



City Council Meeting
AGENDA

Monday, July 26, 2021, 6:30 PM

Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia 24153

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

Consider the acceptance of the minutes for the July 12, 2021 Joint Work Session with the School Board and Regular Meeting.
 - B. **Financial Reports**

Consider acceptance of the Statement of Revenues and Expenses for the twelve months ending June 30, 2021.
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 the Salem Historical Society, property owner, located at 1936 West Main Street (Tax Map # 138-2-7) from CBD Community Business District with proffered conditions to CBD Community Business District without conditions. (As advertised in the July 8 and 15, 2021 issues of the Salem Times-Register). Recommend approval; see page 3 of Planning Commission minutes). **STAFF REPORT**
 - B. **Amendment to the Zoning Ordinance**

Hold public hearing and consider ordinance on first reading for rezoning the property of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, located at 1637 East Main Street (Tax Map #77-3-13) from LM Light Manufacturing with proffered conditions, to HBD Highway Business District without conditions. (As advertised in the July 8 and 15, 2021 issues of the Salem Times-Register). Recommend approval; see page 6 of Planning Commission minutes). **STAFF REPORT**
 - C. **Amendment to the Zoning Ordinance**

Hold public hearing and consider ordinance on first reading for rezoning the property of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, located at 23 Dalewood Avenue (Tax Map #77-3-12) from HBD Highway Business District with proffered

conditions, to HBD Highway Business District without conditions. (As advertised in the July 8 and 15, 2021 issues of the *Salem Times-Register*). Recommend approval; see page 6 and 7 of Planning Commission minutes). **STAFF REPORT**

D. Special Exception Permit

Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant and Layman Candy Company, Inc. and George W. Givens Jr. & Susan K. Givens, property owners, for the issuance of a Special Exception Permit to allow personal storage on the properties located at 1637 & 1641-1647 East Main Street, and 11, 15, & 23 Dalewood Avenue (Tax Map #s 77-3-13, 77-3-16, 77-3-15, 77-3-14, and 77-3-12). (As advertised in the July 8 and 15, 2021 issues of the *Salem Times-Register*). Recommend approval; see page 7 of Planning Commission minutes). **STAFF REPORT**

E. Olde Salem Days 2021

Consider adoption of Resolution 1403 closing Main Street on Saturday, September 11, 2021.

F. Resolution for Proposed American Rescue Plan Funding

Consider adoption of Resolution 1404 in support of the Proposed American Rescue Plan Funding for Virginia tourism destinations.

G. Boards and Commissions

Consider appointments to various boards and commissions.

7. Closed Session

A. Closed Session Item A

Hold a Closed session in accordance with Section 2.2-3711 A(3) of the 1950 Code of Virginia, as amended, for the purpose of discussion or consideration of the acquisition of real property for a public purpose, or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

B. Closed Session Item B

Hold a Closed session in accordance with Section 2.2-3711 A(7) of the 1950 Code of Virginia, as amended, for the purpose of consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. For the purposes of this subdivision, "probable litigation" means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter.

8. Adjournment

Audit-Finance Committee Meeting is cancelled.
Work Session, 5:30 p.m., Council Chambers Conference Room

UNAPPROVED MINUTES
CITY COUNCIL WORK SESSION
July 12, 2021

A joint work session of the Council of the City of Salem, Virginia, along with the City of Salem School Board was held at Salem High School, 400 Spartan Drive, Salem, Virginia, on July 12, 2021, at 5:00 p.m., there being present the following members of said Council, to wit: Renée Ferris Turk, Mayor; James W. Wallace, III, Vice-Mayor; Council members: Byron Randolph Foley, William D. Jones (absent), and John Saunders; James E. Taliaferro, II, City Manager; H. Robert Light, Assistant City Manager and Clerk of Council; Rosemarie B. Jordan, Director of Finance; Mike Stevens, Communications Director; Todd Sutphin, Assistant Director of Street and General Maintenance; Crystal Williams, Assistant to the City Manager; and Laura Lea Harris, Deputy Clerk of Council. Also present were: Dr. H. Alan Seibert, Superintendent; Dr. Forest Jones, Director of Administrative Services; Mandy Hall, Director of Business Services; Scott Habeeb, Principal of Salem High School; and Kathy Jordan, Clerk of the Board and Executive Secretary. School Board Members present were: David Preston, Teresa Sizemore-Hernandez, Artice M. Ledbetter, Nancy Bradley, and Andy Raines; along with Andy Grant and Michael Mauceri of RRMM Architects; and the following business was transacted:

Mayor Turk reported that this date, place, and time had been set in order for the Council to hold a work session; Mayor Turk called the Council meeting to order; and

WHEREAS, David Preston, Chair of the Salem School Board, called the School Board meeting to order; and

WHEREAS, Rosemarie Jordan provided an overview of the resolution adopted by City Council in 1984 that provides unexpended fiscal year-end funds of the Schools (as determined by the City's annual audit) for non-recurring School expenditures, including general capital needs, as determined by the School Board with the consent of City Council. Mandy Hall discussed the School Capital Improvement Plan (CIP) development process and schedule. She stated that the physical condition of buildings, safety inspections, and insurance advisor recommendations are all factors that are considered in establishing priorities. She also said that the School Administration works closely with City Maintenance. They meet monthly to stay current with the project status of all ongoing projects. Dr. Jones and Mr. Sutphin addressed current and ongoing maintenance needs for the schools; and

WHEREAS, Michael Mauceri and Andy Grant, RRMM Architects presented a PowerPoint presentation on the Multi-School Facility Study and Needs assessment in which they gave details on the most critical needs at each of the following schools: East Salem Elementary, West Salem Elementary, Andrew Lewis Middle School, the AIIMS Center, and G W Carver Elementary School.; and

WHEREAS, Michael Mauceri and Andy Grant, RRMM Architects presented a PowerPoint presentation on the Field House Feasibility Study for Salem High School. They gave details on the

addition and specific improvements that are being looked at as well as the total project budget estimation for 2021 and the anticipated escalation factor. Dr. Seibert stated that tonight was a conversation point and that no decisions would be made until a later date. Questions were raised by Council and School Board members and addressed; and

WHEREAS, there being no further business, Mr. Preston and Mayor Turk adjourned the meeting at 6:12 PM.

Mayor

Clerk of Council

City Council Meeting MINUTES

Monday, July 12, 2021, 6:30 PM

Salem High School Auditorium, 400 Spartan Drive, 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 (absent), 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; Chuck Van Allman, Director of Community Development; Mike Stevens, Director of Communications; and Jeremy Carroll on behalf of City Attorney, Jim Guynn.

2. Pledge of Allegiance

3. Bid Openings, Awards, Recognitions

There were none.

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

John Breen, 142 Bogey Lane appeared before Council. Mr. Breen expressed concern about the process of two-by-two meetings with Council members that is used to share information from Staff with Council members. He requested that Council consider abolishing this practice or continue with Council-adopted written rules in which the date, attendees, and topic would be reported at a normal Council meeting.

Angela Lieb was not present to speak.

B. Minutes

Consider the acceptance of the minutes for the June 28, 2021 Regular Meeting. The June 28, 2021 Regular Meeting minutes were approved as written.

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.)

Randy Foley motioned to approve an ordinance on second 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

Absent: Jones

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.)

Randy Foley motioned to approve an 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. John Saunders seconded the motion.

Ayes: Foley, Saunders, Turk, Wallace

Absent: Jones

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.)

Randy Foley motioned to approve an 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. John Saunders seconded the motion.

Ayes: Foley, Saunders, Turk, Wallace

Absent: Jones

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**

James Wallace motioned to approve an erosion and sediment control bond in the amount of \$6,094 and a time frame for completion be set at twelve (12) months for the New Millennium Coil Warehouse Addition. Randy Foley seconded the motion.

Ayes: Foley, Saunders, Turk, Wallace

Absent: Jones

B. Appropriation of Funds

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

James Wallace motioned to approve re-appropriation of the Special Ops Swift-Water/Flood Rescue Team grant to increase the federal grant revenue budget account by \$76,000 and increase the federal grant expenditure budget account by \$76,000 for the purpose of covering the cost of equipment not currently in the budget. John Saunders seconded the motion.

Ayes: Foley, Saunders, Turk, Wallace

Absent: Jones

C. Appropriation of Funds

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

James Wallace motioned to approve appropriating \$870,500 to the Transfer from General Fund-Capital Projects account to the Moyer Sports Complex Renovation account. The appropriation will be dated June 30, 2021. John Saunders seconded the motion.

Ayes: Foley, Saunders, Turk, Wallace

Absent: Jones

7. Adjournment

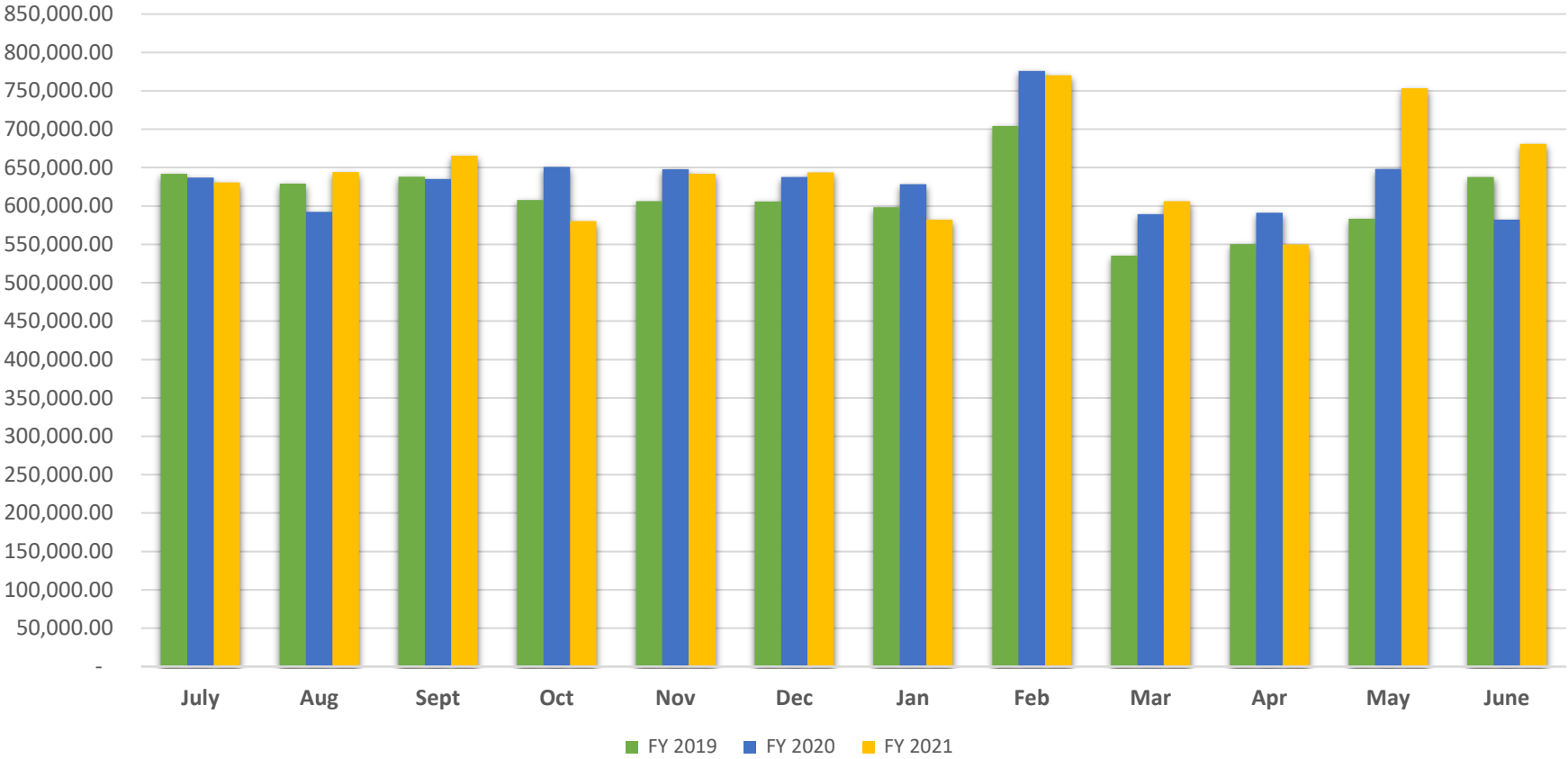
The meeting was adjourned at 6:44 p. m.

Schedule A
***Subject to Final Audit**

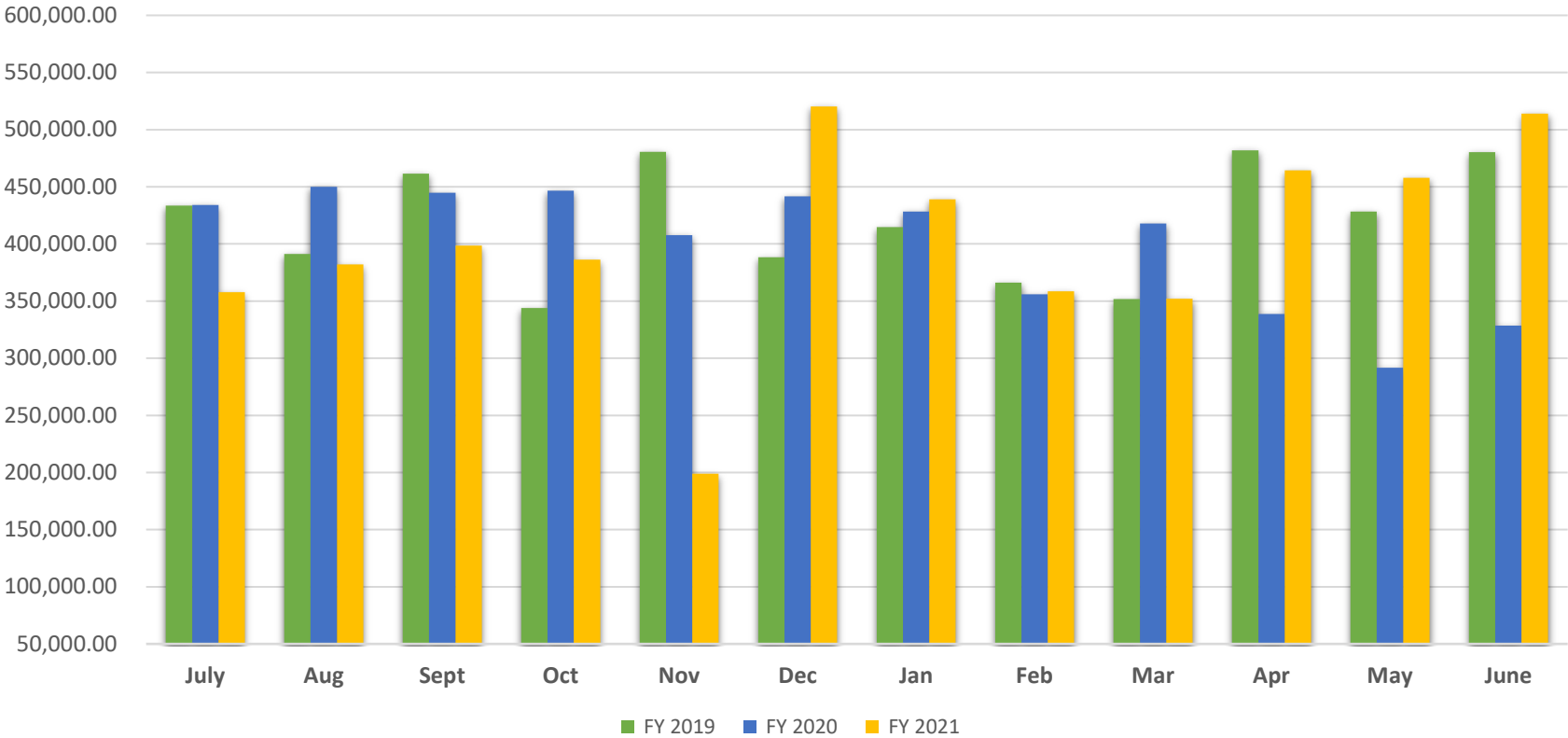
City of Salem, Virginia
General Fund
Statement of Revenues and Expenditures
For Twelve Months Ending June 30, 2021*

	Current Year Budget	Current Year Year to Date	% of Budget	Prior Year Year to Date	Variance
Revenues:					
Beginning Balance 7-1-20	\$ 8,330,631	-	0%	-	\$ -
General Property Taxes	38,989,443	40,302,701	103%	36,623,829	3,678,872
Other Local Taxes	19,241,000	20,944,197	109%	20,754,975	189,222
Permits and Licenses	324,450	314,393	97%	322,816	(8,423)
Fines and Forfeitures	70,000	56,041	80%	61,596	(5,555)
Revenue from Use of Money and Property	1,412,273	472,550	33%	1,933,558	(1,461,008)
Charges for Services	3,503,257	2,944,079	84%	3,313,308	(369,229)
Payment in Lieu of Taxes from Electric Fund	3,160,000	3,160,000	100%	3,160,000	-
Payment in Lieu of Taxes from Water Fund	167,000	178,985	107%	175,767	3,218
Miscellaneous Revenue	390,754	394,637	101%	350,276	44,361
Non-Categorical Aid	3,884,907	1,112,592	29%	1,163,126	(50,534)
Shared Expenses	1,383,069	1,319,344	95%	1,266,944	52,400
Categorical Aid	12,145,968	26,577,275	219%	9,431,638	17,145,637
Non-Revenue Receipts	21,837	21,835	100%	72,653	(50,818)
Transfer From Other Funds	335,000	-	0%	-	-
Total Revenues	93,359,589	97,798,627	105%	78,630,486	19,168,141
Expenditures:					
General Government	7,811,510	6,841,044	88%	6,978,223	(137,180)
Judicial Administration	2,386,202	2,293,162	96%	2,079,121	214,041
Public Safety	19,994,851	17,423,693	87%	16,756,855	666,838
Public Works	16,865,877	14,529,810	86%	8,452,995	6,076,815
Health and Welfare	5,616,855	5,027,547	90%	4,112,830	914,717
Education	23,156,497	22,821,497	99%	23,185,765	(364,268)
Parks, Recreation and Cultural	6,466,718	5,369,797	83%	5,104,116	265,681
Community Development	3,272,043	2,758,333	84%	3,303,723	(545,390)
Non-Departmental	7,175,938	7,090,131	99%	6,497,942	592,189
Contingency	484,616	-	0%	-	-
Contingency for Economic Dev. Opportunities	100,000	-	0%	-	-
Reserve for Capital	28,482	-	0%	-	-
Total Expenditures	93,359,589	84,155,013	90%	76,471,570	7,683,443
Revenues Over/(Under) Expenditures	\$ -	\$ 13,643,614		\$ 2,158,916	\$ 11,484,698

