

UNAPPROVED MINUTES
PLANNING COMMISSION

September 15, 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 September 15, 2010, there being present all the members of said Commission, to wit: Terrance D. Murphy, Jimmy W. Robertson, Vicki G. Daulton, Bruce N. Thomasson, and Samuel R. Carter III; with Terrance D. Murphy, Vice Chairman, presiding; together with James E. Taliaferro, II, Assistant City Manager and Executive Secretary, ex officio member of said Commission; Melinda J. Payne, Director of Planning and Development; William L. Simpson, Jr., Assistant City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

ON MOTION MADE BY COMMISSION MEMBER ROBERTSON, AND DULY CARRIED, the minutes of the regular meeting and work session held on August 11, 2010, were approved as written – the roll call vote: all aye.

In re: Request of Salem Investment, L.C., property owner, and 110 E. 1st Street, LLC, contract purchaser, for the issuance of a Special Exception Permit to allow general offices and medical offices/clinics on the property located at 110 East First Street (Tax Map #121-10-3)

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Salem Investment, L.C., property owner, and 110 E. 1st Street, LLC, contract purchaser, for the issuance of a Special Exception Permit to allow general offices and medical offices/clinics on the property located at 110 East First Street (Tax Map #121-10-3); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the September 1 and 8, 2010, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed September 3, 2010; and

WHEREAS, staff noted the following: the subject property consists of one parcel, located on the south side of East First Street, west of Colorado Street; the property is approximately 75 feet wide and 60 feet deep; it is currently occupied by a 2,337 square foot

general office building; this request is for a Special Exception Permit to allow both general offices and medical offices/clinics in RMF; the existing office building was constructed in 1957; at that time, professional offices were allowed by right in the R-3 zoning under the previous zoning ordinance; the Special Exception Permit will bring the zoning into conformance with the existing general office use, but medical offices do not currently exist at the site; and this property is partially located within the 100-year and 500-year flood zone; and

WHEREAS, Vice Chairman Murphy noted that William Maxwell, Assistant City Attorney, would not be representing the City of Salem in this matter before the Commission; and

WHEREAS, William Maxwell of 360 Pennsylvania Avenue, Salem, representing 110 East First Street LLC, contract purchaser, appeared before the Commission in support of the Special Exception Permit request; he noted he thought the request is self explanatory and added that when the office building was constructed in the late 1950s, professional offices were allowed by right in the previous zoning ordinance; he requested that the Commission recommend approval of the request so that use by the contract purchaser can be consistent with the actual use of the property; 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 Salem Investment, L.C., property owner, and 110 E. 1st Street, LLC, contract purchaser, for the issuance of a Special Exception Permit to allow general offices and medical offices/clinics on the property located at 110 East First Street (Tax Map #121-10-3) be approved -- the roll call vote: all aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:06 p.m.

Executive Secretary

Vice Chairman