THE EXISTING CONDITIONS. THEREFORE, NO DOWNSTREAM CHANNEL IMPROVEMENTS ARE NEEDED. D. NO PERMISSION NEEDED SINCE NO IMPROVEMENTS ARE WARRANTED. E. THE PROPERTY HAS A LARGE DETENTION BASIN WHICH DISCHARGES TO THE ROANOKE RIVER. THIS DETENTION BASIN WAS DESIGNED FOR THE OVERALL RUNOFF FROM THE PROPERTY. F.). THE EXISTING DETENTION BASIN IS NOT BEING MODIFIED AND ALREADY HAS A MAINTENANCE AGREEMENT AND ACCESS EASEMENT. G. THE EXISTING DETENTION BASIN DISCHARGES TO THE ROANOKE RIVER AND WAS PREVIOUSLY DESIGNED TO PREVENT EROSION. H. NO ONSITE OPEN CHANNELS THAT REQUIRE ANALYSIS ARE PLANNED. I. BECAUSE THE EXISTING SITE IS HEAVILY COMPACTED THERE WILL BE NO INCREASE IN SITE RUNOFF VOLUME. J. THE DISTURBED AREA IS A SMALL PORTION OF THE OVERALL SITE RUNOFF FROM THE SUBJECT PROPERTY. AN EXISTING DETENTION BASIN WAS DESIGNED TO ACCOUNT FOR RUNOFF FROM ENTIRE SUBJECT PROPERTY. K. POST DEVELOPED THE DISTURBED AREA SURROUNDING THE PROPOSED BUILDING WILL BE GRAVEL AS IT IS CURRENTLY. THEREFORE, THIS DEVELOPMENT WILL CAUSE NO NEGATIVE IMPACTS TO THE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS OF THE STORMWATER RUNOFF ENTERING THE ROANOKE RIVER. L. NOT APPLICABLE. PLANS PREPARED AFTER JULY 1, 2014. M. THE EXISTING DETENTION BASIN AND OUTLET CONTROL STRUCTURE RESTRICT THE PEAK RUNOFF RATES FOR THE OVERALL PROPERTY DURING VARIOUS STORM EVENTS. N. THE EXISTING DETENTION BASIN ALREADY ADDRESSES THESE REQUIREMENTS.	
MS-19			

BRUSHY MOUNTAIN ENGINEERING, PLLC

DEVELOPER = NEW MILLENNIUM BUILDING SYSTEMS
TAX PARCEL ID: 2081-1
100 BUGUIDS LANE
CITY OF SALEM, VIRGINIA

BME

Barney T. Horrell
Lic. No. 44654
06-15-21
PROFESSIONAL ENGINEER

BME JOB #
20-017
SHEET NAME
NARRATIVE
SHEET NUMBER
4 OF 4

PROJECT NARRATIVE:

PROJECT DESCRIPTION: NEW MILLENNIUM BUILDING SYSTEMS NEEDS TO EXPAND ITS COIL WAREHOUSE SPACE. THE BUILDING EXPANSION WILL INCLUDE AN EXTENSION OF THE OVERHEAD CRANE TO ALLOW FOR EASY UNLOADING OF RAIL CARS. THE BUILDING ADDITION WILL BE SURROUNDED BY GRAVEL OUTDOOR STORAGE YARD.

EXISTING SITE CONDITIONS: THE ENTIRE DISTURBED AREA IS CURRENTLY A HEAVILY COMPACTED GRAVEL OUTDOOR STORAGE YARD. RUNOFF FROM THIS AREA SHEET FLOWS INTO EXISTING STORM INLETS. RUNOFF FROM THE OVERALL PROPERTY IS ALREADY MANAGED BY A DETENTION BASIN WHICH DISCHARGES TO THE ROANOKE RIVER.