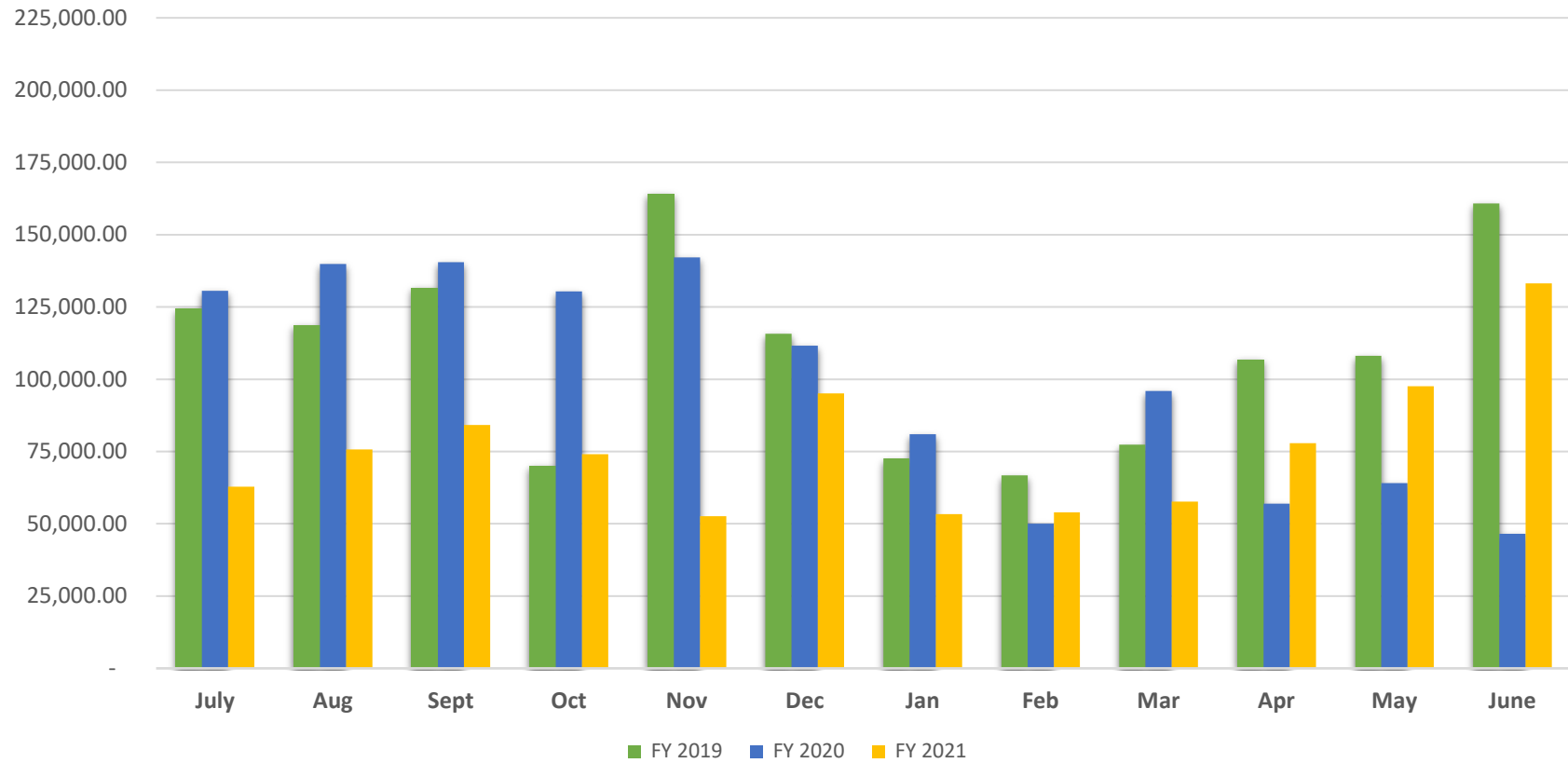
City of Salem
Sales Tax Summary
For Fiscal Years 2019 - 2021



**City of Salem
Meals Tax Summary
For Fiscal Years 2019 - 2021**



**City of Salem
Lodging Tax Summary
For Fiscal Years 2019 - 2021**



City of Salem, Virginia
Debt Outstanding
For Period Ending June 30, 2021

Schedule E

	Balance 7/1/2020	Issuances	Principal Payments	Balance 6/30/2021
City Debt Outstanding				
2010B VML/VACO Series G Build America Bonds	\$ 315,000	\$ -	\$ (315,000)	\$ -
2010D VML/VACO Bonds I Tax Exempt Bonds*	1,470,000	-	(1,470,000)	-
2011 Union First Market Refunding Bonds	1,579,842	-	(409,050)	1,170,792
2013 Public Improvement Bonds	1,245,825	-	(89,425)	1,156,400
2016B Public Improvement Bonds	850,793	-	(133,192)	717,601
2019 Public Improvement Bonds	4,859,000	-	(189,000)	4,670,000
2020 Public Improvement Bonds	2,595,000	-	(220,000)	2,375,000
2020 Public Improvement Refunding Bonds	5,799,023	-	(279,997)	5,519,026
2021 Public Improvement Refunding Bonds	-	1,555,000	-	1,555,000
Total City Debt Outstanding	<u>18,714,483</u>	<u>1,555,000</u>	<u>(3,105,664)</u>	<u>17,163,819</u>
School Debt Outstanding				
2011 Union First Market Refunding Bonds	2,765,158	-	(715,950)	2,049,208
2012A Public Improvement Bonds	6,204,250	-	(477,250)	5,727,000
2013 Public Improvement Bonds	3,839,175	-	(275,575)	3,563,600
2020 Public Improvement Bonds	<u>23,960,000</u>	<u>-</u>	<u>(125,000)</u>	<u>23,835,000</u>
Total School Debt Outstanding	<u>36,768,583</u>	<u>-</u>	<u>(1,593,775)</u>	<u>35,174,808</u>
Total Debt Outstanding	<u><u>\$ 55,483,066</u></u>	<u><u>\$ 1,555,000</u></u>	<u><u>\$ (4,699,439)</u></u>	<u><u>\$ 52,338,627</u></u>

*This issue was refunded in May 2021.

City of Salem, Virginia
Capital Projects Fund
Statement of Revenues and Expenditures
For Period Ending June 30, 2021*

Schedule F
*Subject to Final Audit

	Budget	Project To Date	Encumbrances	Total Project	Available Balance	Year To Date	
Fund Balance, July 1, 2020							28,679,093
<u>Revenues:</u>							
Federal Grants	9,289,835	2,167,065	-	2,167,065	7,122,770	1,163,132	
State Grants	9,131,023	872,390	-	872,390	8,258,633	247,198	
Proceeds From Debt Issuance	34,360,900	34,360,901	-	34,360,901	(1)	-	
Interest Income	166,149	166,146	-	166,146	3	43,205	
Donations	45,000	45,000	-	45,000	-	5,000	
Transfer From General Fund	2,722,487	2,722,486	-	2,722,486	1	1,174,628	
Transfer From Electric Fund	148,200	148,200	-	148,200	-	-	
Transfer From Water Fund	28,000	28,000	-	28,000	-	-	
Total Revenues	55,891,594	40,510,188	-	40,510,188	15,381,406		2,633,163
<u>Expenditures:</u>							
Sheriff Equipment 2020	22,955	22,955	-	22,955	-	22,955	
Radio System Upgrade	2,393,480	2,393,482	-	2,393,482	(2)	111,416	
Fire Truck 2020	698,200	43,024	645,931	688,955	9,245	43,024	
Animal Shelter HVAC Replacement	46,450	46,450	-	46,450	-	46,450	
Next Generation 911	378,493	71,343	87,757	159,100	219,393	71,343	
Street Department Equipment 2016	522,032	483,000	39,014	522,014	18	-	
Roanoke Blvd Multimodal Impr at VA	876,381	778,703	-	778,703	97,678	-	
Colorado St Bridge Replacement	6,450,000	234,364	664,735	899,099	5,550,901	99,127	
Apperson Drive Bridge Replacement	3,364,939	286,177	453,614	739,791	2,625,148	228,730	
Street Department Equipment 2019	718,342	672,159	46,182	718,341	1	-	
VDOT E Main Project UPC 8753	217,955	165,885	-	165,885	52,070	134,341	
Street Department Equipment 2020	1,221,293	1,006,284	180,841	1,187,125	34,168	1,006,284	
Hanging Rock Battlefield Phase 2	570,310	143,926	9,696	153,622	416,688	23,068	
Kiwanis Scoreboard	45,158	45,158	-	45,158	-	-	
Western Roanoke River Greenway	50,000	1,500	-	1,500	48,500	-	
Elizabeth Campus Greenway	1,104,400	59,802	129,698	189,500	914,900	59,802	
Parks and Recreation Equipment 2020	22,832	22,833	-	22,833	(1)	22,833	
Kiwanis Field Lighting Upgrades	700,000	644,545	-	644,545	55,455	644,545	
Longwood Park Restroom Replacement	150,000	3,640	107,025	110,665	39,335	3,640	
Salem Memorial Park Equipment 2020	35,950	35,950	-	35,950	-	35,950	
Salem Memorial Park Lower Level Seats	101,000	101,000	-	101,000	-	101,000	
Library Sidewalk Replacement	36,800	-	13,300	13,300	23,500	-	
Kiwanis Roof/Infrastructure Renovations	344,646	8,310	4,250	12,560	332,086	8,310	
Moyer Sports Complex Renovation	870,500	5,000	865,500	870,500	-	5,000	
Downtown Impr - E Main St/College Ave	1,684,900	1,481,038	-	1,481,038	203,862	457,698	
Downtown Impr - E Main St/Broad St	974,799	844,372	66,336	910,708	64,091	744,473	
Downtown Impr - E Main St/Broad St-CDBG	250,000	250,000	-	250,000	-	250,000	
Downtown Impr - CDBG Community Impr	285,000	27,130	25,615	52,745	232,255	6,561	
Downtown Impr - E Main St/Union St	1,000,000	43,705	72,345	116,050	883,950	43,705	

Schedule F
*Subject to Final Audit

	Budget	Project To Date	Encumbrances	Total Project	Available Balance	Year To Date
Downtown Impr - E Main St/Market St	3,629,869	57,776	108,314	166,090	3,463,779	57,286
Capital Projects Local Reserve	15,910	-	-	-	15,910	-
Transfer to Civic Center-2020 Bonds	109,000	109,000	-	109,000	-	109,000
Transfer to Schools-2020 Bonds	27,000,000	16,427,365	-	16,427,365	10,572,635	12,981,403
Total Expenditures	55,891,594	26,515,876	3,520,153	30,036,029	25,855,565	17,317,944
Fund Balance, June 30, 2021						13,994,312

City of Salem, Virginia
Electric Fund
Statement of Operations
For Twelve Months Ending June 30, 2021*

	Current Year Budget	Current Year Year to Date	% of Budget	Prior Year Year to Date	Variance
Operating Revenues					
Sale of Power	\$ 39,986,044	\$ 37,643,187	94%	\$ 37,555,779	\$ 87,408
Other Electric Revenue	578,920	714,000	123%	761,234	(47,234)
Reserve for Encumbrances	13,235,339	-	0%	-	-
Appropriated from Net Position	401,050	-	0%	-	-
Total Operating Revenues	54,201,353	38,357,187	71%	38,317,013	40,174
Operating Expenses					
Other Power Generation - Operation	90,000	44,212	49%	51,523	(7,311)
Other Power Generation - Maintenance	54,630	29,035	53%	51,619	(22,584)
Purchased Power	21,540,000	19,222,760	89%	19,780,015	(557,255)
Transmission - Operation	6,210,500	6,820,079	110%	5,590,814	1,229,265
Transmission - Maintenance	24,000	3,533	15%	4,019	(486)
Distribution - Operations	944,150	867,813	92%	910,614	(42,801)
Distribution - Maintenance	1,221,665	998,400	82%	1,096,816	(98,416)
Customer Service	580,459	543,026	94%	569,056	(26,030)
Administration & General - Operation	3,026,488	1,751,079	58%	1,468,566	282,513
Administration & General - Maintenance	165,012	113,159	69%	170,403	(57,244)
Depreciation	-	1,316,649	0%	1,332,327	(15,678)
Capital	16,556,582	5,552,393	34%	4,128,690	1,423,703
Contingency	627,867	-	0%	-	-
Total Operating Expenses	51,041,353	37,262,138	73%	35,154,462	2,107,676
Income (loss) Before Transfers	3,160,000	1,095,049		3,162,551	(2,067,502)
Transfers	(3,160,000)	(3,160,000)	100%	(3,160,000)	-
Income (loss)	\$ -	\$ (2,064,951)		\$ 2,551	\$ (2,067,502)

**City of Salem, Virginia
Water Fund
Statement of Operations
For Twelve Months Ending June 30, 2021***

Operating Revenues	Current Year Budget	Current Year Year to Date	% of Budget	Prior Year Year to Date	Variance
Services	\$ 7,180,151	\$ 7,030,083	98%	\$ 6,824,728	\$ 205,355
Other Revenue	390,544	307,218	79%	388,380	(81,162)
Reserve for Encumbrances	508,452	-	0%	-	-
Appropriated from Net Position	11,575	-	0%	-	-
CARES Act Utility Funding	-	31,490	0%	-	31,490
Total Operating Revenues	8,090,722	7,368,792	91%	7,213,108	155,684
Operating Expenses					
<i>Production</i>					
Salaries of Personnel	776,077	767,930	99%	770,791	(2,861)
Fringe Benefits	372,684	355,632	95%	339,583	16,049
Contractual Services	681,215	475,024	70%	542,609	(67,585)
Printing and Binding	2,500	409	16%	484	(75)
Advertising	1,000	195	20%	355	(160)
Utilities	417,200	385,856	92%	378,756	7,100
Communications	6,900	3,995	58%	4,492	(497)
Insurance	29,750	28,070	94%	27,277	793
Travel and Training	9,200	2,565	28%	5,995	(3,430)
Miscellaneous	61,137	60,494	99%	59,598	896
Materials and Supplies	194,100	101,146	52%	149,846	(48,700)
Depreciation	-	856,046	0%	854,900	1,146
Capital	390,000	247,720	64%	535,588	(287,868)
Contingency	964,266	-	0%	-	-
Total Production Expenses	3,906,029	3,285,082	84%	3,670,274	(385,192)
<i>Distribution</i>					
Salaries of Personnel	585,456	515,004	88%	480,433	34,571
Fringe Benefits	295,345	249,721	85%	227,527	22,194
Contractual Services	608,253	623,746	103%	531,208	92,538
Communications	4,950	3,328	67%	4,400	(1,072)
Insurance	24,000	23,437	98%	22,073	1,364
Lease/Rent of Equipment	2,000	1,821	91%	1,821	0
Travel and Training	5,300	1,003	19%	5,577	(4,574)
Miscellaneous	26,537	25,387	96%	41,160	(15,773)
Miscellaneous Credits	(240,000)	(217,579)	91%	(244,240)	26,661
Materials and Supplies	139,888	(14,518)	-10%	32,851	(47,369)
Depreciation	-	96,819	0%	94,338	2,481
Capital	1,046,645	582,073	56%	759,212	(177,139)
Interest Obligations	1,519,319	338,435	22%	91,936	246,499
Bond Costs	-	-	0%	84,041	(84,041)
Total Distribution Expenses	4,017,693	2,228,677	55%	2,132,337	96,340
Income (loss) Before Transfers	167,000	1,855,032		1,410,497	444,535
Transfers	(167,000)	(178,985)	107%	(175,767)	(3,218)
Income (loss)	\$ -	\$ 1,676,048		\$ 1,234,730	\$ 441,318

**City of Salem, Virginia
Sewer Fund
Statement of Operations
For Twelve Months Ending June 30, 2021***

Operating Revenues	<u>Current Year Budget</u>	<u>Current Year Year to Date</u>	<u>% of Budget</u>	<u>Prior Year Year to Date</u>	<u>Variance</u>
Services	\$ 6,862,860	\$ 6,753,973	98%	\$ 6,715,326	\$ 38,647
Other Revenue	169,544	102,862	61%	154,710	(51,848)
Reserve for Encumbrances	1,103,610	-	0%	-	-
Appropriated from Net Position	440,942	-	0%	-	-
CARES Act Utility Funding	-	33,530	0%	-	33,530
Total Operating Revenues	<u>8,576,956</u>	<u>6,890,365</u>	<u>80%</u>	<u>6,870,036</u>	<u>20,329</u>
Operating Expenses					
Salaries of Personnel	669,045	565,467	85%	639,843	(74,376)
Fringe Benefits	324,667	269,918	83%	301,066	(31,148)
Contractual Services	3,548,586	2,748,831	77%	2,942,354	(193,523)
Printing and Binding	1,500	-	0%	-	-
Advertising	1,500	1,000	67%	-	1,000
Utilities	4,500	4,093	91%	4,257	(164)
Communications	15,600	14,448	93%	14,046	402
Insurance	18,000	11,836	66%	11,211	625
Lease/Rent of Equipment	3,000	1,821	61%	1,821	0
Travel and Training	9,000	2,115	24%	9,476	(7,361)
Miscellaneous	38,537	36,732	95%	53,898	(17,166)
Miscellaneous Credits	(325,000)	(141,670)	44%	(253,829)	112,159
Materials and Supplies	98,000	25,409	26%	32,452	(7,043)
Depreciation	-	1,331,654	0%	1,169,620	162,034
Capital	1,792,278	866,272	48%	1,028,055	(161,783)
Interest Obligations	1,631,321	132,946	8%	149,009	(16,063)
Contingency	746,422	-	0%	-	-
Total Operating Expenses	<u>8,576,956</u>	<u>5,870,870</u>	<u>68%</u>	<u>6,103,279</u>	<u>(232,409)</u>
Income (loss) before Transfers	<u>-</u>	<u>1,019,495</u>		<u>766,757</u>	<u>252,738</u>
Income (loss)	<u>\$ -</u>	<u>\$ 1,019,495</u>		<u>\$ 766,757</u>	<u>\$ 252,738</u>

**City of Salem, Virginia
Salem Civic Center
Statement of Operations
For Twelve Months Ending June 30, 2021***

Operating Revenues	Current Year Budget	Current Year Year to Date	% of Budget	Prior Year Year to Date	Variance
Shows/rentals	\$ 367,000	\$ 194,522	53%	\$ 257,211	\$ (62,689)
Box office shows	1,200,000	192,306	16%	1,207,316	(1,015,010)
Catering and concessions	150,000	26,060	17%	142,438	(116,378)
Merchandise and commissions	151,500	47,846	32%	96,001	(48,155)
Static advertising	60,000	26,500	44%	60,964	(34,464)
Miscellaneous income	21,905	39,804	182%	15,769	24,035
Salem Fair	9,113	(3,500)	-38%	577,473	(580,973)
Reserve for encumbrances	3,046	-	0%	-	-
Total Operating Revenues	1,962,564	523,538	27%	2,357,172	(1,833,634)
Operating Expenses					
Salaries of personnel	1,037,843	855,712	82%	1,012,690	(156,978)
Fringe benefits	431,046	376,453	87%	402,922	(26,469)
Maintenance and contractual services	218,899	103,116	47%	214,478	(111,362)
Printing and binding	1,000	-	0%	399	(399)
Advertising	37,000	22,523	61%	23,820	(1,297)
Utilities	277,000	194,545	70%	275,398	(80,853)
Communications	18,200	12,735	70%	14,714	(1,979)
Insurance	21,000	23,577	112%	19,948	3,629
Lease/Rent of Equipment	3,500	-	0%	-	-
Travel and training	7,800	199	3%	3,694	(3,495)
Miscellaneous	84,536	76,196	90%	71,436	4,760
Show expense	1,300,213	182,031	14%	1,482,708	(1,300,677)
Fair 2020 expense	6,000	6,222	104%	460,959	(454,737)
Materials and supplies	52,300	15,064	29%	29,011	(13,947)
Capital	171,952	160,868	94%	595,236	(434,368)
Depreciation	-	306,534	0%	285,021	21,513
Contingency	24,760	-	0%	-	-
Total Operating Expenses	3,693,049	2,335,773	63%	4,892,433	(2,556,660)
Income (loss) Before Transfers	(1,730,485)	(1,812,235)		(2,535,262)	723,026
Transfers	1,730,485	1,730,485	100%	1,838,367	(107,882)
Income (loss)	\$ -	\$ (81,750)		\$ (696,895)	\$ 615,144

