

UNAPPROVED MINUTES
PLANNING COMMISSION

September 14, 2016

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, 2016, there being present all the members of said Commission, to wit: Vicki G. Daulton, Bruce N. Thomasson, Jimmy W. Robertson, Samuel R. Carter, and Denise P. King; with Vicki G. Daulton, Chair, presiding; together with James E. Taliaferro, II, Assistant City Manager and Executive Secretary, ex officio member of said Commission; Charles E. Van Allman, Jr., Director of Community Development; Benjamin W. Tripp, City Planner; Mary Ellen Wines, Zoning Administrator; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

The July 13, 2016, work session and regular meeting minutes were approved as written.

In re: Hold public hearing to consider the request of Layman Candy Company, Inc., property owner, and Gregg Sports Enterprises, LLC, lessee, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 1637 East Main Street (Tax Map # 77-3-13)

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Layman Candy Company, Inc., property owner, and Gregg Sports Enterprises, LLC, lessee, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 1637 East Main Street (Tax Map # 77-3-13); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the September 1 and 8, 2016, issues of the Salem Times Register and adjoining property owners were notified by letter mailed September 2, 2016; and

WHEREAS, staff noted the following: the subject property consists of one parcel of about an acre; it is located on the northeast side of the intersection of Electric Road and East Main Street; the property also has frontage on Dalewood Avenue; the property is currently occupied by a vacant industrial building; the applicant is requesting to use the property as athletic instruction services for baseball training and similar activities; this property is subject to the following previously proffered conditions: 1) a 50' setback will be observed from the centerline of Dalewood Avenue should the rental property be moved for future building expansion; 2) proper screening will be provided on the north side of the property; and

WHEREAS, Rick Gregg of Gregg Sports Enterprises, LLC, lessee, appeared before the Commission explaining the Special Exception Permit request; he noted that his business does baseball and softball instruction and he also has teams that train in his facility; he noted that it is not a large business, and he usually only has maybe five or six cars in the parking lot; there are some times when he might have 10 or 12, and on a rare occasion 20 or 25 maybe once or twice a year; they offer free coaches' clinics for the little leagues, and they will have a large group who might attend those; their hours are generally 4 to 7 pm during the weekdays and on the weekends 9 am to 1 pm; and

WHEREAS, Commissioner King asked where the business is presently located, and Mr. Gregg noted that it is in the Cave Spring area; Mrs. King asked why he would like to move to Salem, and Mr. Gregg noted that they sold the building where he is located now; through the process of looking around, he found the old Layman Candy Company building; Mrs. King noted that he certainly found a sports-oriented town, and Mr. Gregg noted he knew this and is very familiar with Salem; and

WHEREAS, Vice Chair Thomasson asked Mr. Gregg is the building was adequate, and Mr. Gregg noted that the portion of the building he is leasing will work perfect for this business; and

WHEREAS, Commission Member King asked if he was aware of the proffered conditions for the property, and Mr. Gregg noted that he had seen those in the staff report; and

WHEREAS, Chair Daulton asked if the proffers would be the owner's responsibility or the lessee's responsibility, and Mary Ellen Wines, Zoning Administrator, noted that the proffers are attached to the property and would be part of the lease; Mrs. Daulton asked if the lessee is aware they would have to abide by the proffers, and Mrs. Wines noted that they were; Mrs. Daulton asked Mr. Gregg if they would require any additional lighting other than what is currently there, and Mr. Gregg noted he has asked the property owner for a light over the door they will be using, but no other parking lot lighting; and

WHEREAS, Commission Member Robertson asked Mr. Gregg if the building he would be using was the one located straight ahead coming into the property from East Main Street, and Mr. Gregg noted that he would be in the building located closest to Dalewood Avenue; Mr. Robertson also asked if he would have entry from Dalewood Avenue, and Mr. Gregg noted that they would be using Dalewood Avenue; and

WHEREAS, Chair Daulton asked when he hoped to get into the building, and Mr. Gregg noted that he would like to be up and running by October 1st since the City Council meeting will be on the 26th; he further noted that he has moved out of the old building, and everything is sitting in storage; and

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

ON MOTION MADE BY COMMISSIONER KING, SECONDED BY COMMISSIONER 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 Layman Candy Company, Inc., property owner, and Gregg Sports Enterprises, LLC, lessee, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 1637 East Main Street (Tax Map # 77-3-13) be approved with the following proffered conditions: 1) a 50' setback will be observed from the centerline of Dalewood Avenue should the rental property be moved for future building expansion; 2) proper screening will be provided on the north side of the property – the roll call vote: all aye.

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

Executive Secretary

Chair