ADJACENT AREAS: THE DISTURBED AREA IS SURROUNDED BY HEAVILY COMPACTED GRAVEL OUTDOOR STORAGE YARD. THERE ARE PRIVATE RAIL SPURS TO THE NORTH WHERE RAIL CARS ARE STORED. THE NEW MILLENIUM PROPERTY EXTENDS WELL BEYOND THE DISTURBED AREA SO NO ADJACENT PROPERTIES WILL BE IMPACTED BY THE PLANNED CONSTRUCTION.

OFF-SITE AREAS: THE CONTRACTOR HAS NO NEED FOR AN OFF-SITE DISTURBANCE AREA. HOWEVER, IF SUCH A NEED ARISES THE CONTRACTOR SHALL NOTIFY THE CITY OF SALEM AND BRUSHY MOUNTAIN ENGINEERING IMMEDIATELY AND SUBMIT A SUPPLEMENTAL EROSION AND SEDIMENT CONTROL PLAN FOR ANY SUCH AREA.

SOILS: BASED ON THE USDA SOILS DATA AVAILABLE ONLINE THE DISTURBED AREA IS COVERED WITH SPEEDWELL-URBAN COMPLEX SOILS 0-2% SLOPES. THESE SOILS ARE CLASSIFIED AS A TYPE "B" SOILS. HOWEVER, DUE TO THE PROLONGED HEAVY MATERIALS HANDLING TRAFFIC THE SITE SOILS ARE LIKELY COMPACTED SO THAT THEY NO LONGER HAVE THE RUNOFF CHARACTERISTICS OF A TYPE "B" SOIL.

CRITICAL AREAS: THE PROPOSED SLOPES OF THE GRAVEL AREA OUTSIDE THE BUILDING WILL BE GENTLY SLOPING. THERE WILL BE NO "STEEP SLOPES".

EROSION AND SEDIMENT CONTROL MEASURES: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VESC HANDBOOK. THE MINIMUM STANDARDS OF THE VESC HANDBOOK SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE. NO SUCH WAIVER OR VARIANCE IS BEING SOUGHT AT THIS TIME.

STRUCTURAL PRACTICES:
1. CONSTRUCTION ROAD STABILIZATION - 3.03 - GRAVEL WILL BE ADDED TO THE GRAVEL DRIVES IN THE AREA OF THE CONSTRUCTION AS NEEDED TO PREVENT TRACKING OF MUD AROUND THE PROPERTY OR ONTO THE PUBLIC ROADS.
2. SILT FENCE BARRIER - 3.05 - SILT FENCE SEDIMENT BARRIER WILL BE INSTALLED DOWNSLOPE OF THE DISTURBED AREAS AS SHOWN ON THE ATTACHED PLANS. THIS SILT FENCE BARRIER WILL SERVE AS THE PRIMARY MEANS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. INLET PROTECTION - 3.07 - BLOCKS AND GRAVEL SHALL BE INSTALLED AROUND THE DROP INLETS IN THE AREA OF CONSTRUCTION TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER.

VEGETATIVE PRACTICES:
NONE. AREAS THAT ARE TO REMAIN UNCHANGED FOR 14 DAYS OR MORE SHALL BE SMOOTHED AND COVERED WITH GRAVEL SO TEMPORARY SEEDING IS NOT NECESSARY. AS SOON AS CONSTRUCTION OF BUILDING IS COMPLETE ALL REMAINING DISTURBED AREAS SHALL BE SMOOTHED AND COVERED WITH GRAVEL.

MANAGEMENT STRATEGIES:
1. CONSTRUCTION ACTIVITIES WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. SEDIMENT TRAPPING MEASURES (I.E. SILT FENCE BARRIER AND INLET PROTECTION) WILL BE INSTALLED AS A FIRST STEP IN GRADING AND MUST BE FULLY FUNCTIONAL BEFORE ANY GRADING ACTIVITY COMMENCES.
3. THE CONTRACTOR'S JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
4. AFTER ACHIEVING ADEQUATE STABILIZATION (INSTALLATION OF GRAVEL) AND APPROVAL FROM CITY OF SALEM, THE TEMPORARY E&S CONTROLS WILL BE CLEANED UP AND REMOVED.

