

UNAPPROVED MINUTES
PLANNING COMMISSION

January 13, 2010

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, at 7:00 p.m., on January 13, 2010, there being present the following members of said Commission, to wit: Gardner W. Smith, Jimmy W. Robertson, Vicki G. Daulton, and Bruce N. Thomasson (Terrance D. Murphy – absent); with Gardner W. Smith, Chairman, presiding; together with Melinda J. Payne, Director of Planning and Development; Charles B. Aldridge, Sr., Acting Building Official and Zoning Administrator; Charles VanAllman, City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; Krystal M. Coleman, Deputy Clerk of Council; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

ON MOTION MADE BY COMMISSION MEMBER ROBERTSON, AND DULY CARRIED, due to the absence of the Executive Secretary and Assistant Executive Secretary, Kyrstal M. Coleman, is hereby appointed Executive Secretary Pro Tem for this meeting of the City of Salem Planning Commission – the roll call vote: all present – aye.

ON MOTION MADE BY COMMISSION MEMBER DAULTON, AND DULY CARRIED, the minutes of the regular meeting and work session held on December 16, 2009, were approved as written – the roll call vote: all present – aye.

In re: Request of D & D Property Management, property owner, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 702 Front Avenue (Tax Map #201-10-2)

The Executive Secretary Pro Tem reported that this date and time had been set to hold a public hearing to consider the request of D & D Property Management, property owner, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 702 Front Avenue (Tax Map # 201-10-2); and

WHEREAS, the Executive Secretary Pro Tem further reported that notice of such hearing had been published in the December 30, 2009, and January 6, 2010, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed December 29, 2009; and

WHEREAS, staff noted the following: the subject property consists of one parcel, at the northwest corner of the intersection of Front and Eddy Avenues, near the Dilly-Dally convenience store; the property is approximately 130 feet by 57 feet and is occupied by an approximately 1,300 square-foot, one-story single-family residence; at the rear of the property is a small outbuilding that was formerly used as a barber shop; this request is for a Special Exception Permit to allow a two-family residence; the applicants state that they will build an attached two-story addition to the existing one-story structure and demolish the former barber shop to add a parking area adjacent to the alley at the rear of the property; this property lies entirely within the 100-year flood zone; the existing barber shop extends approximately four feet into the Eddy Avenue right of way; off-street parking must be provided for a two-family dwelling; two spaces are required for each dwelling unit, and all off-street parking areas are to be constructed of a hard surface consisting of bituminous concrete or concrete; and if the Special Exception Permit is approved, the applicants will be required to record a combination plat before a building permit can be issued; and

WHEREAS, David Gordon of 114 Bowman Avenue, property owner, appeared before the Commission in support of said request; he noted he owns approximately 10 other properties on this street; and he stated he would like to add another unit onto the existing single-family dwelling on this property; and

WHEREAS, Commission Member Thomasson asked if he had spoken to any of his neighbors regarding the request; Mr. Gordon noted that he had talked to the neighbors; he noted that the old barbershop building is encroaching on Eddy Avenue and the alley, and he intends to demolish this building; further, he will have plenty of off-street parking; the property has been completely cleaned up, and the existing structure has been painted, etc.; and he stated that the neighbors are in favor of his request; and

WHEREAS, Commission Member Daulton asked if the addition would have to be built up on the property since it is located in a flood zone; Mr. Gordon stated that the structure would have to be built one foot above the current elevation according to the City Code; and

WHEREAS, Chairman Smith asked if the entrance to the new dwelling would be on Eddy Avenue, and Mr. Gordon noted that the entrance would be on Eddy; and

WHEREAS, Commission Member Robertson asked if he owned other properties in this area, and Mr. Gordon stated that he owned about 10 other properties on Front Street; and

WHEREAS, Commission Member Thomasson asked if staff had any issues with the request, and Chuck Aldridge noted that the new unit would have to be attached to the existing

unit, and a firewall would be required between the two units; Mr. Aldridge further noted that separate sewer, water, and electric services will be required for the new addition; and

WHEREAS, Mr. Gordon stated that he is a Class A contractor; further, he added he does not build houses to sell them, this is really like a hobby for him; and

WHEREAS, Chairman Smith asked Mr. Gordon if he does the work himself, and Mr. Gordon noted that he does the work; and

WHEREAS, Commission Member Daulton noted that the existing dwelling is approximately 1,300 square feet; she asked Mr. Gordon the size of the proposed dwelling, and Mr. Gordon stated that the proposed addition would be 38 X 24 feet; and

WHEREAS, no other person(s) appeared related to said request;

ON MOTION MADE BY COMMISSION MEMBER THOMASSON, AND DULY CARRIED, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of D & D Property Management, property owner, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 702 Front Avenue (Tax Map # 201-10-2) be approved – the roll call vote: all present - aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:11 p.m.

Executive Secretary Pro Tem

Chairman