**City of Salem, Virginia
Salem Catering and Concessions
Statement of Operations
For Twelve Months Ending June 30, 2021***

	Current Year Budget	Current Year Year to Date	% of Budget	Prior Year Year to Date	Variance
Operating Revenues:					
Catering	\$ 472,600	\$ 129,409	27%	\$ 512,341	\$ (382,932)
Concessions	130,504	13,066	10%	126,140	(113,074)
Moyer Concessions	35,500	64,916	183%	28,662	36,255
Salem High Concessions	9,000	1,914	21%	4,607	(2,693)
Total Operating Revenues	647,604	209,306	32%	671,750	(462,444)
Operating Expenses:					
<u>Catering</u>					
Salaries of personnel	147,705	137,369	93%	296,288	(158,919)
Fringe benefits	97,305	58,129	60%	87,037	(28,908)
Contractual services	10,000	6,326	63%	12,358	(6,032)
Printing and binding	500	21	4%	775	(753)
Laundry and Cleaning	15,000	2,547	17%	8,235	(5,688)
Communications	600	144	24%	196	(52)
Insurance	1,200	1,642	0%	1,212	431
Miscellaneous	140,205	36,057	26%	133,248	(97,191)
Materials and supplies	159,430	56,824	36%	150,712	(93,888)
Depreciation	-	4,383	0%	4,346	37
Total Catering Expenses	571,945	303,442	53%	694,406	(390,964)
<u>Concessions</u>					
Salaries of Personnel	56,776	11,415	20%	52,966	(41,551)
Fringe Benefits	16,009	3,047	19%	14,145	(11,097)
Miscellaneous	42,950	2,915	7%	43,572	(40,656)
Materials and Supplies	32,000	4,405	14%	31,648	(27,243)
Total Concessions Expenses	147,735	21,783	15%	142,331	(120,548)
<u>Moyer Concessions</u>					
Salaries of Personnel	32,710	33,509	102%	25,795	7,714
Fringe Benefits	9,782	12,617	129%	6,551	6,066
Contractual services	2,500	2,500	100%	2,500	(0)
Miscellaneous	5,500	9,677	176%	4,349	5,328
Materials and Supplies	12,000	19,615	163%	9,074	10,540
Total Moyer Expenses	62,492	77,918	125%	48,270	29,649
<u>Salem High Concessions</u>					
Salaries of Personnel	12,017	1,557	13%	3,783	(2,226)
Fringe Benefits	3,969	216	5%	1,043	(827)
Miscellaneous	300	(6)	-2%	-	(6)
Materials and Supplies	2,350	254	11%	660	(406)
Total Salem High Expenses	18,636	2,021	11%	5,487	(3,466)
Income (loss) Before Transfers	(153,204)	(195,858)		(218,743)	22,885
Transfers	153,204	-	0%	148,205	(148,205)
Income (loss)	\$ -	\$ (195,858)		\$ (70,538)	\$ (125,320)

City of Salem, Virginia
Schedule of Deposits and Investments
For Period Ending June 30, 2021*

Schedule L
*Subject to Final Audit

	Cash Value 6/30/2021	Net Change in Fair Value	Fair Value 6/30/2021	FV as a % of Portfolio
Demand & Time Deposits				
Concentration Account	\$ 114,652,793	\$ -	\$ 114,652,793	74.0%
Payroll Account	11,094	-	11,094	0.0%
Revenue Recovery Account	9,604	-	9,604	0.0%
Utility Billing Account	13,870	-	13,870	0.0%
Box Office Account	365,769	-	365,769	0.2%
Held as Fiscal Agent of:				
Cardinal Academy	650,373	-	650,373	0.4%
Court Community Corrections	1,848,155	-	1,848,155	1.2%
Held on Behalf of:				
Economic Development Authority	314,206	-	314,206	0.2%
Total Demand & Time Deposits	<u>117,865,864</u>	<u>-</u>	<u>117,865,864</u>	<u>76.0%</u>
Investments				
Local Government Investment Pool (LGIP)	16,878	-	16,878	0.0%
Local Government Investment Pool EM (LGIP EM*)	24,860,758	23,084	24,883,842	16.0%
VA State Non-Arbitrage Program (SNAP)	12,362,406	-	12,362,406	8.0%
Total Investments	<u>37,240,042</u>	<u>23,084</u>	<u>37,263,126</u>	<u>24.0%</u>
Total Deposits and Investments	<u>\$ 155,105,906</u>	<u>\$ 23,084</u>	<u>\$ 155,128,990</u>	<u>100.0%</u>

* Extended Maturity

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

AGENDA ITEM:

Amendment to the Zoning Ordinance

Hold public hearing and consider ordinance on first reading for rezoning the property of the Salem Historical Society, property owner, located at 1936 West Main Street (Tax Map # 138-2-7) from CBD Community Business District with proffered conditions to CBD Community Business District without conditions. Advertised in the July 8 and 15, 2021 issues of the Salem Times-Register.

SUBMITTED BY:

Benjamin W. Tripp, AICP, CECd, City Planner

SUMMARY OF INFORMATION:

Zoning: CBD Community Business District
Future Land Use Plan Designation: Commercial
Existing Use: Vacant
Proposed Use: Personal Services

The subject property consists of a single parcel of approximately 9.4 acres, located along the south side of West Main Street, east of the intersection with Wildwood Road. It is occupied by a historically designated two-story home.

Previously, the owner of the property requested the zoning be changed to CBD with proffered conditions to allow a restaurant. They are now requesting those conditions be changed in order to allow more flexibility for the property, and to allow "Glow Healing Arts" as a tenant.

SUMMARY OF PROPOSED CHANGES:

The applicant is requesting these conditions be removed:

The use of the property will be limited to the following:

Civic Use Types

Administrative Services
Cultural Services

Office Use Types

General Offices

Commercial Use Types

Antique Shops

*Assembly Hall
Homestay Inn
Micro-brewery (If allowed by the underlying zoning)
Restaurant
Retail Sales
Studio, Fine Arts*

*Miscellaneous Use Types
Mixed Use (if allowed by the underlying zoning)
Outdoor Gathering*

FISCAL IMPACT:

Adjusting the conditions to allow a new tenant to use the space 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 the Salem Historical Society, property owner, being the property located at 1936 West Main Street (Tax Map # 138-2-7) be and the same is hereby changed from CBD Community Business District with proffered conditions to CBD Community Business District without conditions, and the map referred to shall be changed in this respect and no other, said property being described as follows:

Beginning at an iron pin found on the southern right of way line of West Main Street (U.S. Rte. 460), being approximately 900 feet west of the intersection with Hurt Lane; thence leaving said right of way along the western property line of the Go-Mart, Inc. property S 12°35'02" E, 832.76 feet to a pin found on the northern right of way line of the Norfolk Southern Corporation; thence along the said right of way S 71°41'23" W, 553.42 feet to a pipe found at the intersection of the eastern property line of USF Propco I, LLC; thence with said property line N 20°35'13" W, 478.26 feet to a point; thence leaving said property line along the southern boundary line of the mill race (area of unknown ownership) the following three (3) courses: N 77°42'12" E, 152.23 feet to a point; thence S 79°38'48" E, 57.00 feet to a point; thence N 82°46'12" E, 42.71' to a point; thence still with the mill race and the eastern property line of GES Properties, LLC property N 17°38'00" W, 216.41 feet to a point at the intersection with the southern property line of the White Oak Ventures II, LLC property; thence with said property's southern and eastern property lines the following two (2) courses: N 82°36'00" E, 63.90 feet to a pin found; thence N 7°24'00" W, 260.00 feet to a pin found at the intersection with the southern right of way line of West Main Street; thence with said right of way line N 82°36'00" E, passing through a pin found on line at 165.17 feet, a total of 303.17 feet to the point of beginning and being Tract 3A, containing 9.331 acres total, as shown on the plat titled "Combination Plat for the Salem Historical Society" by Parker Design Group dated December 15, 2015 and recorded in the City of Salem, Virginia Circuit Court Clerk's office in P.B. 14, PG. 55, Slide 224.

Said area to be rezoned contains approximately 9.331 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

June 11, 2021

Mr. James E. Taliaferro, II
Executive Secretary
City of Salem Planning Commission
114 North Broad Street
Salem, VA 24153



Dear Mr. Taliaferro:

On behalf of the Board of Directors of the Salem Historical Society, which owns the property located at 1936 West Main Street, I respectfully request the rezoning of that property, commonly known as the Preston Place. The Board voted unanimously to request this rezoning at our recent meeting on June 7, 2021.

The Preston Place was built in 1821 and is one of the oldest surviving structures in Salem. It was a private residence until 2014 when it was donated to the Salem Historical Society by the family of the last resident, Dr. Esther Brown. To return the structure to productive use, the Society requested a rezoning in 2016 from Residential Single Family/Highway Business District to Highway Business District with conditions. As a rent-paying tenant is essential to the sustainability of the property, the change in zoning permitted occupancy by a restaurant: the White Oak Tea Tavern. The Tea Tavern, formerly located in Botetourt County, brought new vibrancy and a destination attraction to West Main Street.

Unfortunately, the White Oak Tea Tavern fell victim to the pandemic and is no longer operating. We have found a new tenant in GLOW Healing Arts, currently located in Roanoke County. The business describes its use as "gentle," and therefore more compatible with the needs of our old house.

GLOW Healing Arts is categorized as a Personal Service business, which is permitted under the current zoning, Commercial Business District, but which was not included in the list voluntarily proffered by the Society in 2016. Therefore, we request the property be rezoned to eliminate the list of conditions currently in place, and allow the property to be utilized by any business use permitted by right in the Commercial Business District.

We thank you for your consideration of this matter. Please let us know if we can answer any questions.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Bain".

Lisa Bain
President, Board of Directors
Salem Historical Society

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): Salem Historical Society
2. Legal Owner(s) of property requested to be rezoned: Salem Historical Society
3. Location of Property:
 - Address: 1936 W. Main Street, Salem, VA 24153
 - Subdivision:
 - Official Tax Map Number: 138-2-7
4. Characteristics of Property:
 - Size (Acreage): 9.331 acres
 - Deed Restrictions: Historic easement held by the VA Dept. of Historic Resources
 - Present Use: Most recently a restaurant; currently vacant
5. Zoning Classification:
 - Present Zoning: CBD with conditions
 - Proposed Zoning: CBD without conditions
 - Land Use Designation: Commercial
6. Reason(s) for Rezoning Request (Including proposed use):

Request rezoning to remove conditions proffered during the 2016 rezoning of the property.

The sustainability of the property relies on having a tenant. Such a tenant has been identified whose business category is personal services, which is permitted under the current CBD zoning but is not in the list previously proffered.
7. Agent(s) or representative(s) of property owner(s): (Specify interest)

Lisa Bain, President of the Board of Directors, Salem Historical Society

 - Mailing Address: 801 E Main Street, Salem, VA 24153
 - Telephone Number: 540-521-4666

PETITION FOR ZONING AMENDMENT (REZONING), continued

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: Lisa Bain Date: June 11, 2021

Applicant Interest in Property: Lisa Bain, President of the Board of Directors,
Salem Historical Society

Applicant Mailing Address: 801 E Main Street, Salem, VA 24153

Applicant Phone Number: 540-521-4666

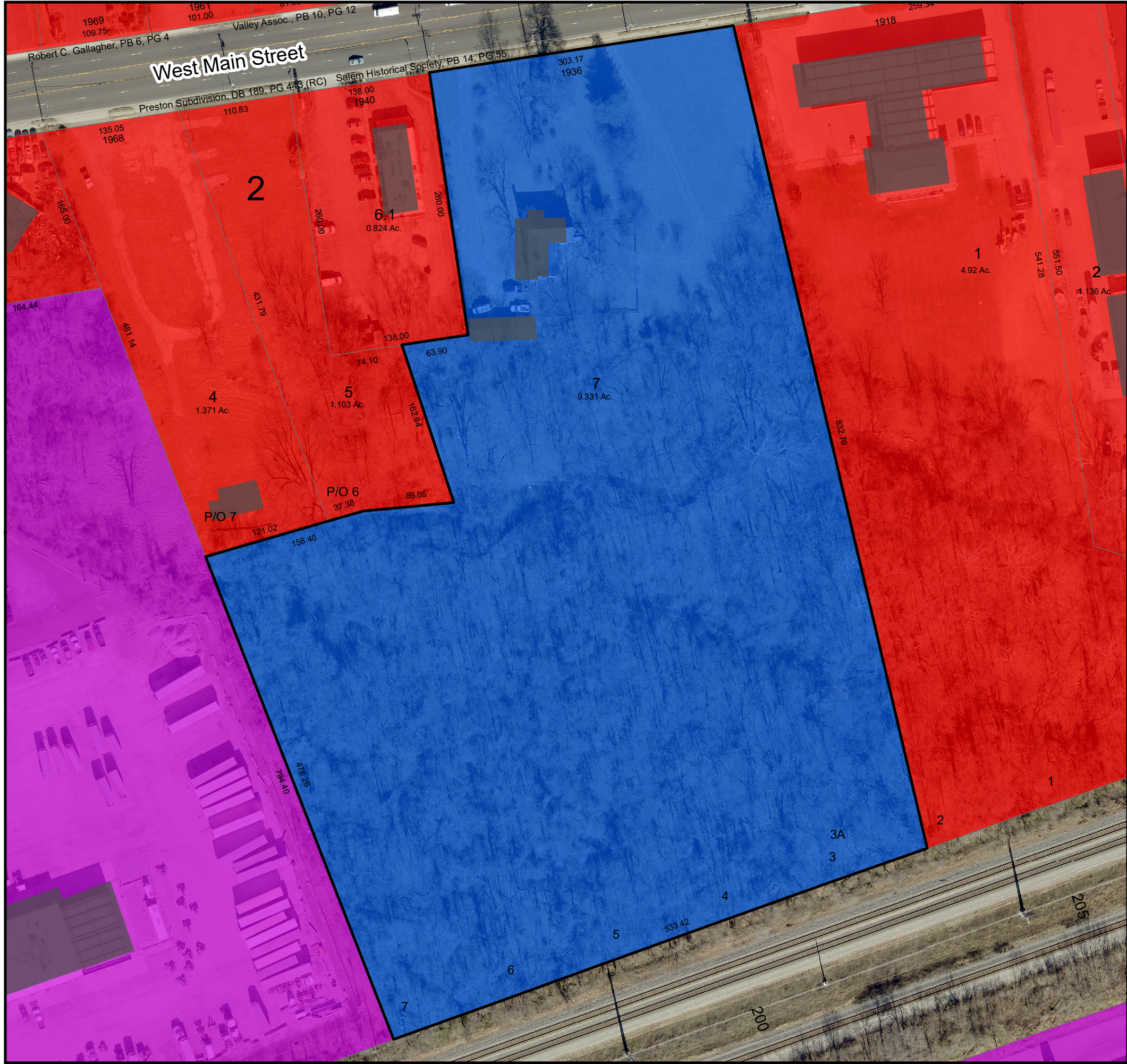
Owner Signature: Lisa Bain Date: June 11, 2021

Owner Interest in Property: Lisa Bain, President of the Board of Directors,
Salem Historical Society

Owner Mailing Address: 801 E Main Street, Salem, VA 24153

Owner Telephone Number: 540-521-4666

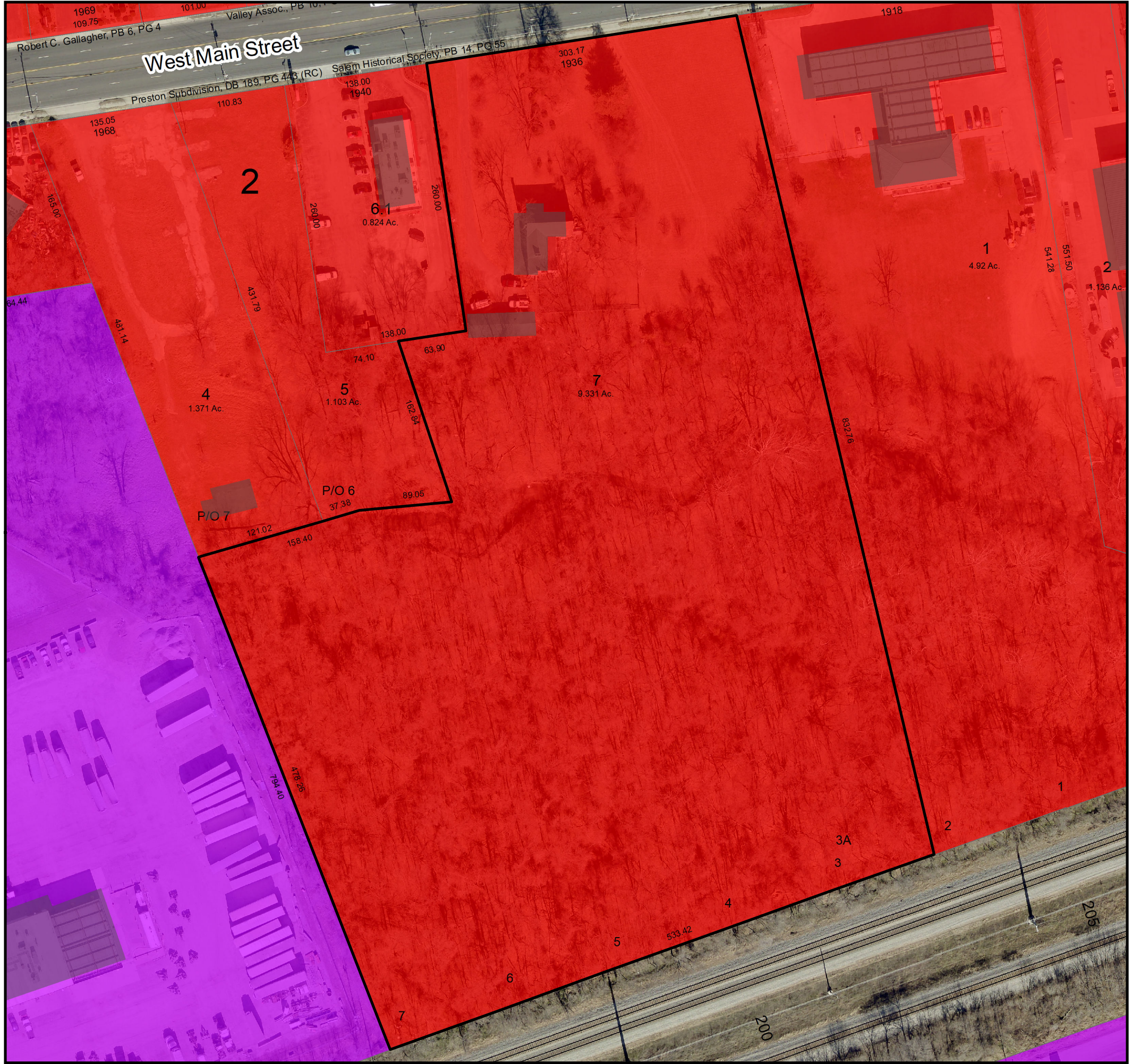
EXISTING ZONING



Tax Parcel 138-2-7 Buildings Parcels City Limits

- | | |
|--|---|
| AG - Agriculture District | PUD - Planned Unit District |
| BCD - Business Commerce District | RB - Residential Business District |
| CBD - Community Business District | RMF - Residential Multi-Family District |
| CUD - College/University District | RMF/RB - Residential Multi-Family/Residential Business District |
| DBD - Downtown Business District | RSF - Residential Single Family District |
| HBD - Highway Business District | RSF/HBD - Residential Single/Highway Business District |
| HBD/HM - Highway Business/Heavy Manufacturing District | RSF/LM - Residential Single Family/Light Manufacturing |
| HBD/LM - Highway Business/Light Manufacturing District | RSF/RB - Residential Single Family/Residential Business District |
| HM - Heavy Manufacturing District | RSF/RMF - Residential Single Family/Residential Multi-Family District |
| LM - Light Manufacturing District | RSF/TBD - Residential Single Family/Transitional Business District |
| LM/HM - Light Manufacturing/Heavy Manufacturing District | TBD - Transitional Business District |
| MHP - Manufactured Home Park District | |

FUTURE LAND USE



Tax Parcel 138-2-7 Buildings Parcels City Limits

- | | |
|---------------------------|-------------------------------|
| Commercial | Mixed Use |
| Downtown | Public Parks and Recreational |
| Economic Development Area | Residential |
| Industrial | Transitional |
| Institutional | |



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

Notice is hereby given that a request of the property owner/petitioner of the property described below has been filed with the City of Salem. 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:
Salem Historical Society

Location of Property:
1936 West Main Street (Tax Map # 138-2-7)

Purpose of Request:
For rezoning the property located at 1936 West Main Street (Tax Map # 138-2-7) from CBD Community Business District with proffered conditions to CBD Community Business District without conditions.

