

UNAPPROVED MINUTES
PLANNING COMMISSION

May 14, 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 May 14, 2014, there being present all the members of said Commission, to wit: Vicki G. Daulton, Bruce N. Thomasson, Jimmy W. Robertson, Samuel R. Carter, III, 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; 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, SECONDED BY COMMISSIONER CARTER AND DULY CARRIED, the minutes of the regular meeting and work session held on April 16, 2014, were approved as written – the roll call vote: all aye.

In re: Hold a public hearing to consider the request of Irvin L. & Jonny J. Webster, property owners, and Josh & Michelle Lynch, lessees, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 735 Roanoke Street (Tax Map # 142-3-12).

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Irvin L. & Jonny J. Webster, property owners, and Josh & Michelle Lynch, lessees, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 735 Roanoke Street (Tax Map # 142-3-12); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the April 30, and May 7, 2014, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed May 5, 2014; and

WHEREAS, staff noted the following: the subject property consists of one parcel .503 acres located on the north side of Roanoke Street between Spring and Maple Streets and is currently occupied by two buildings, 729 and 735; the request is for 735, which is the building on the west side of the property adjacent to 745 Roanoke Street (see pictures attached); the building is currently vacant but has previously been used by the property owners for offices and warehouse; the request is for a Special Exception Permit for athletic instruction services; the lessees would like to open a fitness facility/gym which will provide group and individual fitness

training classes; the facility has a large open floor space with high ceilings and will “afford the business the ability to train larger groups and conduct exercises which require that type of space” as well as ceiling height; and

WHEREAS, Josh Lynch of 409 Cahas Mountain Road, Boones Mill, lessee, appeared explaining the request to the Commission; he noted that he and his wife are looking to open a gym; the base of the style is Crossfit, and they are applying for an affiliation; he noted that it can be seen on ESPN, and further, there are currently a few Crossfit gyms in the area; basically it will be group-type classes while they are waiting for their approval, which should be in the next three months; there will be one or two instructors for groups anywhere from one to fifteen or maybe twenty max people; the idea of the facility they will be using is essentially to have high ceilings and large open areas so they can have the group instruction; the high ceilings afford them the ability to have a pull-up rig which allows for nine to twelve foot bars so they can do pulls up and different types of exercise with this; they will also have rope climb and wall balls so the high ceilings afford them the ability to do these types of exercise; Crossfit businesses usually are located in industrial-type areas so the space they have leased will afford them the ability and space they will need for their business; and

WHEREAS, Commissioner King asked where the parking would be for the business; Mr. Lynch noted that there is parking in front of the building and also to the side of the building; further, he thought they will also be able to use parking at an adjacent building and potentially to have parking in back of the building; as he noted previously, the class sizes will be fairly small so as one class is leaving, another will be coming; and

WHEREAS, Commissioner King noted there seems to be a fence across the back of the building; she asked if the anticipated parking would be in this area; Mr. Lynch noted that the parking would be in the front, side and at the adjacent building; they have discussed potentially using the back lot once membership is high enough; Mrs. King noted that she was concerned where they were going to park 20 cars plus an instructor; Mr. Lynch noted if they started with 20 cars that would be fantastic, but more than likely they will build into this number, and this is something they will be able to work out with the property owners as they own a few properties on the street; and

WHEREAS, Commissioner Carter asked Mr. Lynch about the hours of operation for the business; Mr. Lynch noted that they would have morning and evening classes; they are looking at one or two morning classes, and in the evening, the times would be 4:30, 5:30, 6:30 and maybe 7:30; they are also considering doing a lunch class; so, they will not be at the building all day unless they are doing administrative things, but as far as workouts go, it will be morning

and evening; and

WHEREAS, Commissioner Robertson asked if they are involved in this type business at this time; Mr. Lynch noted that they are not in this type of business now, but he is actually a police officer for the City of Roanoke; he works with their fitness program at the police department, and he and his wife are both Level 1 trainers through Crossfit; and

WHEREAS, Commissioner Thomasson asked if it would be a membership business and would there be a monthly fee; Mr. Lynch noted that there would be a monthly fee with a couple different membership options; and

WHEREAS, Chair Daulton noted she wanted to go back to the parking issue; the petitioners had indicated the building has 3,000 square feet and according to the City's parking regulations, this will require a minimum of 10 parking spaces; she asked if they would be in compliance with the ordinance; Mr. Lynch noted that the property owner might need to address this, but he felt like they would be in compliance; and

WHEREAS, Commissioner Robertson noted that the parking seems to be an issue, and he recommended that the petitioners/property owners provide a parking plan to City staff; Mr. Lynch noted that this would not be a problem to provide; and

WHEREAS, Irvin Webster of 910 East Eighth Street, property owner, appeared before the Commission in support of the request; he noted he thought this would make a nice business in the area; with regards to parking, he noted that he will provide a parking plan to staff; further, there are five parking spaces in front of the building, three spaces at the side, and they have another building next door with possibly three to four more spaces available; and

WHEREAS, Chair Daulton asked if that would impact the adjacent building if they were to use those spaces; Mr. Webster noted that it would not impact the other building as there is a blank wall on that side; and

WHEREAS, Chuck VanAllman noted the City could probably require some type of language in the lease agreement dedicating 10 spaces at a minimum to the exclusive use of this building; Mr. Webster noted that this could be arranged;

ON MOTION MADE BY COMMISSIONER CARTER, SECONDED BY VICE CHAIR THOMASSON, AND DULY CARRIED, the Planning Commission for the City of Salem doth recommend to the Council of the City of Salem that the request of Irvin L. & Jonny J. Webster,

property owners, and Josh & Michelle Lynch, lessees, for the issuance of a Special Exception Permit to allow athletic instruction services on the property located at 735 Roanoke Street (Tax Map #142-3-12) be approved with the following condition: a parking plan showing the minimum number of spaces shall be provided prior to going before City Council – the roll call vote: all aye.

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

Executive Secretary

Chair