PERMANENT STABILIZATION: ALL AREAS DISTURBED BY CONSTRUCTION SHALL BESTABILIZED WITH GRAVEL IMMEDIATELY FOLLOWING FINISH GRADING

STORMWATER MANAGEMENT: THERE IS AN EXISTING STORMWATER DETENTION BASIN ON THE PROPERTY WHICH WAS PREVIOUSLY DESIGNED TO PROPERLY MANAGE THE RUNOFF FROM THE PROPERTY. THE PLANNED IMPROVEMENTS WILL NOT RESULT IN AN INCREASE IN RUNOFF VOLUME. THEREFORE, THE EXISTING STORMWATER MANAGEMENT IS ADEQUATE.

MAINTENANCE: IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
1. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
2. THE INLET PROTECTION SHALL BE CHECKED FOR OVERTOPPING. IF GRAVEL BECOMES CLOGGED WITH SEDIMENT THE GRAVEL SHALL BE REMOVED AND REPLACED.
3. GRAVEL SHALL BE ADDED TO THE CONSTRUCTION TRAFFIC ENTRANCE AS NEEDED.

* NOTE: IF ANY IMPORT OR EXPORT OF FILL MATERIALS (INCLUDING TOPSOIL) IS NEEDED, THE MATERIAL MUST ORIGINATE FROM ANOTHER PROPERLY PERMITTED SITE. THE LOCATION OF ANY SUCH OFF-SITE FILL OR BORROW MATERIAL MUST BE PROVIDED TO CITY OF SALEM ENGINEERING DEPARTMENT.

STEEP SLOPE DEVELOPMENT:

REFER TO VIRGINIA'S EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

1) CUT SLOPES OR FILL SLOPES SHALL NOT BE GREATER THAN 2:1 (HORIZONTAL:VERTICAL), UNLESS A GEOTECHNICAL REPORT IS PROVIDED FOR THE PROPOSED SLOPES. NOT APPLICABLE. ALL PROPOSED SLOPES ARE AT LEAST 3H:1V.

2) CUT SLOPES OR FILL SLOPES SHALL NOT BE GREATER THAN 25 FEET VERTICAL FEET IN HEIGHT, UNLESS A GEOTECHNICAL REPORT IS PROVIDED FOR THE PROPOSED SLOPES. CUT SLOPES OR FILL SLOPES LESS THAN OR EQUAL TO 3:1 (HORIZONTAL:VERTICAL) MAY EXCEED 25 VERTICAL FEET IN HEIGHT AND SHALL NOT REQUIRE A GEOTECHNICAL REPORT. NOT APPLICABLE. NO SUCH SLOPES OR FILLS.

3) FOR ANY CUT SLOPES OR FILL SLOPES GREATER THAN OR EQUAL TO 2:1 (HORIZONTAL:VERTICAL) AND GREATER THAN OR EQUAL TO 25 VERTICAL FEET IN HEIGHT, AS-BUILT PLANS SHOWING THAT THE FINISHED GEOMETRY IS IN SUBSTANTIAL CONFORMITY WITH THE DESIGN SHALL BE PROVIDED TO THE PLAN-APPROVING AUTHORITY. NOT APPLICABLE. ALL PROPOSED SLOPES ARE AT LEAST 3H:1V.

4) FILL MATERIALS, COMPACTION METHODS AND DENSITY SPECIFICATIONS SHALL BE INDICATED ON THE SITE DEVELOPMENT PLANS. FILL AREAS INTENDED TO SUPPORT STRUCTURES SHALL ALSO BE INDICATED ON THE SITE DEVELOPMENT PLANS. COMPACTION TEST RESULTS (PER VDOT STANDARDS) SHALL BE SUBMITTED TO THE PLAN-APPROVING AUTHORITY. FOR THE PURPOSES OF THIS PLAN THE CONTRACTOR WILL AS A MINIMAL REQUIREMENT PLACE ANY FILL IN LIFTS OF 6" OR LESS AND ACHIEVE 95% STANDARD PROCTOR DENSITY.