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

**WEDNESDAY, JULY 14, 2021 – 7 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

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

**MONDAY, JULY 26, 2021 – 6:30 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, 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



June 24, 2021

Salem Historical Society
Attn: Lisa Bain
801 East Main Street
Salem, Virginia 24153

RE: Rezoning Request
1936 West Main Street
Tax Map # 138-2-7

Dear Mrs. Bain:

You and/or your agent shall appear before the Planning Commission on:

**Wednesday, July 14, 2021
at 7:00 p.m. in**

**Council Chambers, City Hall,
114 North Broad Street**

AND

Salem City Council on:

Monday, July 26, 2021, at 6:30 p.m. in

**Council Chambers, City Hall,
114 North Broad Street**

for consideration of your request for rezoning the property located at 1936 West Main Street (Tax Map # 138-2-7).

If you have any questions regarding this matter, please contact our office at (540) 375-3032.

Sincerely,

Mary Ellen H. Wines, CZA CFM
Zoning Administrator

Legal Description for Tract 3A – Tax #138-2-7 City of Salem, Virginia

Beginning at an iron pin found on the southern right of way line of West Main Street (U.S. Rte. 460), being approximately 900 feet west of the intersection with Hurt Lane; thence leaving said right of way along the western property line of the Go-Mart, Inc. property S 12°35'02" E, 832.76 feet to a pin found on the northern right of way line of the Norfolk Southern Corporation; thence along the said right of way S 71°41'23" W, 553.42 feet to a pipe found at the intersection of the eastern property line of USF Propco I, LLC; thence with said property line N 20°35'13" W, 478.26 feet to a point; thence leaving said property line along the southern boundary line of the mill race (area of unknown ownership) the following three (3) courses: N 77°42'12" E, 152.23 feet to a point; thence S 79°38'48" E, 57.00 feet to a point; thence N 82°46'12" E, 42.71' to a point; thence still with the mill race and the eastern property line of GES Properties, LLC property N 17°38'00" W, 216.41 feet to a point at the intersection with the southern property line of the White Oak Ventures II, LLC property; thence with said property's southern and eastern property lines the following two (2) courses: N 82°36'00" E, 63.90 feet to a pin found; thence N 7°24'00" W, 260.00 feet to a pin found at the intersection with the southern right of way line of West Main Street; thence with said right of way line N 82°36'00" E, passing through a pin found on line at 165.17 feet, a total of 303.17 feet to the point of beginning and being Tract 3A, containing 9.331 acres total, as shown on the plat titled "Combination Plat for the Salem Historical Society" by Parker Design Group dated December 15, 2015 and recorded in the City of Salem, Virginia Circuit Court Clerk's office in P.B. 14, PG. 55, Slide 224.

Said area to be rezoned contains approximately 9.331 acres.

PAYMENT DATE

06/22/2021

COLLECTION STATION

Engineering/Inspections

RECEIVED FROMThe Salem Museum Salem
Historical Society**DESCRIPTION**City of Salem
P.O. Box 869
Salem, VA 24153**BATCH NO.**

2021-00006126

RECEIPT NO.

2021-00139355

CASHIER

Loretta Prillaman

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
ENG LAND USE	Land Use Application Fees Rezoning Application fee - 1936 W Main Street - Planning Commission Meeting - July 14, 2021	\$425.00
	<div>Total Cash\$0.00 Total Check\$425.00 Total Charge\$0.00 Total Wire\$0.00 Total Other\$0.00 Total Remitted\$425.00 Change\$0.00 Total Received\$425.00</div>	
Total Amount:		\$425.00

Customer Copy

ourvalley.org

arketplace

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, July 26, 2021, at 6:30 p.m., in the Council Chambers of City Hall, 114 N. Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider approval of the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Hold public hearing to consider the request of the Salem Historical Society, property owner, for rezoning the property located at 1936 West Main Street (Tax Map # 138-2-7) from CBD Community Business District with proffered conditions to CBD Community Business District without conditions.
2. Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 1637 East Main Street (Tax Map #77-3-13) from LM Light Manufacturing with proffered conditions, to HBD Highway Business District without conditions.
3. Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 23 Dalewood Avenue (Tax Map #77-3-12) from HBD Highway Business District with proffered conditions, to HBD Highway Business District without conditions.
4. Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant and Layman Candy Company, Inc. and George W. Giveris Jr. & Susan K. Giveris, property owners, for the issuance of a Special Exception Permit to allow personal storage on the properties located at 1637 & 1641-1647 East Main Street, and 11, 15, &

Legals - City of Salem

Map #s 77-3-13, 77-3-16, 77-3-15, 77-3-14, and 77-3-12).

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

Marketplace

ourvalley.org

Legals - City of Salem

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all interested persons that the Council of the City of Salem, at its regular meeting on Monday, July 26, 2021, at 6:30 p.m., in the Council Chambers of City Hall, 114 N. Broad Street, in the City of Salem, Virginia, will hold a public hearing, pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, to consider approval of the following requests relative to the CODE OF THE CITY OF SALEM, VIRGINIA:

1. Hold public hearing to consider the request of the Salem Historical Society, property owner, for rezoning the property located at 1936 West Main Street (Tax Map # 136-2-7) from CBD Community Business District with proffered conditions to CBD Community Business District without conditions.

2. Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 1637 East Main Street (Tax Map #77-3-13) from LM Light Manufacturing with proffered conditions, to HBD Highway Business District without conditions.

3. Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 23 Dalewood Avenue (Tax Map #77-3-12) from HBD Highway Business District with proffered conditions, to HBD Highway Business District without conditions.

4. Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant and Layman Candy Company, Inc. and George W. Givens Jr. & Susan K. Givens, property owners, for the issuance of a Special Exception Permit to allow personal storage on the properties located at 1637 & 1641-1647 East Main Street, and 11, 15, & 23 Dalewood Avenue (Tax Map #s 77-3-13, 77-3-16, 77-3-15, 77-3-14, and 77-3-12).

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, July 14, 2021, 7:00 PM

Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia

1. Call to Order

2. Pledge of Allegiance

3. Consent Agenda

A. Minutes

Consider acceptance of the minutes from the June 16, 2021, work session and regular meeting.

Reid Garst motioned Consider acceptance of the minutes from the June 16, 2021, work session and regular meetnig.. Jackson Beamer 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 the Salem Historical Society, property owner, for rezoning the property located at 1936 West Main Street (Tax Map # 138-2-7) from CBD Community Business District with proffered conditions to CBD Community Business District without conditions.

Staff noted the following:

The subject property consists of a single parcel of approximately 9.4 acres, located along the south side of West Main Street, east of the intersection with Wildwood Road. It is occupied by a historically designated two-story home.

Previously, the owner of the property requested the zoning be changed to CBD with proffered conditions to allow a restaurant. They are now requesting those conditions be changed in order to allow more flexibility for the property, and to allow “Glow Healing Arts” as a tenant.

Lisa Bain, President of the Board for Salem Museum and Historical Society, appeared before the Commission; she stated that the Salem Museum and Historical

Society owns Preston Place that used to be the White Oak Tea Tavern, but due to the pandemic the business went out of business. The Historical Society has been working to get a new tenant for the property, and has a new tenant, Glow Healing Arts. The property currently isn't zoned for personal services, which is why the request to remove the conditions, which would allow personal services to be an acceptable tenant for the property.

Susan Menee, 2127 Laurel Woods Drive, Salem, past president of the Salem Museum and Historical Society, appeared before Commission and stated that they are excited and hopeful that the change can be made; and feel that Glow Healing will be a much more beautiful and appropriate and more gentler use of the space; it will also allow them to preserve the historical use of the property.

Jessee Cantelope, Meredith Novack's partner who is the current tenant of the property, who resides at 511 Tennessee Avenue, appeared before the Commission. He stated that Ms. Novack is a little under the weather and could not attend the meeting. He further stated that Glow Healing provides spa-type services--massage, reiki, chiropractic and need to make sure they have approval to operate that type of business there.

Vice Chair King questioned if only the first floor would be occupied, or would the second floor be occupied as well, and the office hours of the business.

Mr. Novack stated that the second floor would be occupied as well as the first floor. The office hours are standardly 9 a.m. to 5 p.m., but will sometimes vary depending on the practitioners. The chiropractor will be the only practitioner on the first floor, and the second floor will be the majority of the practitioners. He stated that community services are offered to art classes and groups, etc. The three rooms downstairs will be primarily gift and sales, and functions.

Member Beamer questioned if the hours were Monday through Friday, or weekends as well.

Mr. Novack stated that the hours are standardly Monday through Friday, but often things are done on the weekend. Weekends will vary depending on the event or sometimes practitioners' schedules. Often yoga and massage are done on weekends.

Member Garst questioned if there will be any outdoor use on the property.

Mr. Novack stated that some things will be done outside. They had a picnic recently and invited members of the Historical Society. No major functions will be done outside. Yoga practice might be done outside on the lawn or something similar.

Chair Daulton questioned the number of people who would be on the property at one time.

Mr. Novack stated that there typically isn't that many people present. If every practitioner had someone, there would possibly be 10 people; the nights with groups or yoga, there would be 10-15 people at the most.

No other person(s) appeared before the Commission.

Neil Conner motioned to recommend the request of the Salem Historical Society, property owner, for rezoning the property located at 1936 West Main Street (Tax Map #138-2-7) from CBD Community Business District with proffered conditions to CBD Community Business District without conditions.. 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 Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 1637 East Main Street (Tax Map #77-3-13) from LM Light Manufacturing with proffered conditions, to HBD Highway Business District without conditions.

It was noted that one public hearing will be held for Items 4B, 4C, and 4D.

Staff noted the following:

The subject property consists of five parcels totaling approximately two acres, located at the northeast corner of Electric Road and East Main Street. They are occupied by a large L-shaped warehouse, parking areas, two single family homes, and a two story commercial structure.

Tax Map 77-3-12 and 77-3-13 have the following conditions:

The following conditions voluntarily proffered shall apply in addition to the regulations contained in Chapter 32 of The Code of the city of Salem:

1. A fifty-foot setback will be observed from the centerline of Dalewood Avenue should the rental property be moved for future building expansion.
2. Proper screening will be provided on the north side of the property.

SUMMARY OF PROPOSED CHANGES;

The applicant is requesting the LM zoned property be rezoned to HBD without conditions

(Item B), that the HBD property with conditions have its conditions removed (Item C), and

that a Special Exception Permit be granted in order to allow the Personal Storage use on all

of the properties (Item D). The existing buildings would be demolished, and a new 99,000

sq ft three story self-storage building would be constructed on the site.

Note that though there is only one staff report, there are three separate requests which must be voted on.

Joseph Thompson, 26 Carriage Lane, Troutville, VA, appeared before the Commission and stated that the project has three items--the rezoning is to cleanup the overall corner and to have everything on the same page to move forward with the Special Exception Permit. He further stated that he has done three projects similar to this in the valley--off Plantation Road, a K-Mart conversion on Franklin Road, as well as, their first project which has been expanded once, located on Dale Avenue in Southeast Roanoke. The projects are extremely well done; the facades are similar to the facade that was presented with the rendering in the packet. High-quality materials are used like what is used for office buildings and apartment buildings that have been recently constructed. It is not the old metal buildings of the past. The project will change what is there today, which has gone way beyond its useful life, and take it to a more modern look. The corner has been a challenge corner and there is only so much intensity of traffic allowed. He is requesting that the conditions be removed as they aren't relevant; the manufacturing facility will be removed, which could be used for a much more intensive use than personal storage; the dilapidated commercial structures will be removed, as well as the billboard that sits atop of the distribution/manufacturing facility. He also stated that a buffer is currently non-existent to the residential area. He plans to place a new, modern evergreen Type B 15-foot buffer and have a drive aisle, and then have a building. The site will also have adequate landscaping as required in modern construction and will be a part of their marketing strategy.

A discussion was held regarding the type of storage facility--more like a room to store things in rather than a building; will have an elevator, security codes to access facility, security cameras, lighting inside 24/7 that is sensed throughout, but not 24/7 access. Individual as well as some smaller commercial (i.e. pharmaceutical representatives) are expected to use the facility.

Vice Chair King questioned if the canopy would be the only entrance to the building.

Mr. Thompson stated there would also be an office at the front corner with a separate entrance.

Member Beamer questioned what hours the facility would be open.

Mr. Thompson stated the hours would be 6:00 a.m. to 9:00 p.m. He noted that insurance is required for commercial-type people to use the facility, and typically 10-foot trucks and personal vehicles is what is used to bring the items to the facility. No food will be stored in the rooms.

A discussion was held regarding lighting on the grounds. The lighting pointed toward the residential area will be LED with shields.

A discussion was held regarding the buffer to be placed on the property to separate it from the residential area.

Member Garst questioned if all access points will have a gate.

Mr. Thompson stated that Access Points 1 and 3 will have a gate to separate them and there will be a no thru traffic sign placed on the property to help prevent a cut-thru from Dalewood Avenue to Electric Road.

Vice Chair King questioned if there would be an on-site manager on the property at all times.

Mr. Thompson stated that there would be an on-site manager at the facility during hours, and the facility will be heavily-cameraed for security purposes.

A discussion was held regarding the size of the rental space and number of units available for rent. There will be approximately 73,000 s.f. of rental space with approximately 600 units available to rent. There will be a manager and two part-time managers, plus maintenance will be shared among facilities. The units will range in size from 5'x5' to 10'x30'. The structure will be approximately 36' high.

Mr. Thompson stated that he is the contract purchaser of the property.

Member Conner questioned if the project will work if VDOT does not grant the ingress/egress from Electric Road.

Mr. Thompson stated that he feels there will be good success with the request based upon initial conversations, and the fact that the City of Salem owns and maintains

the right-of-way and has expressed its support. If VDOT says to do it differently, then he would have to go back to the drawing board.

A discussion was held regarding the access to the site from Electric Road.

Member Beamer noted that the alley would have to be vacated and questioned if it had to go through the viewer process.

The Director of Community Development confirmed that it would have to go through the process in order to be vacated.

No other person(s) appeared related to the item.

Mr. Tripp, City Planner, noted that the applicant has agreed to proffer the following conditions as they apply to the rezoning requests for Tax Map #s 77-3-13, 77-3-12, 77-3-14, 77-3-15, and 77-3-16: 1.) the property will be developed in substantial conformance with the conceptual site plan prepared by Balzer and Associates entitled, "Layman Candy Company" dated June 7, 2021, subject to any changes to access that may be required by the City of Salem and the Virginia Department of Transportation during the site plan review process; and 2.) the building will be developed in substantial conformance with the provided architectural perspective rendering indicated as Exhibit B dated July 6, 2021.

Reid Garst motioned to recommend the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 1637 East Main Street (Tax Map #77-3-13) from LM Light Manufacturing with proffered conditions, to HBD Highway Business District with conditions.. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

C. Amendment to the Zoning Ordinance

Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 23 Dalewood Avenue (Tax Map #77-3-12) from HBD Highway Business District with proffered conditions, to HBD Highway Business District without conditions.

Reid Garst motioned to recommend the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, for rezoning the property located at 23 Dalewood Avenue (Tax Map #77-3-12) from HBD Highway Business District with proffered conditions, to HBD Highway Business District with conditions.. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

D. Special Exception Permit

Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant and Layman Candy Company, Inc. and George W. Givens Jr. & Susan K. Givens, property owners, for the issuance of a Special Exception Permit to allow personal storage on the properties located at 1637 & 1641-1647 East Main Street, and 11, 15, & 23 Dalewood Avenue (Tax Map #s 77-3-13, 77-3-16, 77-3-15, 77-3-14, and 77-3-12).

The conditions for the Special Exception Permit are as follows: 1.) contingent on the City vacating the right-of-way between Tax Parcel 77-3-12 and 77-3-14; 2.) contingent on the City and VDOT allowing access to the site from Electric Road north of East Main Street; 3.) the property will be developed in substantial conformance with the conceptual site plan prepared by Balzer and Associates entitled, "Layman Candy Company" dated June 7, 2021, subject to any changes to access that may be required by the City of Salem and the Virginia Department of Transportation during the site plan review process; 4.) the building will be developed in substantial conformance with the provided architectural perspective rendering indicated as Exhibit B dated July 6, 2021; and 5.) the Special Exception Permit is subject to revocation if the project does not have all permits within three (3) years.

Reid Garst motioned to recommend the request of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc. and George W. Givens, Jr & Susan K. Givens, property owners, for the issuance of a Special Exception permit to allow personal storage on the properties located at 1637 & 1641-1647 East Main Street, and 11, 15, & 23 Dalewood Avenue (Tax Map #s 77-3-13, 77-3-16, 77-3-15, 77-3-14, and 77-3-12) with conditions.. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

5. Adjournment

Neil Conner motioned Meeting adjourned at 7:41 p.m.. Jackson Beamer seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

Work Session, Wednesday, July 14, 2021, 6:00 p.m.
Council Chambers Conference Room, City Hall

City Council meeting, July 26, 2021, 6:30 p.m.
Council Chambers, City Hall, 114 North Broad Street

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

AGENDA ITEMS:

B. Amendment to the Zoning Ordinance

Hold public hearing and consider ordinance on first reading for rezoning the property of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, located at 1637 East Main Street (Tax Map #77-3-13) from LM Light Manufacturing with proffered conditions, to HBD Highway Business District without conditions. Advertised in the July 8 and 15, 2021 issues of the Salem Times-Register.

C. Amendment to the Zoning Ordinance

Hold public hearing and consider ordinance on first reading for rezoning the property of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, located at 23 Dalewood Avenue (Tax Map #77-3-12) from HBD Highway Business District with proffered conditions, to HBD Highway Business District without conditions. Advertised in the July 8 and 15, 2021 issues of the Salem Times-Register.

D. Special Exception Permit

Hold public hearing to consider the request of Property Catalyst Group, Inc., applicant and Layman Candy Company, Inc. and George W. Givens Jr. & Susan K. Givens, property owners, for the issuance of a Special Exception Permit to allow personal storage on the properties located at 1637 & 1641-1647 East Main Street, and 11, 15, & 23 Dalewood Avenue (Tax Map #s 77-3-13, 77-3-16, 77-3-15, 77-3-14, and 77-3-12). Advertised in the July 8 and 15, 2021 issues of the Salem Times-Register.

