

UNAPPROVED MINUTES
PLANNING COMMISSION

August 13, 2014

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 August 13, 2014, there being present the following members of said Commission, to wit: Vicki G. Daulton, Jimmy W. Robertson, Samuel R. Carter, III, and Denise P. King (Bruce N. Thomasson - absent); with Vicki G. Daulton, Chair, presiding; together with Melinda J. Payne, Director of Planning and Development; Charles E. Van Allman, Jr., City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; Mary Ellen Wines, Deputy Zoning Administrator/Secretary; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

ON MOTION MADE BY COMMISSIONER KING, 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 by acclamation.

ON MOTION BY COMMISSIONER ROBERTSON, SECONDED BY COMMISSIONER CARTER AND DULY CARRIED, the minutes of the regular meeting and work session meeting held on July 16, 2014, were approved as written – the roll call vote: all present - aye.

In re: Hold public hearing to consider the request of Larry W. & Kathie M. Terry, property owners, for the issuance of a Special Exception Permit to allow an accessory structure in excess of 1,000 square feet on the property located at 1647 Woodshill Lane (Tax Map # 239-1-2)

The Executive Secretary Pro Tem reported that this date and time had been set to hold a public hearing to consider the request of Larry W. & Kathie M. Terry, property owners, for the issuance of a Special Exception Permit to allow an accessory structure in excess of 1,000 square feet on the property located at 1647 Woodshill Lane (Tax Map #239-1-2); and

WHEREAS, the Executive Secretary Pro Tem further reported that notice of such hearing had been published in the July 30, and August 6, 2014, issues of The Salem Times-Register, and adjoining property owners were notified by letter mailed on August 1, 2014; and

WHEREAS, staff noted the following: the subject property consists of one parcel of approximately 1.1 acres and is located on the north side of Woodshill Lane; the property is currently occupied by a single family dwelling; the request is for a Special Exception Permit to allow an accessory structure in excess of 1,000 square feet; the petitioners' existing garage is 816 square feet, and they would like to add 504 square feet to be used for storage; and

WHEREAS, Larry Terry, property owner, appeared before the Commission explaining the Special Exception Permit request; he noted that they have an existing garage and would like to add a storage building to the rear; he further noted that the garage is approximately 816 square feet, and they would like to add an 18 by 28 addition, which puts them over the 1,000 square foot maximum size; he noted that he had some pictures of the existing building and the area where the addition would be located; he presented the pictures to the Commission and explained the proposed construction; and

WHEREAS, Chair Daulton asked Mr. Terry if there would be any other area disturbed except for the 500 square feet, and Mr. Terry noted that was the only area to be disturbed; Mrs. Daulton noted that she lives on the street behind him, and she already has problems with water and just wanted to make sure she would not have additional problems with water; and

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

ON MOTION MADE BY COMMISSIONER KING, SECONDED BY COMMISSIONER CARTER, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of Larry W. & Kathie M. Terry, property owners, for the issuance of a Special Exception Permit to allow an accessory structure in excess of 1,000 square feet on the property located at 1647 Woodshill Lane (Tax Map #239-1-2) – the roll call vote: all present - aye.

In re: Hold public hearing to consider the request of RVHB Corporation, property owner, for the issuance of a Special Exception Permit to allow the following commercial use types: antique shops, personal services, and retail sales on the property located at 1626 Apperson Drive (Tax Map #258-2-5.)

The Executive Secretary Pro Tem reported that this date and time had been set to hold a public hearing to consider the request of RVHB Corporation, property owner, for the issuance of a Special Exception Permit to allow the following commercial use types: antique shops, personal services, and retail sales on the property located at 1626 Apperson Drive (Tax Map #258-2-5); and

WHEREAS, the Executive Secretary Pro Tem further reported that notice of such hearing had been published in the July 30, and August 6, 2014, issues of The Salem Times-Register, and adjoining property owners were notified by letter mailed on August 1, 2014; and

WHEREAS, staff noted the following: the subject property consists of one parcel of

approximately .455 acres and is located on the south side of Apperson Drive near its intersection with Margaret Lane; the property is occupied by a one-story brick office building; the request is for a Special Exception Permit to allow the following commercial use types: antique shops, personal services, and retail sales; the property owner has been trying to lease the vacant space in the building since January “with minimal inquiries from potential tenants;” currently, the prospective tenant “desires to operate a small retail shop selling home décor items, furniture, antiques, etc.,” and the Roanoke Regional Home Builders Association will remain in the other half of the office building; and

WHEREAS, J. B. Smith, President of RVHB Corporation, appeared before the Commission explaining the Special Exception Permit request; he noted that they would like to widen their base of interest to rent the available space they have in the building; they have ample parking for both offices; they have been trying to rent the space for 9 to 10 months now, and they hope that with the proposed uses they will be able to rent the space; they have approximately 1,550 square feet to rent; and

WHEREAS, Commissioner Robertson noted that it is a very nice building and a nice location; Mr. Smith noted that it is a great location; the business has been there for over 40 years now; he noted that the space has been rented for a several years to a mortgage company, and previously to real estate and insurance companies, but they would like to have a little wider base to choose from; and

WHEREAS, Commissioner King noted that she was concerned about the parking, but she went by the building today and the staff assisted her; she further noted that there is plenty of parking; Mr. Smith noted that he felt there was ample parking; he stated he thought there was about 27 spaces and 2 handicapped spaces; and

WHEREAS, Chair Daulton asked if much renovations to the space would be necessary, and Mr. Smith noted they would not have to do much; there was further discussion regarding prospective tenants; and

WHEREAS, Mr. Smith noted that Melody Williams, Executive Officer of the Roanoke Regional Home Builders Association, was also in attendance at the meeting; and

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

ON MOTION MADE BY COMMISSIONER ROBERTSON, SECONDED BY COMMISSIONER CARTER, the Planning Commission of the City of Salem doth recommend to the Council of the

City of Salem that the request of RVHB Corporation, property owner, for the issuance of a Special Exception Permit to allow the following commercial use types: antique shops, personal services, and retail sales on the property located at 1626 Apperson Drive (Tax Map #258-2-5) – the roll call vote: all present - aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:09 p.m.

Executive Secretary Pro Tem

Chair