

UNAPPROVED MINUTES
PLANNING COMMISSION

September 14, 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 September 14, 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 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; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

ON MOTION MADE BY COMMISSION MEMBER THOMASSON, AND DULY CARRIED, the minutes of the regular meeting and work session held on August 10, 2011, were approved as written – the roll call vote: all aye.

In re: Request of Carl W. Crotts, property owner, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 812 Apperson Drive (Tax Map #247-3-5).

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Carl W. Crotts, property owner, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 812 Apperson Drive (Tax Map #247-3-5); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the August 31, and September 7, 2011, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed September 6, 2011; and

WHEREAS, staff noted the following: the subject property consists of one parcel, located on the south side of Apperson Drive, west of Orchard Drive; it is approximately .6 acre and is currently occupied by a house containing a single family dwelling with an addition; there are several multi-unit apartment buildings across the street from this property; the property next door to the east was rezoned to Residential Business District in 2007 and is occupied by Myra's Salon & Company; to the west is a single family dwelling; the property owner added an

addition onto the house many years ago when his daughter was attending college; since that time, another daughter has occupied the apartment; now, the property owner would like to rent the apartment; the addition contains a living room, kitchen, bathroom, and two bedrooms; this request is for a Special Exception Permit to allow the existing structure to be used for a two family dwelling; and

WHEREAS, Carl W. Crofts, property owner, appeared before the Commission in support of the Special Exception Permit request; Mr. Crofts noted that he originally built an apartment for his oldest daughter when she was attending college; now, he is the only one in the house and he would like to rent out the addition that was added; he would like to separate out the electric, add a heat pump on one side and also add another water line; he noted that there is a beauty salon next door, a rental house on the other side, and an insurance office on the other side of that one; from the American Legion to Route 419 on this side of the street there are only two privately owned houses; the rest of the properties are business or rental properties; and

WHEREAS, Commission Member Thomasson asked if there were two separate and distinct entrances, and Mr. Crofts noted that there are two entrances; and

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

ON MOTION MADE BY COMMISSION MEMBER ROBERTSON, SECONDED BY COMMISSION MEMBER CARTER, 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 Carl W. Crofts, property owner, for the issuance of a Special Exception Permit to allow a two-family dwelling on the property located at 812 Apperson Drive (Tax Map #247-3-5) be approved -- the roll call vote: all aye.

In re: Request of Ronkeith and Judith Ann Adkins, property owners, for rezoning the property located at 1618 Roanoke Boulevard (Tax Map #222-2-4) from RB Residential Business District to HBD Highway Business District with proffered conditions

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Ronkeith and Judith Ann Adkins, property owners, for the

property located at 1618 Roanoke Boulevard (Tax Map #222-2-4) from RB Residential Business District to HBD Highway Business District with proffered conditions; and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the August 31, and September 7, 2011, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed September 6, 2011; and

WHEREAS, staff noted the following: the subject property consists of one parcel located on the south side of Roanoke Boulevard between Alberta Drive and Easton Road; the property is approximately .4 acres and is occupied by a commercial/office building; this request is to rezone the property to bring it into compliance with the existing as well as potential tenants; the property owners have a prospective tenant who would like to lease the vacant space for a martial arts studio; this type of use is classified as a personal improvement service under the City's zoning ordinance, which is not permitted in the RB zoning designation; the petitioners have proffered the following condition for the proposed rezoning: the only HBD Highway Business District uses for the property will be general offices, medical office/clinics, antique shops, business support services, consumer repair services, personal improvement services, personal services, retail sales, and fine arts studio; and

WHEREAS, Ronkeith Adkins, property owner, appeared before the Commission in support of the rezoning request; Mr. Adkins noted that his wife, Judith Ann Adkins, was also in attendance; in addition, Matthew Booe, his potential tenant, was also in the attendance; he noted that he has owned the building since 1978, and he had his insurance office in this building until he retired in 1999; he stated there has been multiple uses in the building over the years, i.e. a dress shop, beauty shop, etc.; he further discussed some history about the building and noted he did not realize the zoning had been changed until his new tenant came into apply for a zoning permit; he further discussed the proposed tenant, etc.; and he stated that they are proffering to limit the uses in the Highway Business District and the application outlines those uses; and

WHEREAS, Commission Member Robertson asked Mr. Adkins if there were any improvements that would be necessary for the proposed tenant; Mr. Adkins noted there might be some remodeling required and he has recently removed one sink; other than that he does not plan any improvements; and

WHEREAS, Commission Member Carter asked Mr. Adkins about traffic and sight distance for the property; he encouraged the petitioner to be mindful of traffic on Roanoke Boulevard since folks seem to gain speed coming down that stretch; Mr. Adkins responded that Salem has made thousands and thousands of dollars from speeders on that stretch; he added that since Peters Creek Road Extension opened, the Boulevard has been safer because a lot of the traffic from the steel plant has been rerouted; Mr. Carter added that he had noticed some vegetation was growing on the property, and he cautioned that it should be kept from becoming a site problem for patrons into the business; Mr. Adkins said in the past there had been a number of huge hedges out there, but they have been taken down; it is much safer now; Mr. Carter added that it is just something to keep in mind, and Mr. Adkins thanked Mr. Carter for his comments; and

WHEREAS, Alexander Adkins of 3057 Timberlane Avenue, Roanoke, son of the petitioners, appeared before the Commission related to the request; he noted that he personally takes care of the mowing on the property, and he would make certain that nothing obscures the vision line of traffic;

ON MOTION MADE BY COMMISSION MEMBER CARTER, SECONDED BY COMMISSION MEMBER ROBERTSON, 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 Ronkeith and Judith Ann Adkins, property owners, for the property located at 1618 Roanoke Boulevard (Tax Map #222-2-4) from RB Residential Business District to HBD Highway Business District with proffered conditions be approved -- the roll call vote: all aye.

WHEREAS, Mr. Adkins thanked the commissioners and added that he knows the new business will fit in well; Commissioner Robertson further added that on behalf of the Commission, they would like to welcome you, Mr. Matthew Booe, back to Salem; he noted his letter to the commission was very well written, and the Commission wishes him the best of luck in his new business.

In re: Discussion held regarding the review and update of the Comprehensive Plan of the City of Salem, Virginia

Chairman Murphy asked for an update on the Comprehensive Plan; Jay Taliaferro noted that staff continues to work on the plan, and he told the Commission that the document is about 90 percent there; he further noted that staff members met on September 2 with the Roanoke Regional Home Builders Association; he stated that the group discussed walkability, etc. and also made a list of their concerns; and he noted it was a very good meeting .

There being no further business to come before the Commission, the same on motion adjourned at 7:18 p.m.

Executive Secretary

Chairman