

UNAPPROVED MINUTES
PLANNING COMMISSION

April 13, 2011

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 April 13, 2011, 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, Chairman, presiding; together with 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:

THESE MINUTES WERE PREPARED WITHOUT THE ASSISTANCE OF AUDIO RECORDING EQUIPMENT.

ON MOTION MADE BY VICE CHAIR DAULTON, AND DULY CARRIED, due to the absence of the Executive Secretary, Judy L. Hough, is hereby appointed Executive Secretary Pro Tem for this meeting of the City of Salem Planning Commission – the roll call vote: all aye.

ON MOTION MADE BY COMMISSION MEMBER THOMASSON, AND DULY CARRIED, the minutes of the regular meeting and work session held on March 16, 2011, were approved as written – the roll call vote: all aye.

In re: Presentation of resolution honoring former Chairman Gardner Smith

Chair Murphy noted that this time had been set aside to present a resolution honoring former Chairman Gardner Smith; and

WHEREAS, Mayor Randy Foley appeared before the Commission and read the resolution honoring former Chair Smith; he also thanked Chair Smith for his years of service to the City and for everything he had done for the City; and

WHEREAS, several Council Members, Commission Members, and City staff commended Gardner Smith for his years of service and expressed gratitude for his dedication to the City of Salem; and

WHEREAS, Gardner Smith appeared before the Commission and accepted the resolution honoring him; further, he thanked the Commission members, Council members, and staff for their kindhearted words;

THEREUPON, presentation was received.

In re: Request of John S. & Barbara S. Krzysko, property owners, for the issuance of a Special Exception Permit to allow a single-family or two-family dwelling on the property located at 1410 Eddy Avenue (Tax Map #201-1-4)

The Executive Secretary Pro Tem reported that this date and time had been set to hold a public hearing to consider the request of John S. & Barbara S. Krzysko, property owners, for the issuance of a Special Exception Permit to allow a single-family or two-family dwelling on the property located at 1410 Eddy Avenue (Tax Map #201-1-4); and

WHEREAS, the Executive Secretary Pro Tem further reported that notice of such hearing had been published in the March 30 and April 6, 2011, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed April 1, 2011; and

WHEREAS, staff noted the following: the subject property consists of one parcel, located on the south side of Eddy Avenue, west of West Riverside Drive; it is approximately .34 acres and is currently occupied by a house containing two apartments; there are several multi-unit houses as well as single family houses surrounding the property; this block of Eddy Avenue has been zoned for commercial use for a number of years; the property owners purchased the property in the 1970s; they recently listed the property for sale and discovered that the residential use was grandfathered; when potential buyers tried to obtain financing, lenders denied their request based on the non-conforming use of the property at 1410 Eddy Avenue; single-family and two-family dwellings are permitted in the TBD Transitional Business District zoning with the approval of a Special Exception Permit; this request is for a Special Exception Permit to allow the existing structure to be used for either a single-family or two-family dwelling; and

WHEREAS, Steve Krzysko, property owner, appeared before the Commission in support of the Special Exception Permit request; he noted that he and his wife previously lived at this residence, and that they have owned it for 35 years; he stated that when they recently listed the property for sale they discovered the residential use was grandfathered; further, lenders do not want to lend money due to the grandfathered use; and they are requesting the Special Exception Permit to allow either a single-family or two-family dwelling; and

WHEREAS, Chairman Murphy asked if there was anyone in attendance who had additional information related to this request; and

ON A MOTION MADE BY COMMISSION MEMBER THOMASSON, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of John S. & Barbara S. Krzysko, property owners, for the issuance of a Special Exception Permit to allow a single-family or two-family dwelling on the property located at 1410 Eddy Avenue (Tax Map #201-1-4) was tabled due to further discussion; and

WHEREAS, the Assistant City Attorney noted that this was a public hearing, and the Chair should request if anyone wanted to speak in opposition to the request; and

WHEREAS, Chair Murphy asked if there was anyone there who wished to speak in opposition to the request; seeing no opposition to the request, Commission Member Thomasson renewed his motion;

ON A RENEWED MOTION 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 John S. & Barbara S. Krzysko, property owners, for the issuance of a Special Exception Permit to allow a single-family or two-family dwelling on the property located at 1410 Eddy Avenue (Tax Map #201-1-4) be approved -- the roll call vote: all aye.

In re: Request for preliminary and final approval of a proposed subdivision plat filed by City of Salem, property owner, for six parcels and the dedication of a new street right of way for the property located on Corporate Drive between Lynchburg Turnpike and Texas Street (Tax Map #148-1-2)

The Executive Secretary Pro Tem reported the Commission had received a request for preliminary and final approval of a proposed subdivision plat filed by City of Salem, property

owner, for six parcels and the dedication of a new street right of way for the property located on Corporate Drive between Lynchburg Turnpike and Texas Street (Tax Map #148-1-2); and

WHEREAS, staff noted the following: this 30.6805-acre parcel is located between Idaho Street, Lynchburg Turnpike and Texas Street; the property is part of the 52-acre tract the City purchased from Roanoke College in 1996; according to the City's Subdivision Ordinance, a major subdivision is defined as "a subdivision creating six or more lots, or any subdivision involving the creation of a public or private rights-of-way;" this request is to subdivide this 30+ acre parcel to create six new parcels and also the dedication of Corporate Drive; and

WHEREAS, Assistant City Engineer Will Simpson appeared before the Commission explaining the request to subdivide this property into six parcels and also the dedication of a new street right of way for Corporate Drive; and

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

ON MOTION MADE BY COMMISSION MEMBER ROBERTSON, AND DULY CARRIED, the request for preliminary and final approval of a proposed subdivision plat filed by City of Salem, property owner, for six parcels and the dedication of a new street right of way for the property located on Corporate Drive between Lynchburg Turnpike and Texas Street (Tax Map #148-1-2) is hereby approved and the Executive Secretary and City Engineer are hereby authorized to endorse such final approval on said final plat in accordance with The Code of the City of Salem, Virginia – the roll call vote: all aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:21 p.m.

Executive Secretary Pro Tem

Chairman