

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 Mini, 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