SUBMITTED BY:

Benjamin W. Tripp, AICP, CEC, City Planner

SUMMARY OF INFORMATION:

Zoning: LM Light Manufacturing (77-3-13), and HBD Highway Business District
Future Land Use Plan Designation: Commercial (77-3-13 and 77-3-16) and Residential (77-3-12, 77-3-14, and 77-3-15)
Existing Use: Warehouse, residential, retail.
Proposed Use: Personal Storage

The subject property consists of five parcel totaling approximately two acres, located at the northeast corner of Electric Road and East Main Street. They are occupied by a large L

shaped warehouse, parking areas, two single family homes, and a two story commercial structure.

SUMMARY OF PROPOSED CHANGES:

The applicant is requesting the property be rezoned, and a Special Exception Permit granted in order to allow a new 99,000 sq ft three story self-storage building to be constructed on the site. All the existing buildings will be demolished.

FISCAL IMPACT:

Replacing dilapidated vacant structures with a new structure, containing an active use, will produce a positive fiscal impact.

STAFF RECOMMENDATION:

Staff recommends the following conditions be applied to the Special Exception Permit, if granted:

1. Contingent on the city vacating the right-of-way between 77-3-12 and 77-3-14.
2. Contingent on the city and VDOT allowing access from Electric

Road north of East Main Street.

3. The property will be developed in substantial conformance with the conceptual site plan prepared by Balzer and Associates, Inc. entitled "Layman Candy Company" dated June 7, 2021 subject to any changes to access that may be required by the City of Salem and the Virginia Department of Transportation during the site plan review process.

4. The building will be developed in substantial conformance with the provided architectural perspective rendering indicated as Exhibit B and dated July 6, 2021.

5. This permit shall be subject to revocation if all required permits have not been granted within three years.

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.

WHEREAS, Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, has heretofore petitioned to have the property located at 1637 East Main Street (Tax Map #77-3-13) rezoned from LM Light Manufacturing with proffered conditions, to HBD Highway Business District with amended conditions; and

WHEREAS, in said petition, Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, did voluntarily proffer amended written conditions in addition to the regulations provided for in HBD Highway Business District into which this property is requested to be rezoned; and

WHEREAS, Council has reviewed the proposed amended conditions and is of the opinion that the requested rezoning without the proposed amended conditions would not be in the best interests of the City and that the amended conditions proffered will more closely comply with the intent of the Land Use Plan heretofore adopted; and

WHEREAS, Council has adopted the provisions of Chapter 320 of the 1978 Acts of the General Assembly of Virginia, Sections 15.2-2296 through 15.2-2302, relating to conditional zoning; and

WHEREAS, the Planning Commission at its regular meeting held on July 14, 2021, did recommend to Council after holding a public hearing that such rezoning be approved with the amended voluntarily proffered conditions; NOW, THEREFORE,

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:

Section 1. That the following described property in the City of Salem of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, being the property located at 1637 East Main Street (Tax Map #77-3-13) be and the same is hereby changed from LM Light Manufacturing with proffered conditions, to HBD Highway Business District with amended conditions, and the map referred to shall be changed in this respect and no other, said property being described as follows:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DALEWOOD AVENUE,
SAID POINT
BEING 330' MORE OR LESS TO THE INTERSECTION OF DALEWOOD AVENUE AND EAST MAIN STREET;
THENCE LEAVING DALEWOOD AVENUE AND WITH THE NORTHERLY LINE OF CITY OF SALEM T.M.#77-3-12 S 89°46'52" W A DISTANCE OF 148.00' TO A POINT; THENCE WITH THE SAME S 03°47'38" E A DISTANCE OF 103.30' TO A POINT; THENCE ALONG AN ALLEY AND THEN WITH T.M.#77-3-14 S 07°13'08" E A DISTANCE OF 248.45' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET;
THENCE WITH THE SAME S 74°43'08" W A DISTANCE OF 86.75' TO POINT AT THE INTERSECTION OF EAST MAIN STREET AND ELECTRIC ROAD; THENCE WITH ELECTRIC ROAD N 06°29'21" W A DISTANCE OF

202.22' TO A POINT; THENCE N 00°30'05" W A DISTANCE OF 176.62' TO A POINT; THENCE N 04°41'59" W A DISTANCE OF 74.68' TO A POINT; THENCE LEAVING ELECTRIC ROAD AND WITH THE SOUTHERLY LINE OF T.M.#77-3-9 N 89°46'52" E A DISTANCE OF 220.78' TO POINT ON THE EASTERLY RIGHT OF WAY OF DALEWOOD AVENUE; THENCE WITH THE SAME S 02°25'13" E A DISTANCE OF 79.90' TO THE POINT AND PLACE OF BEGINNING; BEING SALEM TAX MAP #77-3-13, HAVING AN AREA OF 46,626.66 SQUARE FEET, 1.070 ACRES LYING AND BEING IN THE CITY OF SALEM, VIRGINIA.

Section 2. The following conditions voluntarily proffered shall apply in addition to the regulations contained in Chapter 106 of The Code of the City of Salem:

- 1) The property will be developed in substantial conformance with the conceptual site plan prepared by Balzer and Associates, Inc. entitled "Layman Candy Company" dated June 7, 2021 subject to any changes to access that may be required by the City of Salem and the Virginia Department of Transportation during the site plan review process.
- 2) The building will be developed in substantial conformance with the provided architectural perspective rendering indicated as Exhibit B and dated July 6, 2021.

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):

Property Catalyst Group, Inc.

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

Layman Candy Company, Inc.

3. Location of Property:

Address: 1637 East Main Street & 23 Dalewood Avenue

Subdivision: LAKEVIEW

Official Tax Map Number: 77-3-12 and 77-3-13

4. Characteristics of Property:

Size (Acreage): 1.33 Acres

Deed Restrictions: None

Present Use: Various Warehouse & Recreational Temporary Uses

5. Zoning Classification:

Present Zoning: LM, Light Manufacturing District & HBD, Highway Business District with Conditions

Proposed Zoning: HBD, Highway Business District

Land Use Designation: Current - Industrial / Future - Commercial

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

See Narrative

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

Benjamin Crew - Balzer & Associates

Mailing Address: 1208 Corporate Circle, Roanoke, VA 24018

Telephone Number: 540-772-9580

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: June 1, 2021

Applicant Interest in Property: Property Catalyst Group, Inc., Developer

Applicant Mailing Address: 133 Kirk Avenue SW, Roanoke, VA 24011

Applicant Phone Number: 540-491-9988

Owner Signature: _____ Date: June 1, 2021

Owner Interest in Property: Layman Candy Company, Inc., Owner of Record

Owner Mailing Address: 1630 West Main Street, Salem, VA 24153

Owner Telephone Number: 540-389-2000

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):
Property Catalyst Group, Inc.
2. Legal Owner(s) of property requested to be rezoned:
Layman Candy Company, Inc.
3. Location of Property:
Address: 1637 East Main Street & 23 Dalewood Avenue
Subdivision: LAKEVIEW
Official Tax Map Number: 77-3 - 1 3 and 77-3-12
4. Characteristics of Property:
Size (Acreage): 1.33 Acres
Deed Restrictions: None
Present Use: Various Warehouse & Recreational Temporary Uses
5. Zoning Classification:
Present Zoning: LM, Light Manufacturing District & HBD, Highway Business District with Conditions
Proposed Zoning: HBD, Highway Business District
Land Use Designation: Current - Industrial / Future - Commercial
6. Reason(s) for Rezoning Request (Including proposed use):
See Narrative
7. Agent(s) or representative(s) of property owner(s): (Specify interest)
Benjamin Crew - Balzer & Associates
Mailing Address: 1208 Corporate Circle, Roanoke, VA 24018
Telephone Number: 540-72-9580
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: June 1, 2021
Applicant Interest in Property: Property Catalyst Group, Inc., Developer
Applicant Mailing Address: 133 Kirk Avenue SW, Roanoke, VA 24011
Applicant Phone Number: 540-491-9988
Owner Signature: Judy Kross, President Date: June 1, 2021
Owner Interest in Property: Layman Candy Company, Inc., Owner of Record
Owner Mailing Address: 1630 West Main Street, Salem, VA 24153
Owner Telephone Number: 540-389-2000



133 Kirk Avenue SW
Roanoke, VA 24011
Phone: 540.491.9988
info@pcgva.com

June 1, 2021

Mr. Jay Taliaferro
City Manager
City of Salem Community Developer
21 South Bruffey Street
Salem, VA 25153

Re: 1637 & 1641 East Main Street
11, 15 & 23 Dalewood Avenue
Tax Parcels 77-3-12, 77-3-13, 77-3-14, 77-3-15, & 77-3-16
Rezoning & Special Exception Applications

Dear Mr. Taliaferro:

Property Catalyst Group is the developer of the above-mentioned parcels and now submits the attached official applications, supporting documents and associated fees required for the Rezoning of 77-3-13 and Special Exception Permit. These applications will allow for the redevelopment of this neglected property into a modern high-quality storage facility that will transform the challenged corner into a stately and functional property.

PROJECT NARRATIVE

After a long history of operating on this prominent corner, Layman Candy Company and Givens Books ceased operations at this location in 2008 and 2017, respectively. Since 2008, the property has been listed for sale with minimal activity due to various challenges presented as potential buyers contemplate higher traffic uses.

Existing Conditions

The existing structures were constructed from 1939 to 1952 and have no useful life remaining. With this fact clearly apparent to current ownership, tenants have been interim in nature and repairs have not been regularly conducted. The result of the past 13 years of minimal maintenance is multiple dilapidated and unattractive improvements. All improvements will be demolished as part of the development process. Replacement with a prominent modern structure as shown in Exhibit A will cure this long-term hindrance on the surrounding community.

Rezoning Application

The provided Rezoning application has been submitted to combine the existing split zoning designations (LM and HBD) into a single HBD designation. Personal Storage is an allowed use with a Special Exception Permit under each of these zoning designations. Therefore, this rezoning request is effectively for administrative convenience through the development process.

Proposed Site Plan & Elevations

As shown, the proposed civil concept site plan and architectural elevation concept rendering greatly enhance the aesthetics and functionality of the property. In addition to the condition of the improvements, the placement of industrial structures immediately adjacent to residential property boundaries is cause for concern. This issue will be improved by adherence to the Use and Design Standards imposed on Personal Storage in the City of Salem, which are above and beyond standard development regulations. In addition, placement of the access drive will provide additional buffer, as shown within Exhibit B.

Traffic & Safety

As Personal Storage is one of the lower traffic generating uses allowed within the HBD zoning designation, the proposed development is considered to enhance the safety and functionality of this historically challenged corner.

Considering the amount of rentable area in the proposed facility, ITE estimates 120 trips per day for this project. It should be noted that this figure is substantially higher than other very similar projects we have operated over the last five years. We expect to see an average of 25 customers per day equating to 50 trips per day.

Summary

The Special Exception Permit process's focus is on site specific items and how they relate to public health, safety, and welfare of the surrounding neighborhood and community. Considering the horrendous state of this prominent corner in the City of Salem, the proposed development will have no adverse impact, but will in fact enhance the overall aesthetics of the high traffic corridor.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Joseph E. Thompson", written over a horizontal line.

Joseph E. Thompson

June 1, 2021

Mr. Jay Taliaferro - City Manager
City of Salem Community Development
21 South Bruffey Street
Salem, VA 24153

RE: 23 & 31 Dalewood Avenue – Salem, VA 24153
Balzer and Associates, Inc. Job # 04210024.00
Removal of Existing Proffered Conditions

The owner hereby requests the removal of two existing proffered conditions enacted by Ordinance #90 which was passed by City Council on May 14, 1984 and effective May 24, 1984. The two existing conditions to be removed are listed below.

1. A fifty-foot setback will be observed from the centerline of Dalewood Avenue should the rental property be moved for future building expansion.
2. Proper screening will be provided on the north side of the property

Owner

Print Layman Candy Co., Inc. By Judy N. Ross
Sign Judy N. Ross, President
Date June 1, 2021

EXISTING CONDITIONS





AN ORDINANCE TO AMEND SECTION 32-9, ARTICLE II, CHAPTER 32, 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.

WHEREAS, Layman Candy Co., Inc., has heretofore petitioned to have property at 23 and 31 Dalewood Avenue rezoned from Residential District R-2 to Business District B-3; and

WHEREAS, in said petition, Layman Candy Co., Inc., did voluntarily proffer written conditions in addition to the regulations provided for in Business District B-3 into which this property is requested to be rezoned; and

WHEREAS, Council has reviewed the proposed conditions and is of the opinion that the requested rezoning without the proposed conditions would not be in the best interests of the City and that the conditions proffered will more closely comply with the intent of the Land Use Plan heretofore adopted; and

WHEREAS, Council has adopted the provisions of Chapter 320 of the 1978 Acts of the General Assembly of Virginia, Sections 15.1-491.1 through 15.1-491.6, relating to conditional zoning; and

WHEREAS, the Planning Commission at its regular meeting held on April 11, 1984, did recommend to Council after holding a public hearing that such rezoning be done with the conditions as proffered; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Section 32-9, Article II, Chapter 32 of The Code of the City of Salem, be amended, revised, and reordained to read as follows and the map referred to shall be changed in this respect and no other:

Section 1. That the following described property, presently zoned Residential District R-2 in the City of Salem, be and the same is hereby changed from Residential District R-2 to Business District B-3 and the map referred to shall be changed in this respect and no other. However, in addition to the regulations for such zoning district as contained in Chapter 32 of The Code of the City of Salem, Virginia, there is hereby incorporated the conditions set forth in Section 2 of this ordinance to the same extent and purpose as though such conditions were herein fully set out at length:

BEGINNING at an old bolt on the westerly side of Dalewood Avenue at the southeast corner of property owned by Fred C. Wright (Deed Book 21, page 744) and corner also to property owned by Layman Candy Co.; thence with the westerly side of Dalewood Avenue, S. 1° 28' 38" W. 80.78 feet to an old pipe; thence still with Dalewood Avenue, S. 3° 15' E. 78.0 feet to a point of curve; thence along the arc of a circle to the right whose radius is 10.1 feet, whose tangent is 10.0 feet, an arc distance of 15.7 feet to a point on the

northerly side of an alley; thence with the line of said alley, S. 85° 48' W. 134.1 feet to a point; thence leaving the alley and with the line between the original 0.33 acre tract and the 1.06 acre tract now owned by Layman Candy Co., N. 5° 00' W. 102.8 feet to an old iron; thence with the southerly line of the 0.40 acre tract N. 88° 19' 56" W. 67.0 feet to a concrete highway monument on the easterly side of Virginia Secondary Route 419; thence with the line of Route 419, N. 5° 03' 12" W. 81.54 feet to an iron pin at the southwesterly corner of property owned by Fred C. Wright; thence with the line of Fred C. Wright, S. 88° 33' 57" E. 222.94 feet to the place of BEGINNING and containing 0.73 acres.

Section 2. The following conditions voluntarily proffered shall apply in addition to the regulations contained in Chapter 32 of The Code of the City of Salem:

1. A fifty-foot setback will be observed from the centerline of Dalewood Avenue should the rental property be moved for future building expansion.
2. Proper screening will be provided on the north side of the property.

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:


Alexander M. Brown - Aye
Jane L. Hough - Absent
Carl E. Tarpley, Jr. - Aye
W. Mac Green - Absent
James E. Taliaferro - Aye

Passed: May 14, 1984

Effective: May 24, 1984

/s/ James E. Taliaferro
Mayor

ATTEST:


Randolph A. Smith
Clerk of Council
City of Salem, Virginia



SITE & ZONING SUMMARY:

SITE ADDRESS: 11-15 DALEWOOD AVE
SALEM, VA 24153

OWNER: LAYMAN CANDY COMPANY INC.

OWNER ADDRESS: PO BOX 1015
SALEM, VA 24153

TAX MAP NUMBERS: 77-3-12, 77-3-13, 77-3-14, 77-3-15

EXISTING LOT SIZE AND ZONING:

77-3-12: 0.297 AC - HBD - HIGHWAY BUSINESS DISTRICT
77-3-13: 1.040 AC - LM - LIGHT MANUFACTURING DISTRICT
77-3-14: 0.194 AC - HBD - HIGHWAY BUSINESS DISTRICT
77-3-15: 0.211 AC - HBD - HIGHWAY BUSINESS DISTRICT
77-3-16: 0.230 AC - HBD - HIGHWAY BUSINESS DISTRICT

EXISTING ORDINANCE #90

PASSED: MAY 14, 1984

EFFECTIVE: MAY 24, 1984

EXISTING CONDITIONS TO BE REMOVED WITH REZONING REQUEST

PROPOSED ZONING: HBD - HIGHWAY BUSINESS DISTRICT WITH SEP

77-3-12: 0.297 AC
77-3-13: 1.040 AC
77-3-14: 0.194 AC
77-3-15: 0.211 AC
77-3-16: 0.230 AC

OVERALL PROPERTY TO BE REZONED TO HBD: 2.10 AC

PROPOSED USE: PERSONAL STORAGE WITH SPECIAL EXCEPTION REQUEST

SITE ADDRESS: 1641 E MAIN ST
SALEM, VA 24153

OWNER: GEORGE W GIVENS JR & SUSAN K GIVENS

OWNER ADDRESS: 1320 SAINT JUDE ST
SALEM, VA 24153

TAX MAP NUMBER: 77-3-16

EXISTING LOT SIZE: 0.23 AC

EXISTING ZONING: HBD- HIGHWAY BUSINESS DISTRICT

ZONING REQUIREMENTS - HIGHWAY BUSINESS DISTRICT:

MINIMUM LOT AREA: 7,200 SF

MINIMUM FRONTAGE: 60' ON A PUBLIC STREET

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD: 30' FROM STREET CENTERLINE
SIDE YARD: NO MINIMUM
REAR YARD: NO MINIMUM

PER ZONING REGULATIONS:

EAST MAIN ST: 55' FROM CENTERLINE
ELECTRIC RD: 55' FROM CENTERLINE

PER SUPPLEMENTAL REGULATIONS FOR PERSONAL STORAGE:

FRONT YARD: 30' FROM R.O.W. LINE

MAXIMUM HEIGHT OF STRUCTURES: 80'

MAXIMUM BUILDING SIZE: NO MAXIMUM

BUFFER YARD:

TYPE B EVERGREEN BUFFER FOR HBD ADJOINING RSF

OPTION 1: 8' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES,
ONE ROW OF EVERGREEN SHRUBS

OPTION 2: 15' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES

PARKING SUMMARY:

