

UNAPPROVED MINUTES
PLANNING COMMISSION

January 16, 2013

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 16, 2013, there being present the following members of said Commission, to wit: Vicki G. Daulton, Jimmy W. Robertson, and Samuel R. Carter, III (Terrance D. Murphy and Bruce N. Thomasson – absent); with Vicki G. Daulton, Vice Chair, 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; Charles E. Van Allman, Jr., City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

IT WAS NOTED THAT DUE TO THERE BEING ONLY ONE ITEM ON THE AGENDA AND THE FACT HE WOULD NEED TO ABSTAIN, COMMISSION MEMBER THOMASSON IS NOT IN ATTENDANCE AT THIS MEETING OF THE PLANNING COMMISSION.

ON MOTION MADE BY COMMISSION MEMBER ROBERTSON, SECONDED BY COMMISSION MEMBER CARTER, AND DULY CARRIED, the minutes of the regular meeting and work session held on December 12, 2012, were approved as written – the roll call vote: all present - aye.

In re: Request of Joan J. Dorsey, property owner, and BGGT, contract purchaser, for rezoning three parcels located in the 1400 and 1500 blocks of Penley Boulevard, Tax Map #s 204-10-2, 204-13-11 and a portion of 179-2-1.1 from AG Agriculture District to RSF Residential Single Family District

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Joan J. Dorsey, property owner, and BGGT, contract purchaser, for rezoning three parcels located in the 1400 and 1500 blocks of Penley Boulevard, Tax Map #s 204-10-2, 204-13-11 and a portion of 179-2-1.1 from AG Agriculture District to RSF Residential Single Family District; and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the January 2 and 9, 2013, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed January 4, 2013; and

WHEREAS, staff noted the following: currently, there are three parcels associated with this request – two existing lots located on Penley Boulevard and a 26+ acre tract with one single family residence; the existing lots are part of the National Heights Subdivision recorded in 1924; the contract purchaser, BGGT, is proposing to rezone approximately 2.01 acres, and the attached rezoning/vacation request plat shows the proposed area to be rezoned; the existing property lines and rights of way in the former subdivision are in the process of being vacated; the contract purchaser/developer plans to utilize the two existing lots and is proposing four additional lots at this time; and in addition, a 50' strip between Lots 2 and 3 is being retained for a future right of way; and

WHEREAS, Sean Horne with Balzer & Associates, representing Joan Dorsey, property owner, and BGGT, contract purchaser, appeared before the Commission in support of the rezoning request; he placed a map showing the area to be rezoned on display for the Commission; he noted that Mrs. Dorsey owns approximately 26 acres off Penley Boulevard, which he indicated on the map, and they are currently in the process of vacating all the existing old platted lots and streets to clean up the property; once this is done, they are proposing to rezone street frontage on Penley Boulevard for six residential lots; he further noted that they are leaving a 50' gap between two of the lots, near the crest of the hill on Penley, for future connection or right of way; he stated that this is a better location for sight distance, etc.; there is no interest in rezoning the rest of the property at this time and no plans have been prepared for that; so they are strictly looking at the six lots on Penley Boulevard; and further, he noted that he would be glad to address any questions; and

WHEREAS, it was noted that the request was fairly clear, and members of the Commission did not have any questions; and

WHEREAS, Paul Hicks of 1520 Penley Boulevard, property owner directly across the street from the request; he noted that he does not have a problem with people building houses because this is what he used to do; the only problem he really has is the 50' easement on the map for future planning because he realizes that eventually there is going to be a lot of

houses built on the back of this property and if they are going to do that, then we need to widen Penley Boulevard to take care of all the traffic; Penley Boulevard is one of the most used roads in Salem when the floods come – everyone from Woodbridge, etc. uses this road; the road is not wide enough to accommodate all the traffic that comes through there; further, he believes that the developer needs to install curb and gutter to conform to the rest of Penley Boulevard; he noted that he built two houses on Mill Lane right below this location, and he even had to put curb and gutter on the side of the house on Penley Boulevard; in addition, he built three houses on Franklin Street, and there was no curb and gutter beside the land where he built, but he had to install curb and gutter and widen the street; he thinks the City of Salem will be doing harm to this section of Penley if we do not make the developer put in curb and gutter and widen the road; he further noted that he had pictures of the old curb and gutter, if the Commission needed to see them; and

WHEREAS Vice Chair Daulton asked if there is something the City of Salem can do as it relates to the question about curb and gutter on Penley; City Engineer Chuck VanAllman said there are no concentrated drains in that area; 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 Joan J. Dorsey, property owner, and BGGT, contract purchaser, for rezoning three parcels located in the 1400 and 1500 blocks of Penley Boulevard, Tax Map #s 204-10-2, 204-13-11 and a portion of 179-2-1.1 from AG Agriculture District to RSF Residential Single Family District be approved – the roll call vote: all present – aye.

WHEREAS, Vice Chair Daulton noted the request would be heard on the first reading at the January 28, 2013, City Council meeting; the second reading on the request would take place at the February 11, 2013, meeting.

There being no further business to come before the Commission, the same on motion adjourned at 7:08 p.m.

Executive Secretary

Vice Chair