5) DEVELOPMENT PLANS FOR ALL NEW SUBDIVISIONS SHALL SHOW PROPOSED LOT GRADES TO ENSURE POSITIVE DRAINAGE. THIS PLAN IS NOT PART OF A NEW SUBDIVISION.

CONSTRUCTION / FIELD CHANGES:

1) NOTE: NO FIELD CHANGES PERMITTED WITHOUT PRIOR APPROVAL OF THE CONSULTING ENGINEER AND CITY OF SALEM.

2) ANY EXPANSION OF DISTURBANCE AREAS, CHANGES IN GRADES, ALTERNATIVE EROSION AND SEDIMENT CONTROL MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER WHICH MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF SALEM ENGINEERING DEPARTMENT. PLAN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE.

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

MEETING DATE: July 12, 2021

AGENDA ITEM: Request to re-appropriate State Homeland Security Program Grant (SHSP).

SUBMITTED BY: Rosemarie B. Jordan, Director of Finance

SUMMARY OF INFORMATION:

In fiscal year 2021, the City was awarded a Special Ops Swift-Water/Flood Rescue Team grant of \$76,000 through the State Homeland Security Program. Grant funds were designated for the purchase of swift water rescue equipment and were originally appropriated in October 2020. Due to higher than expected equipment costs, the equipment was not purchased before June 30, 2021 and funds need to be re-appropriated in fiscal year 2022. Grant funds must be expended by December 31, 2021.

FISCAL IMPACT:

The \$76,000 grant will be used to help cover the cost of equipment not currently in the budget.

STAFF RECOMMENDATION:

Staff recommends re-appropriating the Special Ops Swift-Water/Flood Rescue Team grant. Increase the federal grant revenue budget, account 10-032-0100-48530, by \$76,000 and increase the federal grant expenditure budget, account 10-032-3210-55858, by \$76,000 for the purpose stated above.

Budget Entry

Date	GL Account	Account Name	Increase/ (Decrease)	Description
7/12/2021	10-032-0100-48530	Fire Federal Grants Revenue	76,000	Appropriate SHSP grant funds per 7/12 council action
7/12/2021	10-032-3210-55858	Fire Federal Grants	76,000	Appropriate SHSP grant funds per 7/12 council action

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

MEETING DATE: July 12, 2021

AGENDA ITEM: Request to appropriate local funding in fiscal year 2021 for the design of the renovation to James I. Moyer Sports Complex

SUBMITTED BY: Rosemarie B. Jordan, Director of Finance

SUMMARY OF INFORMATION:

The City of Salem would like to commence design work on the James I. Moyer Sports Complex renovations. The funding for the design work will come from the General Fund budget already included in fiscal year 2021. Design and construction work will be tracked through the multi-year Capital Projects Fund; therefore, a budget appropriation needs to be completed in the Capital Projects Fund as of June 30, 2021.

FISCAL IMPACT:

Local funding of \$870,500 already identified in the fiscal year 2021 General Fund operating budget will be transferred to the Capital Projects Fund to complete design work of the James I. Moyer Sports Complex renovations. The City has the ability to reimburse design costs from a future borrowing subject to the approval of a reimbursement resolution.

STAFF RECOMMENDATION:

Staff recommends appropriating \$870,500 to the Transfer from General Fund – Capital Projects account 20-012-0200-49905 and to the Moyer Sports Complex Renovation account 20-070-0205-54729. This appropriation will be dated June 30, 2021.

Budget Entry

Date	GL Account	Account Name	Increase/ (Decrease)	Description
6/30/2021	20-012-0200-49905	Transfer From General Fund – Capital Projects	870,500	Appropriate Design Funding for Moyer Renovation per 7/12/21 action
6/30/2021	20-070-0205-54729	Moyer Sports Complex Renovation	870,500	Appropriate Design Funding for Moyer Renovation per 7/12/21 action