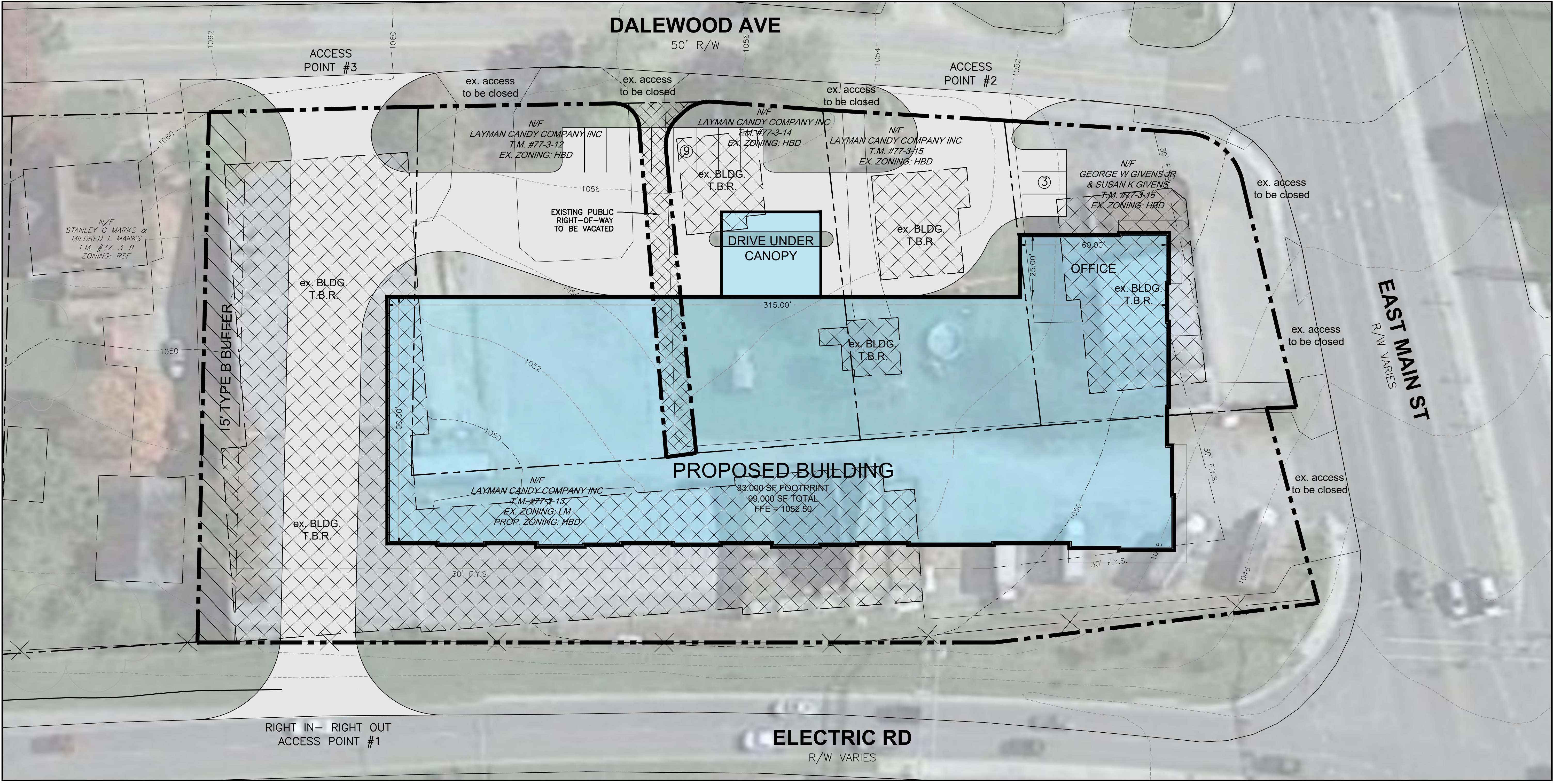
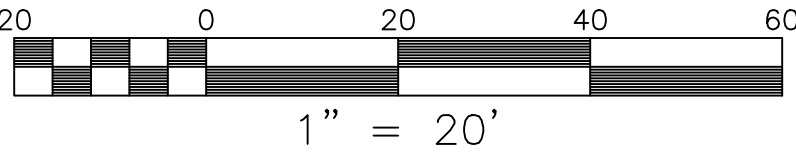
PARKING REQUIRED: 2 SPACES PER 100 UNITS

PARKING REQUIRED: 12 SPACES

PARKING PROVIDED: 12 SPACES

CONCEPT PLAN NOTE:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED NOVEMBER 2019



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY

LAYMAN CANDY COMPANY

CONCEPTUAL SITE PLAN

DRAWN BY: KAM
DESIGNED BY: BTC
CHECKED BY: BTC
DATE: 06/01/2021
SCALE: 1" = 20'
REVISIONS:

EX-A
PROJECT NO. 04210024.00

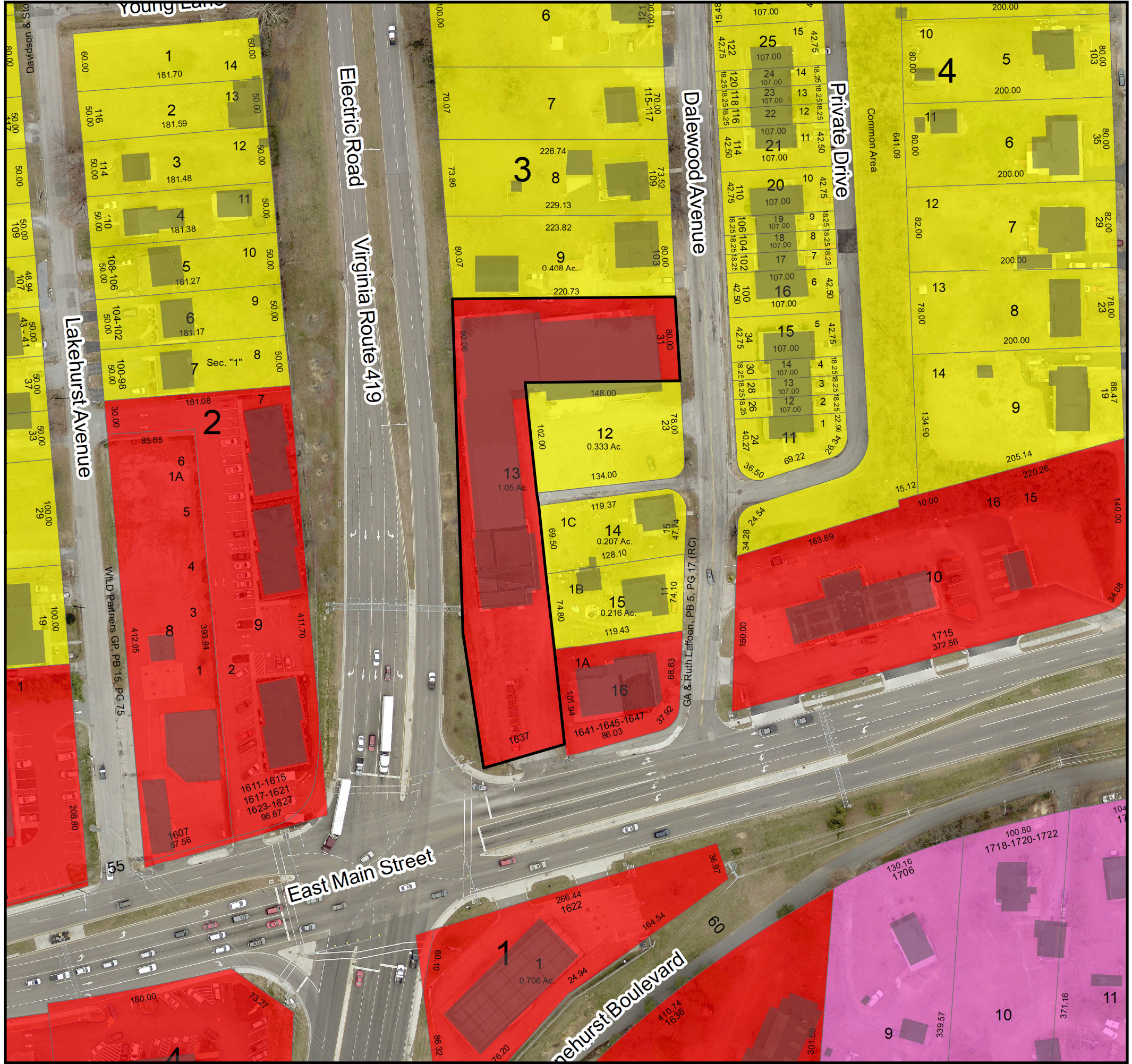
EXISTING ZONING



Tax Parcel 77-3-13 Buildings Parcels City Limits

- | | |
|--|---|
| AG - Agriculture District | PUD - Planned Unit District |
| BCD - Business Commerce District | RB - Residential Business District |
| CBD - Community Business District | RMF - Residential Multi-Family District |
| CUD - College/University District | RMF/RB - Residential Multi-Family/Residential Business District |
| DBD - Downtown Business District | RSF - Residential Single Family District |
| HBD - Highway Business District | RSF/HBD - Residential Single/Highway Business District |
| HBD/HM - Highway Business/Heavy Manufacturing District | RSF/LM - Residential Single Family/Light Manufacturing |
| HBD/LM - Highway Business/Light Manufacturing District | RSF/RB - Residential Single Family/Residential Business District |
| HM - Heavy Manufacturing District | RSF/RMF - Residential Single Family/Residential Multi-Family District |
| LM - Light Manufacturing District | RSF/TBD - Residential Single Family/Transitional Business District |
| LM/HM - Light Manufacturing/Heavy Manufacturing District | TBD - Transitional Business District |
| MHP - Manufactured Home Park District | |

FUTURE LAND USE



Tax Parcel 77-3-13 Buildings Parcels City Limits

- | | |
|---------------------------|-------------------------------|
| Commercial | Mixed Use |
| Downtown | Public Parks and Recreational |
| Economic Development Area | Residential |
| Industrial | Transitional |
| Institutional | |



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

Notice is hereby given that a request of the property owner/petitioner of the property described below has been filed with the City of Salem. 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:

Property Catalyst Group, Inc., applicant
Layman Candy Company, Inc., property owner

Location of Property:

1637 East Main Street (Tax Map #77-3-13)

Purpose of Request:

For rezoning the property located at 1637 East Main Street (Tax Map #77-3-13) from LM Light Manufacturing with proffered conditions, to HBD Highway Business District.

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

**WEDNESDAY, JULY 14, 2021 – 7 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

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

**MONDAY, JULY 26, 2021 – 6:30 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, 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



June 24, 2021

Property Catalyst Group, Inc.
133 Kirk Avenue S.W.
Roanoke, Virginia 24011

Layman Candy Company, Inc.
P. O. Box 1015
Salem, Virginia 24153

RE: Rezoning Request
1637 East Main Street, Tax Map # 77-3-13
23 Dalewood Avenue, Tax Map # 77-3-12

Dear Mr. Thompson and Ms. Ross:

You and/or your agent shall appear before the Planning Commission on:

**Wednesday, July 14, 2021
at 7:00 p.m. in**

**Council Chambers, City Hall,
114 North Broad Street**

AND

Salem City Council on:

Monday, July 26, 2021, at 6:30 p.m. in

**Council Chambers, City Hall,
114 North Broad Street**

for consideration of your request to rezone the properties located at 1637 East Main Street, Tax Map # 77-3-13, and 23 Dalewood Avenue, Tax Map # 77-3-12.

If you have any questions regarding this matter, please contact our office at (540) 375-3032.

Sincerely,

Mary Ellen H. Wines, CZA CFM
Zoning Administrator

ALLEY TO BE VACATED

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DALEWOOD AVENUE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY OF THE ALLEY HEREIN DESCRIBED; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.54', WITH A RADIUS OF 15.00', WITH A CHORD BEARING OF N 48°31'08" W, AND A CHORD LENGTH OF 22.56' TO A POINT; THENCE S 82°43'52" W A DISTANCE OF 119.37' TO A POINT ON THE EASTERLY LINE OF SALEM T.M. #77-3-13; THENCE WITH THE SAME N 07°13'08" W A DISTANCE OF 14.02'; THENCE LEAVING SAID PARCEL AND WITH THE LINE OF T.M.#77-3-12 N 83°31'52" E A DISTANCE OF 135.87' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.28', WITH A RADIUS OF 10.10', WITH A CHORD BEARING OF N 80°00'54" E, AND A CHORD LENGTH OF 2.27' TO A POINT ON THE WESTERLY RIGHT OF WAY OF DALEWOOD AVENUE; THENCE WITH THE SAME S 00°19'52" W A DISTANCE OF 29.46' TO THE POINT AND PLACE OF BEGINNING; HAVING AN AREA OF 1859.58 SQUARE FEET, 0.043 ACRES AND LYING AND BEING IN THE CITY OF SALEM, VIRGINIA.

ENTIRE PROPERTY BOUNDARY – T.M.#77-3-12,13,14,15,16, & VACATED ALLEY

BEGINNING AT A POINT AT THE NORTHEASTERLY INTERSECTION OF EAST MAINT STREET AND ELECTRIC ROAD, THENCE WITH ELECTRIC ROAD N 06°29'21" W A DISTANCE OF 202.22'; THENCE N 00°30'05" W A DISTANCE OF 176.62'; THENCE N 04°41'59" W A DISTANCE OF 74.68'; THENCE LEAVING ELECTRIC ROAD AND WITH THE SOUTHERLY LINE OF T.M.#77-3-9 N 89°46'52" E A DISTANCE OF 220.78' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DALEWOOD AVENUE; THENCE WITH THE SAME S 02°25'13" E A DISTANCE OF 158.52'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.67', WITH A RADIUS OF 10.10', WITH A CHORD BEARING OF S 37°37'22" W, AND A CHORD LENGTH OF 11.85' TO A POINT; THENCE S 00°19'29" W A DISTANCE OF 219.91' TO POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.97', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 36°32'52" W, AND A CHORD LENGTH OF 35.48' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET; THENCE WITH THE SAME S 72°45'52" W A DISTANCE OF 86.03'; THENCE N 07°13'08" W A DISTANCE OF 11.82' TO A POINT; THENCE S 74°43'08" W A DISTANCE OF 86.75' TO THE POINT AND PLACE OF BEGINNING; HAVING AN AREA OF 90,917.20 SQUARE FEET, 2.087 ACRES LYING AND BEING IN THE CITY OF SALEM, VIRGINIA.

T.M.#77-3-13 (CURRENTLY ZONED LM)

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DALEWOOD AVENUE, SAID POINT BEING 330' MORE OR LESS TO THE INTERSECTION OF DALEWOOD AVENUE AND EAST MAIN STREET; THENCE LEAVING DALEWOOD AVENUE AND WITH THE NORTHERLY LINE OF CITY OF SALEM T.M.#77-3-12 S 89°46'52" W A DISTANCE OF 148.00' TO A POINT; THENCE WITH THE SAME S 03°47'38" E A DISTANCE OF 103.30' TO A POINT; THENCE ALONG AN ALLEY AND THEN WITH T.M.#77-3-14 S 07°13'08" E A DISTANCE OF 248.45' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET; THENCE WITH THE SAME S 74°43'08" W A DISTANCE OF 86.75' TO POINT AT THE INTERSECTION OF EAST MAIN STREET AND ELECTRIC ROAD; THENCE WITH ELECTRIC ROAD N 06°29'21" W A DISTANCE OF 202.22' TO A POINT; THENCE N 00°30'05" W A DISTANCE OF 176.62' TO A POINT; THENCE N 04°41'59" W A DISTANCE OF 74.68' TO A POINT; THENCE LEAVING ELECTRIC ROAD AND WITH THE SOUTHERLY LINE OF T.M.#77-3-9 N 89°46'52" E A DISTANCE OF 220.78' TO POINT ON THE EASTERLY RIGHT OF WAY OF DALEWOOD AVENUE; THENCE WITH THE SAME S 02°25'13" E A DISTANCE OF 79.90' TO THE POINT AND PLACE OF BEGINNING; BEING SALEM TAX MAP #77-3-13, HAVING AN AREA OF 46,626.66 SQUARE FEET, 1.070 ACRES LYING AND BEING IN THE CITY OF SALEM, VIRGINIA.

T.M.#77-3-12

BEGINNING AT A POINT ON THE NORTH SIDE OF AN ALLEY, SAID POINT BEING 146' WEST OF THE INTERSECTION OF SAID ALLEY WITH THE WESTERLY RIGHT OF WAY LINE OF DALEWOOD AVENUE; THENCE LEAVING THE ALLEY AND WITH THE EASTERLY LINE OF T.M.#77-3-13 N 03°47'38" W A DISTANCE OF 103.30' TO A POINT; THENCE WITH THE SOUTHERLY LINE OF THE SAME N 89°46'52" E A DISTANCE OF 148.00' TO A POINT ON THE WESTERLY RIGHT OF WAY OF DALEWOOD AVENUE; THENCE WITH DALEWOOD AVENUE S 02°25'13" E A DISTANCE OF 78.62' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.95', WITH A RADIUS OF 10.10', WITH A CHORD BEARING OF S 44°04'55" W, AND A CHORD LENGTH OF 13.62' TO A POINT ON THE NORTHERLY SIDE OF THE AFOREMENTIONED ALLEY; THENCE WITH THE SAME S 83°31'52" W A DISTANCE OF 135.87' TO THE POINT AND PLACE OF BEGINNING; HAVING AN AREA OF 13958 SQUARE FEET, 0.320 ACRES AND LYING AND BEING IN THE CITY OF SALEM, VIRGINIA.

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.

WHEREAS, Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, have heretofore petitioned to have the property located at 23 Dalewood Avenue (Tax Map #77-3-12) rezoned from HBD Highway Business District with proffered conditions, to HBD Highway Business District with amended conditions; and

WHEREAS, in said petition, Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, did voluntarily proffer amended written conditions in addition to the regulations provided for in HBD Highway Business District into which this property is requested to be rezoned; and

WHEREAS, Council has reviewed the proposed amended conditions and is of the opinion that the requested rezoning without the proposed amended conditions would not be in the best interests of the City and that the amended conditions proffered will more closely comply with the intent of the Land Use Plan heretofore adopted; and

WHEREAS, Council has adopted the provisions of Chapter 320 of the 1978 Acts of the General Assembly of Virginia, Sections 15.2-2296 through 15.2-2302, relating to conditional zoning; and

WHEREAS, the Planning Commission at its regular meeting held on July 14, 2021, did recommend to Council after holding a public hearing that such rezoning be approved with the amended voluntarily proffered conditions; NOW, THEREFORE,

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:

Section 1. That the following described property in the City of Salem of Property Catalyst Group, Inc., applicant, and Layman Candy Company, Inc., property owner, being the property located at 23 Dalewood Avenue (Tax Map #77-3-12) be and the same is hereby changed from HBD Highway Business District with proffered conditions, to HBD Highway Business District with amended conditions, and the map referred to shall be changed in this respect and no other, said property being described as follows:

BEGINNING AT A POINT ON THE NORTH SIDE OF AN ALLEY, SAID POINT BEING 146' WEST OF THE INTERSECTION OF SAID ALLEY WITH THE WESTERLY RIGHT OF WAY LINE OF DALEWOOD AVENUE; THENCE LEAVING THE ALLEY AND WITH THE EASTERLY LINE OF T.M.#77-3-13 N 03°47'38" W A DISTANCE OF 103.30' TO A POINT; THENCE WITH THE SOUTHERLY LINE OF THE SAME N 89°46'52" E A

DISTANCE OF 148.00' TO A POINT ON THE WESTERLY RIGHT OF WAY OF DALEWOOD AVENUE; THENCE WITH DALEWOOD AVENUE S 02°25'13" E A DISTANCE OF 78.62' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.95', WITH A RADIUS OF 10.10', WITH A CHORD BEARING OF S 44°04'55" W, AND A CHORD LENGTH OF 13.62' TO A POINT ON THE NORTHERLY SIDE OF THE AFOREMENTIONED ALLEY; THENCE WITH THE SAME S 83°31'52" W A DISTANCE OF 135.87' TO THE POINT AND PLACE OF BEGINNING; HAVING AN AREA OF 13958 SQUARE FEET, 0.320 ACRES AND LYING AND BEING IN THE CITY OF SALEM, VIRGINIA.

Section 2. The following conditions voluntarily proffered shall apply in addition to the regulations contained in Chapter 106 of The Code of the City of Salem:

- 1) The property will be developed in substantial conformance with the conceptual site plan prepared by Balzer and Associates, Inc. entitled "Layman Candy Company" dated June 7, 2021 subject to any changes to access that may be required by the City of Salem and the Virginia Department of Transportation during the site plan review process.
- 2) The building will be developed in substantial conformance with the provided architectural perspective rendering indicated as Exhibit B and dated July 6, 2021.

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



1 inch = 100 feet

0 50 100 200

Feet

JULY 2021 PLANNING COMMISSION

ITEM 4D

23 Dalewood Ave.

CITY OF SALEM

Community Development
Department

P.O. Box 869
Salem, Virginia 24153-0869
Phone: (540) 375-3032



EXISTING ZONING



□ Tax Parcel 77-3-12 ■ Buildings □ Parcels □ City Limits

- | | |
|--|---|
| AG - Agriculture District | PUD - Planned Unit District |
| BCD - Business Commerce District | RB - Residential Business District |
| CBD - Community Business District | RMF - Residential Multi-Family District |
| CUD - College/University District | RMF/RB - Residential Multi-Family/Residential Business District |
| DBD - Downtown Business District | RSF - Residential Single Family District |
| HBD - Highway Business District | RSF/HBD - Residential Single/Highway Business District |
| HBD/HM - Highway Business/Heavy Manufacturing District | RSF/LM - Residential Single Family/Light Manufacturing |
| HBD/LM - Highway Business/Light Manufacturing District | RSF/RB - Residential Single Family/Residential Business District |
| HM - Heavy Manufacturing District | RSF/RMF - Residential Single Family/Residential Multi-Family District |
| LM - Light Manufacturing District | RSF/TBD - Residential Single Family/Transitional Business District |
| LM/HM - Light Manufacturing/Heavy Manufacturing District | TBD - Transitional Business District |
| MHP - Manufactured Home Park District | |

FUTURE LAND USE



□ Tax Parcel 77-3-12 ■ Buildings □ Parcels □ City Limits

- | | |
|---------------------------|-------------------------------|
| Commercial | Mixed Use |
| Downtown | Public Parks and Recreational |
| Economic Development Area | Residential |
| Industrial | Transitional |
| Institutional | |



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

Notice is hereby given that a request of the property owner/petitioner of the property described below has been filed with the City of Salem. 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:

Property Catalyst Group, Inc., applicant
Layman Candy Company, Inc., property owner

Location of Property:

23 Dalewood Avenue (Tax Map #77-3-12)

Purpose of Request:

For rezoning the property located at 23 Dalewood Avenue (Tax Map #77-3-12) from HBD Highway Business District with proffered conditions, to HBD Highway Business District.

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

**WEDNESDAY, JULY 14, 2021 – 7 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

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

**MONDAY, JULY 26, 2021 – 6:30 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, 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



133 Kirk Avenue SW
Roanoke, VA 24011
Phone: 540.491.9988
info@pcgva.com

Item #6D
Date: 7-26-2021

June 1, 2021

Mr. Jay Taliaferro
City Manager
City of Salem Community Developer
21 South Bruffey Street
Salem, VA 25153

Re: 1637 & 1641 East Main Street
11, 15 & 23 Dalewood Avenue
Tax Parcels 77-3-12, 77-3-13, 77-3-14, 77-3-15, & 77-3-16
Rezoning & Special Exception Applications

Dear Mr. Taliaferro:

Property Catalyst Group is the developer of the above-mentioned parcels and now submits the attached official applications, supporting documents and associated fees required for the Rezoning of 77-3-13 and Special Exception Permit. These applications will allow for the redevelopment of this neglected property into a modern high-quality storage facility that will transform the challenged corner into a stately and functional property.

PROJECT NARRATIVE

After a long history of operating on this prominent corner, Layman Candy Company and Givens Books ceased operations at this location in 2008 and 2017, respectively. Since 2008, the property has been listed for sale with minimal activity due to various challenges presented as potential buyers contemplate higher traffic uses.

Existing Conditions

The existing structures were constructed from 1939 to 1952 and have no useful life remaining. With this fact clearly apparent to current ownership, tenants have been interim in nature and repairs have not been regularly conducted. The result of the past 13 years of minimal maintenance is multiple dilapidated and unattractive improvements. All improvements will be demolished as part of the development process. Replacement with a prominent modern structure as shown in Exhibit A will cure this long-term hindrance on the surrounding community.

Rezoning Application

The provided Rezoning application has been submitted to combine the existing split zoning designations (LM and HBD) into a single HBD designation. Personal Storage is an allowed use with a Special Exception Permit under each of these zoning designations. Therefore, this rezoning request is effectively for administrative convenience through the development process.

Proposed Site Plan & Elevations

As shown, the proposed civil concept site plan and architectural elevation concept rendering greatly enhance the aesthetics and functionality of the property. In addition to the condition of the improvements, the placement of industrial structures immediately adjacent to residential property boundaries is cause for concern. This issue will be improved by adherence to the Use and Design Standards imposed on Personal Storage in the City of Salem, which are above and beyond standard development regulations. In addition, placement of the access drive will provide additional buffer, as shown within Exhibit B.

Traffic & Safety

As Personal Storage is one of the lower traffic generating uses allowed within the HBD zoning designation, the proposed development is considered to enhance the safety and functionality of this historically challenged corner.

Considering the amount of rentable area in the proposed facility, ITE estimates 120 trips per day for this project. It should be noted that this figure is substantially higher than other very similar projects we have operated over the last five years. We expect to see an average of 25 customers per day equating to 50 trips per day.

Summary

The Special Exception Permit process's focus is on site specific items and how they relate to public health, safety, and welfare of the surrounding neighborhood and community. Considering the horrendous state of this prominent corner in the City of Salem, the proposed development will have no adverse impact, but will in fact enhance the overall aesthetics of the high traffic corridor.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Joseph Thompson", written over a horizontal line.

Joseph E. Thompson

EXISTING CONDITIONS





PETITION FOR SPECIAL EXCEPTION PERMIT

City of Salem Department of Community Development

Benjamin W. Tripp, AICP - City Planner

Email: btripp@salemva.gov

Telephone: 540-375-3032

1. Applicant(s):

Property Catalyst Group, Inc.

2. Legal Owner(s) of property wherein special exception is to be conducted:

Layman Candy Company, Inc.

George W. Givens, Jr. & Susan K. Givens

3. Location of Property:

Address: 1637 & 1641 East Main Street and 11, 15 & 23 Dalewood Avenue

Subdivision: LAKEVIEW & RUTH LAFFOON

Official Tax Map Number: 77-3-12, 77-3-13, 77-3-14, 77-3-15, & 77-3-16

4. Characteristics of Property:

Size (Acreage): 1.972 Acres

Deed Restrictions: None Known

Present Use: Dilapidated rental housing and vacant former retail

Present Zoning Classification: LM, Light Manufacturing (Rezoning Request Submitted) & HBD, Highway Business

Land Use Plan Designation: Current - Commercial, SF Res & Industrial, Future - SF Res & Commercial

5. Proposed use of property: See Narrative

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


Benjamin Crew - Balzer & Associates

Mailing Address: 1208 Corporate Circle, Roanoke, VA 24018

Telephone Number: 540-772-9580

7. Affidavit:

- A. The undersigned person(s) 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: 6/1/2021

Applicant Interest in Property: Developer

Applicant Mailing Address: 133 Kirk Avenue SW, Roanoke, VA 24011

Applicant Telephone Number: 540-491-9988

Owner Signature: _____ Date: 6/1/2021

Owner Interest in Property: Owner of Record

Owner Mailing Address: _____

Owner Telephone Number: _____

PETITION FOR SPECIAL EXCEPTION PERMIT

City of Salem Department of Community Development

Benjamin W. Tripp, AICP - City Planner

Email: btripp@salemva.gov

Telephone: 540-375-3032

1. Applicant(s):

Property Catalyst Group, Inc.

2. Legal Owner(s) of property wherein special exception is to be conducted:

Layman Candy Company, Inc.

George W. Givens, Jr. & Susan K. Givens

3. Location of Property:

Address: 1637 & 1641 East Main Street and 11, 15 & 23 Dalewood Avenue

Subdivision: LAKEVIEW & RUTH LAFFOON

Official Tax Map Number: 77-3-12, 77-3-13, 77-3-14, 77-3-15, & 77-3-16

4. Characteristics of Property:

Size (Acreage): 1.972 Acres

Deed Restrictions: None Known

Present Use: Dilapidated rental housing and vacant former retail

Present Zoning Classification: LM, Light Manufacturing (Rezoning Request Submitted) & HBD, Highway Business

Land Use Plan Designation: Current - Commercial, SF Res & Industrial, Future - SF Res & Commercial

5. Proposed use of property: See Narrative

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

Benjamin Crew - Balzer & Associates

Mailing Address: 1208 Corporate Circle, Roanoke, VA 24018

Telephone Number: 540-772-9580

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Applicant Signature: _____ Date: 6/1/2021

Applicant Interest in Property: Developer

Applicant Mailing Address: 133 Kirk Avenue SW, Roanoke, VA 24011

Applicant Telephone Number: 540-491-9988

Owner Signature: *Judy N. Ross, President* Date: 6/1/2021

Owner Interest in Property: Owner of Record

Owner Mailing Address: *P.O. Box 1015*

Owner Telephone Number: *540-389-2000*

1630 West Main St Salem Va 24152

PETITION FOR SPECIAL EXCEPTION PERMIT

City of Salem Department of Community Development

Benjamin W. Tripp, AICP - City Planner

Email:

Telephone: 540-375-3032

1. Applicant(s):

Property Catalyst Group, Inc.

2. Legal Owner(s) of property wherein special exception is to be conducted:

Layman Candy Company, Inc.

George W. Givens, Jr. & Susan K. Givens

3. Location of Property:

Address: 1637 & 1641 East Main Street and 11, 15 & 23 Dalewood Avenue

Subdivision: LAKEVIEW & RUTH LAFFOON

Official Tax Map Number: 77-3-12, 77-3-13, 77-3-14, 77-3-15, & 77-3-16

4. Characteristics of Property:

Size (Acreage): 1.972 Acres

Deed Restrictions: None Known

Present Use: Dilapidated rental housing and vacant former retail

Present Zoning Classification: LM, Light Manufacturing (Rezoning Request Submitted) & HBD, Highway Business

Land Use Plan Designation: Current - Commercial, SF Res & Industrial, Future - SF Res & Commercial

5. Proposed use of property: See Narrative

6. Agent(s) or representative(s) of property owner(s): (Specify Interest)

Benjamin Crew - Balzer & Associates

Mailing Address: 1208 Corporate Circle, Roanoke, VA 24018

Telephone Number: 540-772-9580

7. Affidavit:

- A. The undersigned person(s) 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: 6/1/2021

Applicant Interest in Property: Developer

Applicant Mailing Address: 133 Kirk Avenue SW, Roanoke, VA 24011

Applicant Telephone Number: 540-491-9988

Owner Signature: [Signature] Date: 6/1/2021

Owner Interest in Property: Owner of Record

Owner Mailing Address: 1320 Saint Jude St. Salem, VA 24153

Owner Telephone Number: 540-389-1293 (H) 540-819-1057 (C)



SITE & ZONING SUMMARY:

SITE ADDRESS: 11-15 DALEWOOD AVE
SALEM, VA 24153

OWNER: LAYMAN CANDY COMPANY INC.

OWNER ADDRESS: PO BOX 1015
SALEM, VA 24153

TAX MAP NUMBERS: 77-3-12, 77-3-13, 77-3-14, 77-3-15

EXISTING LOT SIZE AND ZONING:

77-3-12: 0.297 AC - HBD - HIGHWAY BUSINESS DISTRICT
77-3-13: 1.040 AC - LM - LIGHT MANUFACTURING DISTRICT
77-3-14: 0.194 AC - HBD - HIGHWAY BUSINESS DISTRICT
77-3-15: 0.211 AC - HBD - HIGHWAY BUSINESS DISTRICT
77-3-16: 0.230 AC - HBD - HIGHWAY BUSINESS DISTRICT

EXISTING ORDINANCE #90

PASSED: MAY 14, 1984

EFFECTIVE: MAY 24, 1984

EXISTING CONDITIONS TO BE REMOVED WITH REZONING REQUEST

PROPOSED ZONING: HBD - HIGHWAY BUSINESS DISTRICT WITH SEP

77-3-12: 0.297 AC
77-3-13: 1.040 AC
77-3-14: 0.194 AC
77-3-15: 0.211 AC
77-3-16: 0.230 AC

OVERALL PROPERTY TO BE REZONED TO HBD: 2.10 AC

PROPOSED USE: PERSONAL STORAGE WITH SPECIAL EXCEPTION REQUEST

SITE ADDRESS: 1641 E MAIN ST
SALEM, VA 24153

OWNER: GEORGE W GIVENS JR & SUSAN K GIVENS

OWNER ADDRESS: 1320 SAINT JUDE ST
SALEM, VA 24153

TAX MAP NUMBER: 77-3-16

EXISTING LOT SIZE: 0.23 AC

EXISTING ZONING: HBD- HIGHWAY BUSINESS DISTRICT

ZONING REQUIREMENTS - HIGHWAY BUSINESS DISTRICT:

MINIMUM LOT AREA: 7,200 SF

MINIMUM FRONTAGE: 60' ON A PUBLIC STREET

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD: 30' FROM STREET CENTERLINE
SIDE YARD: NO MINIMUM
REAR YARD: NO MINIMUM

PER ZONING REGULATIONS:

EAST MAIN ST: 55' FROM CENTERLINE
ELECTRIC RD: 55' FROM CENTERLINE

PER SUPPLEMENTAL REGULATIONS FOR PERSONAL STORAGE:

FRONT YARD: 30' FROM R.O.W. LINE

MAXIMUM HEIGHT OF STRUCTURES: 80'

MAXIMUM BUILDING SIZE: NO MAXIMUM

BUFFER YARD:

TYPE B EVERGREEN BUFFER FOR HBD ADJOINING RSF

OPTION 1: 8' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES,
ONE ROW OF EVERGREEN SHRUBS

OPTION 2: 15' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES

PARKING SUMMARY:

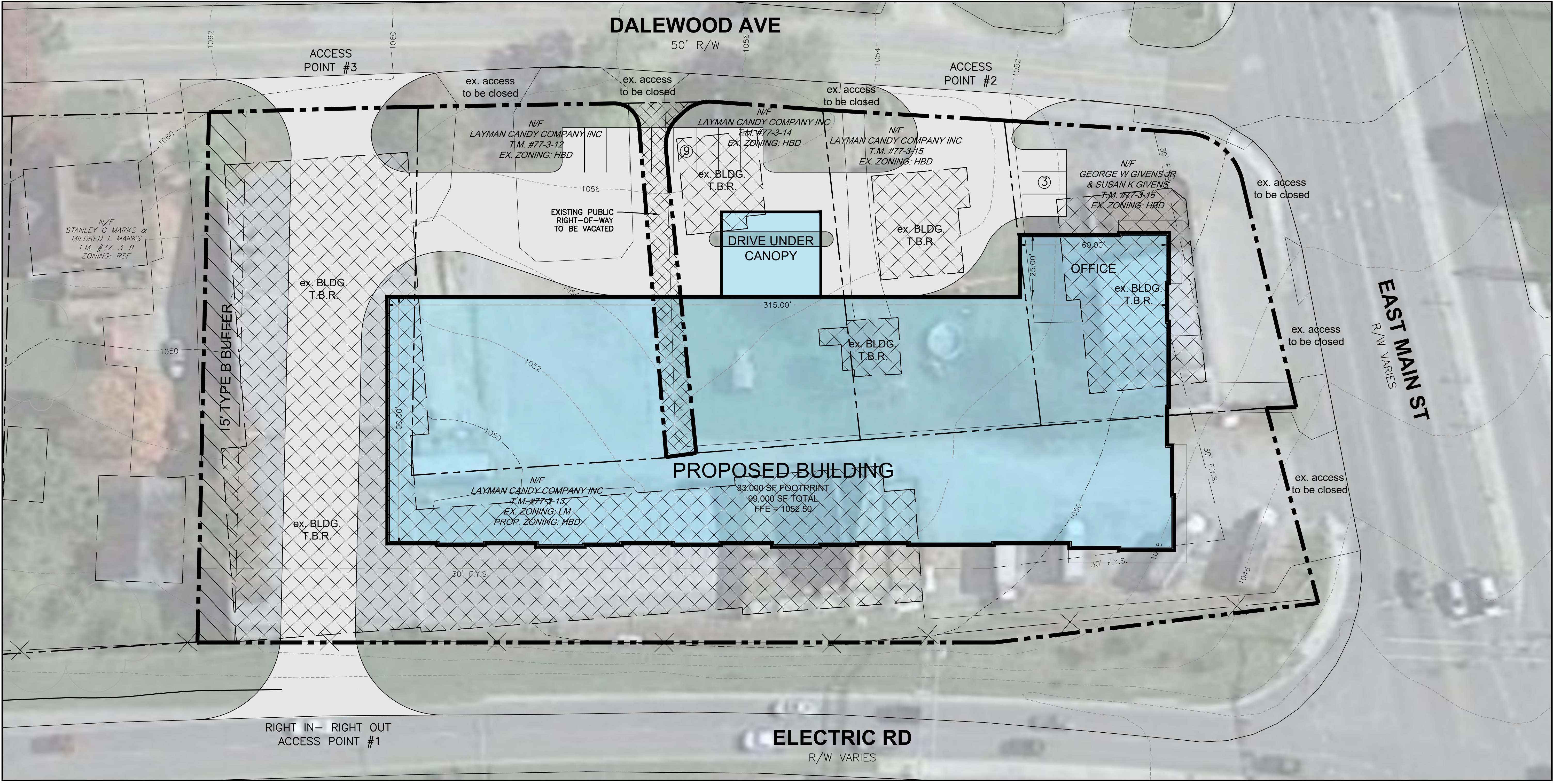
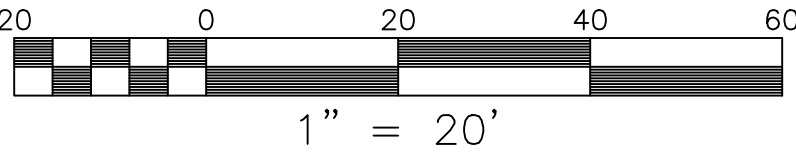
PARKING REQUIRED: 2 SPACES PER 100 UNITS

PARKING REQUIRED: 12 SPACES

PARKING PROVIDED: 12 SPACES

CONCEPT PLAN NOTE:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED NOVEMBER 2019



**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY

LAYMAN CANDY COMPANY

CONCEPTUAL SITE PLAN

DRAWN BY: KAM
DESIGNED BY: BTC
CHECKED BY: BTC
DATE: 06/01/2021
SCALE: 1" = 20'
REVISIONS:

EX-A
PROJECT NO. 04210024.00



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

Notice is hereby given that a request of the property owner/petitioner of the property described below has been filed with the City of Salem. 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 Owners/Petitioners:

Property Catalyst Group, Inc., applicant
Layman Candy Company, Inc., property owner
George W. Givens, Jr. and Susan K. Givens, property owners

Location of Properties:

1637 East Main Street (Tax Map #77-3-13)
1641-1647 East Main Street (Tax Map # 77-3-16)
11 Dalewood Avenue (Tax Map # 77-3-15)
15 Dalewood Avenue (Tax Map # 77-3-14)
23 Dalewood Avenue (Tax Map # 77-3-12)

Purpose of Request:

For the issuance of a Special Exception Permit to allow personal storage on the properties located at 1637 & 1641-1647 East Main Street, and 11, 15, & 23 Dalewood Avenue (Tax Map #s 77-3-13, 77-3-16, 77-3-15, 77-3-14, and 77-3-12).

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

**WEDNESDAY, JULY 14, 2021 – 7 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

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

**MONDAY, JULY 26, 2021 – 6:30 P.M.
COUNCIL CHAMBERS OF CITY HALL
114 NORTH BROAD STREET, 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



June 24, 2021

Property Catalyst Group, Inc.
133 Kirk Avenue S.W.
Roanoke, Virginia 24011

Mr. George and Mrs. Susan Givens
1320 Saint Jude Street
Salem, Virginia 24153

Layman Candy Company, Inc.
P. O. Box 1015
Salem, Virginia 24153

RE: Special Exception Permit Request
1637 East Main Street, Tax Map # 77-3-13, 1641-1647 East Main Street, Tax Map #
77-3-16, 11, 15, & 23 Dalewood Avenue, Tax Map #'s 77-3-15, 77-3-14, and 77-3-12

Dear Mr. Thompson, Ms. Ross, and Mr. and Mrs. Givens:

You and/or your agent shall appear before the Planning Commission on:

**Wednesday, July 14, 2021
at 7:00 p.m. in**

**Council Chambers, City Hall,
114 North Broad Street**

AND

Salem City Council on:

Monday, July 26, 2021, at 6:30 p.m. in

**Council Chambers, City Hall,
114 North Broad Street**

for consideration of your request for a special exception permit to allow personal storage on the properties located at 1637 East Main Street, Tax Map # 77-3-13, 1641-1647 East Main Street, Tax Map # 77-3-16, 11, 15, & 23 Dalewood Avenue, Tax Map #'s 77-3-15, 77-3-14, and 77-3-12.

If you have any questions regarding this matter, please contact our office at (540) 375-3032.

Sincerely,

Mary Ellen H. Wines, CZA CFM
Zoning Administrator

Updated elevation concept from Balzer for Item 6D – 7-26-21



Item # 6E
Date: 7/26/2021

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

MEETING DATE: July 26, 2021

AGENDA ITEM: Resolution requesting the Virginia Department of Transportation (VDOT) approve City Council's request for the temporary closure of Main Street on September 11, 2021 for the Olde Salem Days event

SUBMITTED BY: Jay Taliaferro, City Manager

SUMMARY OF INFORMATION:

The Rotary Club of Salem and City staff have begun planning for the return of the Olde Salem Days event on September 11, 2021.

This popular event requires the temporary closure of multiple street sections in the downtown area on this day from 5:30 a.m. to 7:00 p.m. The closure of the Main Street (US Route 460) section from Chestnut Street/Lewis Avenue to Thompson Memorial Drive requires approval from VDOT. This resolution will provide a formal request to VDOT by the City to approve this temporary closure on Main Street.

All other street sections requiring closure during the event can be administratively approved by the City.

STAFF RECOMMENDATION:

Staff recommends Council approval of this resolution.

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, July 26, 2021:

RESOLUTION 1403

WHEREAS, the Salem Rotary Club has planned activities in the downtown area of Salem to involve citizens on September 11, 2021, from 5:30 a.m. to 7:00 p.m. that will require the closing of Main Street (Route 460) between Chestnut Street and Lewis Avenue to Thompson Memorial Drive; and

WHEREAS, Council concurs in the request from The Rotary Club of Salem for the closing of Main Street for this date and time and has developed alternate routing for traffic around the downtown area; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Council doth request the Virginia Department of Transportation to concur and approve Council's request to allow the closing of Main Street (Route 460) between Chestnut Street and Lewis Avenue to Thompson Memorial Drive on Saturday, September 11, 2021;

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Virginia Department of Transportation.

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 ~
Renée F. Turk ~

ATTEST:

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

DATE: July 12, 2021

FROM: Barney Horrell
The Rotary Club of Salem
PO Box 5
Salem, VA 24153

TO: Jay Taliaferro, City Manager
City of Salem
PO Box 869
Salem, VA 24153

RE: Olde Salem Days 2021
Street Closure Request

Mr. Taliaferro,

The Rotary Club of Salem has already begun our planning for Olde Salem Days 2021. This year the Second Saturday in September falls on the **September 11th**. With this letter we respectfully request the closure of the following street sections from 5:30 am to 7:00 pm:

- 1) Main Street – from Chestnut Street/Lewis Avenue to Thompson Memorial Drive
- 2) Clay Street – from Broad Street to Market Street
- 3) Calhoun Street – from Broad Street to Colorado Street
- 4) Academy Street/Union Street – from Clay Street to Calhoun Street
- 5) Broad Street – from Clay Street to Calhoun Street
- 6) Red Lane – from College Alley to Clay Street (allowing for access to apartments)
- 7) Market Street – from Clay Street to Burwell Street
- 8) College Street – from Clay Street to Calhoun Street

I have corresponded with John Shaner and Todd Sutphin and we have agreed to the following day of event schedule:

- | | |
|--------------------|--|
| 5:30 am | The above listed streets will be closed to the public. Barricades will be placed at the ends of all streets listed above. |
| 5:30 am to 6:30 am | Only City vehicles will be allowed on the streets to prepare for the event. |
| 6:30 am to 8:30 am | The barricades will be open only to vendors' vehicles so that they may drop off their wares. All vendor traffic shall enter Main Street at Chestnut Street and travel eastward. After delivering wares to spaces, vendors shall exit the event |

area at the next available north-south street. All vendor vehicles shall be off of the street by 8:30am.

- | | |
|--------------------|---|
| 8:30 am to 4:30 pm | Olde Salem Days event. |
| 4:30 pm to 5:30 pm | The barricades will again be opened to only vendors' vehicles so that they may pick up their wares. Again, all traffic on Main Street shall be one way from west to east. All vendor vehicles and wares shall be off of the streets by 5:30 pm. |
| 5:30 pm to 7:00 pm | City crews clean the streets. |
| 7:00 pm | All barricades shall be taken down and the streets re-opened to the public. |

A map of the street closures and the Event Traffic Pattern around the perimeter of the event is attached. This same map will be sent to all event vendors along with an explanation of street closure times.

Thank you in advance for your consideration of these street closures and for the City's continued support with Olde Salem Days. We are all looking forward to another successful event this year and showcasing the Salem community to thousands of out-of-town visitors. Please feel free to contact me at (540) 526-6800 or barney@brushymtnengr.com if you have any questions or concerns with this request.

Respectfully Submitted,



Barney Horrell

OLDE SALEM DAYS



- Barricades
- Closed Street
- Handicap Parking
- Parking
- Event Headquarters
- Event Traffic Pattern
- Car Show Area
- Live Entertainment
- Food Court
- First Aid Station
- Shuttle Location
- Library Book Sale

Item # 6F
Date: 7/26/2021

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

MEETING DATE: July 26, 2021

AGENDA ITEM: Resolution in support of the Proposed American Rescue Plan
Funding for Virginia Tourism Destinations

SUBMITTED BY: Jay Taliaferro, City Manager

SUMMARY OF INFORMATION:

Governor Northam proposed \$353 million in American Rescue Plan Funding to accelerate small business recovery including investments for Rebuild VA, community revitalization, tourism and hospitality industries. Virginia lost an estimated \$14.5 billion in total tourism spending due to the COVID-19 pandemic. Governor Northam is proposing a \$50 million investment to be allocated to the Virginia Tourism Corporation (VTC) to assist with the tourism industry's recovery and restore additional economic activity across the Commonwealth. The resolution requests the Virginia General Assembly Special Session scheduled in August 2021 approve legislation supporting the American Rescue Plan Funding for tourism recovery and seek to ensure that all localities and regional tourism offices receive equitable funding dedicated to destination marketing organizations.

STAFF RECOMMENDATION:

Staff recommends Council approval of this resolution.

IN THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, JULY 26, 2021

RESOLUTION 1404

**Resolution in Support of the Proposed American Rescue Plan Funding
for Virginia Tourism Destinations**

WHEREAS, on July 12, 2021, Governor Northam proposed \$353 million in American Rescue Plan Funding to accelerate small business recovery including investments for Rebuild VA, community revitalization, tourism and hospitality industries; and

WHEREAS, Virginia lost an estimated \$14.5 billion in total tourism spending due to the COVID-19 pandemic. Governor Northam is proposing a \$50 million investment to be allocated to the Virginia Tourism Corporation (VTC) to assist with the tourism industry's recovery and restore additional economic activity across the Commonwealth; and

WHEREAS, the VTC, after approval from the General Assembly, will create the Virginia Tourism Recovery Program (VTRP); and

WHEREAS, the VTRP will deliver \$20 million dollars to fund extending its broadcast and digital marketing into tier 2 and 3 media markets in Charlotte, Pittsburgh, Boston, and Chicago and digital advertising to an additional 29 markets east of the Mississippi River. This funding will also allow VTC to boost its sports and meeting marketing programs, which experienced significant revenue loss during the pandemic; and

WHEREAS, the VTRP will deliver \$30 million dollars distributed to all 114 destination marketing organizations throughout the Commonwealth; and

WHEREAS, in 2019, Virginia rank 8th in domestic travel spending, generate \$27 billion in visitor spending, support 237,000 jobs and \$1.8 billion in state and local taxes; and

WHEREAS, Virginia's Blue Ridge region is comprised of five cooperating localities including the City of Salem, City of Roanoke, County of Roanoke, County of Botetourt, and County of Franklin; and

WHEREAS, in 2019 Virginia's Blue Ridge region generated \$920 million in visitor spending, supported 8,177 jobs and returned \$66 million in state and local taxes; and

WHEREAS, in 2019 Virginia's Blue Ridge region reached the 10th consecutive year of record growth reporting hotel room revenue at \$116 million and 1.3 million rooms sold; and

WHEREAS, Virginia's Blue Ridge region was down 45% in hotel room revenue in 2020 and lost an estimated \$3 million due to the pandemic; and

WHEREAS, Visit Virginia's Blue Ridge wholeheartedly supports the proposed American Rescue Plan Funding by Governor Northam to reboot Virginia's tourism economy; and

WHEREAS, Virginia's Blue Ridge region is identified as one destination marketing organization operating collaboratively to create a greater return on investment. As such, requests to be considered as a whole with an equitable funding formula should the proposed American Rescue Plan Funding be passed by the General Assembly and VTC creates a Tourism Recovery Program; and

NOW, THEREFORE, BE IT RESOLVED that the City of Salem requests the Virginia General Assembly Special Session scheduled in August 2021 approve legislation supporting the American Rescue Plan Funding for tourism recovery and seek to ensure that all localities and regional tourism offices receive equitable funding dedicated to destination marketing organizations.

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 -

Renée F. Turk -

ATTEST:

H. Robert Light

Clerk of Council

City of Salem, Virginia

July 26, 2021

Council of the City of Salem
Salem, Virginia 24153

Dear Council Members:

For your information, I am listing appointments and vacancies on various boards and commissions:

<u>Board or Commission</u>	<u>Recommendation</u>
<u>Vacancies with Candidates</u>	
Board of Appeals (USBC)	Recommend Joseph Driscoll as regular member to replace Michael "Chris" Vaught for the remainder of a five-year term ending January 1, 2023.
<u>Vacancies</u>	
Board of Appeals (USBC)	Need alternate, five-year term
Board of Zoning Appeals	Need one alternate, five-year terms
Fair Housing Board	Need a replacement for Sharyn McCullough
Roanoke Valley Greenway Commission	Need a replacement for Mac Johnson

Sincerely,

Laura Lea Harris

Laura Lea Harris
Deputy Clerk of Council

**CITY OF SALEM, VIRGINIA
BOARDS AND COMMISSIONS
June 28, 2021**

MEMBER EXPIRATION OF TERM

BLUE RIDGE BEHAVIORAL HEALTHCARE

Term of Office: 3 years (3 terms only)

Ann Tripp	12-31-21
Rev. C. Todd Hester	12-31-22
Dr. Forest Jones	12-31-23

AT LARGE MEMBERS:

Patrick Kenney	12-31-22
Helen Ferguson	12-31-23
Bobby Russell	12-31-21

BOARD OF APPEALS (USBC BUILDING CODE)

Term of Office: 5 years

John R. Hildebrand	1-01-26
Robert S. Fry, III	1-01-23
David A. Botts	1-01-25
Nathan Routt	5-11-25
Michael "Chris" Vaught	1-01-23

ALTERNATES:

Vacant

Chelsea Dyer	8-09-25
Joseph Driscoll	01-01-26

BOARD OF EQUALIZATION OF REAL ESTATE

ASSESSMENTS

Term of Office: 3 years (**appointed by Circuit Court**)

Wendel Ingram	11-30-21
N. Jackson Beamer, III	11-30-21
David A. Prosser	11-30-22
Nancy Duffy	11-30-23
Kathy Fitzgerald	11-30-24

BOARD OF ZONING APPEALS

Term of Office: 5 years (**appointed by Circuit Court**)

F. Van Gresham	3-20-22
David E. Derr	3-30-23
Winston J. DuBois	6-05-24
Gary Lynn Eanes	3-20-25
Tom Copenhagen	4-10-22

ALTERNATES:

Frank Sellers	10-12-23
Jessica Cox	3-1-23
Channing Mason	Resignation 11-13-23

CHIEF LOCAL ELECTED OFFICIALS (CLEO)

CONSORTIUM

No Term Limit

John E. Saunders

Alternate: James E. Taliaferro, II

MEMBER EXPIRATION OF TERM

CONVENTION & VISITORS BUREAU

John Shaner	No term limit
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COMMUNITY POLICY AND MANAGEMENT TEAM

No term limit except for Private Provider

(Names)	(Alternates)
Rosie Jordan	Tammy Todd
Benjamin W. Tripp	James E. Taliaferro, II
Carolyn Minix	Rosemary Walker
Cheryl Wilkinson	Tamara Starnes
Vacant Parent Rep	Frank Turk
Shannon Brabham	Joyce Earl
Randy Jennings	Deborah Coker
Darryl Helems	Amanda Hall
Derek Weeks	Danny Crouse
Vacant – Health Dept.	Vacant
Parent Rep –Inez Farrell	
Vacant (Both terms exp.)	Kristy Ayers

ECONOMIC DEVELOPMENT AUTHORITY

Term of Office: 4 years (**Requires Oath of Office**)

William Q. Mongan	3-09-23
Paul C. Kuhnel	3-09-24
J. David Robbins	3-09-24
Cindy Shelor	4-10-25
Macel Janoschka	3-09-25
Sean B. Kosmann	12-14-24
Clark "Rob" Robinson Jr.	12-14-24

ECONOMIC DEVELOPMENT COMMITTEE

No Terms, no alternates

Jane Johnson	John Saunders
James Taliaferro	Rob Light
Melinda Payne	Benjamin Tripp
Mary Ellen Wines	Judy Hough

FAIR HOUSING BOARD

Term of Office: 3 years

Betty Waldron	7-01-22
Melton Johnson	7-01-23
Sharyn McCullough	no longer in Salem 7-01-20
Pat Dew	3-01-24
Janie Whitlow	4-09-24

<u>MEMBER</u>	<u>EXPIRATION OF TERM</u>
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FINE ARTS COMMISSION (INACTIVE)

Term of Office: 4 years	
Cameron Vest	5-01-15
Julie E. Bailey Hamilton	5-01-15
Brenda B. Bower	7-26-12
Vicki Daulton	10-26-12
Hamp Maxwell	10-26-12
Fred Campbell	5-01-13
Rosemary A. Saul	10-26-13
Rhonda M. Hale	10-12-14
Brandi B. Bailey	10-12-14

STUDENT REPRESENTATIVES

LOCAL OFFICE ON AGING

Term of Office: 3 years	
John P. Shaner	3-01-24

Partnership for a Livable Roanoke Valley

Term of Office: Unlimited	
James E. Taliaferro, II	

PERSONNEL BOARD

Term of Office: 2 years	
William R. Shepherd	6-09-23
J. Chris Conner	8-12-23
Margaret Humphrey	8-12-23
Garry Lautenschlager	11-23-22
Teresa Hernandez	4-26-23

PLANNING COMMISSION AND
NPDES CITIZENS' COMMITTEE

Term of Office: 4 years	
Neil Conner	7-31-22
Dee King	7-31-22
Vicki Daulton	7-26-23
Reid Garst	7-31-22
N. Jackson Beamer	8-28-23

REAL ESTATE TAX RELIEF REVIEW BOARD

Term of Office: 3 years	
David G. Brittain	2-14-22
Wendel Ingram	6-11-24
Daniel L. Hart	2-14-24

ROANOKE REGIONAL AIRPORT COMMISSION

Term of Office: 4 years	
Dale T. Guidry	7-1-24

ROANOKE VALLEY-ALLEGHANY REGIONAL
COMMISSION

Term of Office: 3 years	
John E. Saunders	6-30-24
Dee King	6-30-23
James W. Wallace III	6-30-24

*Losing one seat on this Board due to RVARC reorganization

<u>MEMBER</u>	<u>EXPIRATION OF TERM</u>
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ROANOKE VALLEY BROADBAND AUTHORITY

Term of Office: 4 years	
James E. Taliaferro, II	12-14-2023
Citizen-At-Large	
Mike McEvoy	12-13-2021

ROANOKE VALLEY DETENTION COMMISSION

No Terms	
Member	Alternate
James Taliaferro	Rosemarie Jordan

ROANOKE VALLEY GREENWAY COMMISSION

Term of Office: 3 years	
McMillan H. Johnson, IV	6-30-21
Jessica P. Preston	6-30-22
Skip Lautenschlager	9-26-23

ROANOKE VALLEY RESOURCE AUTHORITY

Term of Office: 4 years	
Mike Tyler	12-31-23

ROANOKE VALLEY TRANSPORTATION PLANNING
ORGANIZATION (TPO) POLICY BOARD

Term of Office: 3 years	
Renee F. Turk	6-30-2023
William "Bill" Jones	6-30-2023
Alternate: Byron R. Foley	6-30-2023
Alternate: John Saunders	6-30-2023

SCHOOL BOARD OF THE CITY OF SALEM

Term of Office: 3 years	
Nancy Bradley	12-31-21
Teresa-Sizemore Hernandez	12-31-21
Andy Raines	12-31-22
Artice Ledbetter	12-31-22
David Preston	12-31-23

SOCIAL SERVICES ADVISORY BOARD

Term of Office: 4 years, 2 term limit	
Betty McCrary	12-1-22

TOTAL ACTION FOR PROGRESS

Term of Office: 2 years	
Byron Randolph Foley	
(Melinda Payne appointed	11-13-21
as full-time alternate)	11-13-21

TRANSPORTATION TECHNICAL COMMITTEE (TTC)

Term of office: 3 years	
Melinda Payne	6-30-23
Benjamin Tripp	6-30-23
Alternate: James E. Taliaferro, II	6-30-23
Alternate: Charles E. VanAllman, Jr.	6-30-23

MEMBER

EXPIRATION OF TERM

VIRGINIA WESTERN COMMUNITY COLLEGE LOCAL
ADVISORY

Term of Office: 4 years (2 terms only)

Dr. Forest I. Jones 6-30-22

VIRGINIA'S BLUE RIDGE BOARD

Term of Office:

James E. Taliaferro, II

WESTERN VIRGINIA EMERGENCY MEDICAL
SERVICES COUNCIL

Term of office: 3 years

Deputy Chief Matt Rickman 12-31-22

WESTERN VIRGINIA REGIONAL INDUSTRIAL
FACILITY AUTHORITY

Term of Office: 4 years **(Requires Oath of Office)**

James E. Taliaferro, II 2-3-2022

H. Robert Light 2-3-2024

Crystal Williams(Alternate for Taliaferro) 2-3-2022

Ben Tripp (alternate for Payne) 2-3-2024

WESTERN VIRGINIA REGIONAL JAIL AUTHORITY

Term of Office: 1 year – Expires 12-31-2021

(Requires Oath of Office)

William D. Jones

Alternate: Byron R. Foley

James E. Taliaferro, II

Alternate: Rosemarie Jordan

April M. Staton

Alternate: Chief Deputy-Major B. Todd Clingenpeel