



# COMMONWEALTH of VIRGINIA

## *Commonwealth Transportation Board*

W. Sheppard Miller, III  
Chairman

1401 East Broad Street  
Richmond, Virginia 23219

(804) 482-5818  
Fax: (804) 786-2940

*Agenda item # 1*

### RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

June 21, 2022

#### MOTION

**Made By:** Dr. Smoot **Seconded By:** Ms. Hynes  
**Action:** Motion carried, unanimously

**Title: Limited Access Control Change**  
**Route 419 (North Electric Road)**  
**City of Salem**

**WHEREAS**, in connection with State Highway Project 0419-129-104, C-501 (old project 0599-129-101, RW-201)(Project) and at the request of the Virginia Department of Transportation (VDOT), Route 419 (North Electric Road), the portion of the Project located north from East Main Street to Interstate Route 81 within the Town limits, was designated as a limited access highway by the Council of the Town of Salem, predecessor to City Council of the City of Salem, on October 26, 1964, in accordance with current Article 5, Chapter 20, Title 15.2 of the 1950 *Code of Virginia* (formerly § 15.1-16 of the 1950 *Code of Virginia*); and

**WHEREAS**, in connection with the Project, the Commonwealth acquired certain limited access control easements from Layman Candy Company, Inc. by Deed dated December 15, 1966, recorded in Deed Book 822, Page 219, in the Office of the Clerk of Roanoke County Circuit Court; and

**WHEREAS**, PCG-OZ, LLC and Layman Candy Company, Inc. have requested a break in limited access control along Route 419 (North Electric Road) to construct a right-in only commercial entrance to serve as direct access to a planned self-storage facility located at the intersection of Route 419 (North Electric Road) and Route 11/460 (East Main Street) and Dalewood Avenue in the City of Salem; and

**WHEREAS**, the proposed development will reduce the total number of access points to the site from six to three, with no median breaks and no deceleration lanes required; and

**WHEREAS**, the requested break in limited access control is approximately 100 feet in length along the proposed limited access control line of the northbound lane of Route 419 (North Electric Road), approximately between stations 148+00 (Route 419 northbound lane centerline) and 149+00 (Route 419 northbound lane centerline), and is shown on Exhibit B and on Sheet 9 of the plans for the Project; and

**WHEREAS**, the City of Salem, by letter from the City Manager dated October 14, 2021, supports the limited access control change needed to provide the commercial entrance; and

**WHEREAS**, VDOT's Chief Engineer has determined that the proposed break in the limited access control of Route 419 will not have an adverse impact on the safety or operation of the Route 419 (North Electric Road); and

**WHEREAS**, VDOT's Salem District Office has reviewed and approved the traffic summary analysis, dated September 9, 2021, and revised October 22, 2021, prepared by Balzar & Associates, and found that it adequately addresses the impacts from the proposed break in limited access control; and

**WHEREAS**, VDOT's Salem District Office has reviewed the environmental impact analysis and determined that the location of the proposed LACC is not within a nonattainment area for air quality and that there will be no adverse environmental impacts; and

**WHEREAS**, public notices of willingness to hold a public hearing and to receive public comment were posted in the *Roanoke Times* newspaper on March 16, 2022, and March 23, 2022, in the *Roanoke Tribune* newspaper on March 17, 2022, and March 24, 2022, and in the *Salem Times Register* newspaper on March 17, 2022, and March 24, 2022, with no request for a public hearing received; and

**WHEREAS**, compensation shall be paid by the requestor in consideration of the LACC and the related easements to be conveyed, as determined by the Commissioner of Highways or his designee; and

**WHEREAS**, all right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements; and

**WHEREAS**, all costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor; and

**WHEREAS**, the requestor will be required to obtain a land use permit prior to any activity within the Route 419 (North Electric Road) limited access right of way; and

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Limited Access Control Change  
Route 419 (North Electric Road)  
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**WHEREAS**, VDOT has reviewed the requested LACC and determined that all are in compliance with § 33.2-401 of the *Code of Virginia* and that the requirements of 24 VAC 30-401-20 have been met; and

**WHEREAS**, VDOT recommends approval of the LACC as shown on the attached exhibits.

**NOW, THEREFORE, BE IT RESOLVED**, in accordance with § 33.2-401 of the *Code of Virginia* and Title 24, Agency 30, Chapter 401 of the *Virginia Administrative Code*, that the Commonwealth Transportation Board hereby finds and concurs in the determinations and recommendations of VDOT made herein, subject to the above referenced conditions.

**BE IT FURTHER RESOLVED**, the Commissioner of Highways is authorized to take all actions and execute any and all documents necessary to implement such changes.

####

**CTB Decision Brief**  
**Route 419 (North Electric Road)**  
**City of Salem**  
**Limited Access Control Change**

**Issue:** PCG-OZ, LLC and Layman Candy Company, Inc. have requested a break in limited access control along Route 419 (North Electric Road) to construct a right-in only commercial entrance to serve as direct access to a planned self-storage facility located at the intersection of Route 419 (North Electric Road), Route 11/460 (East Main Street), and Dalewood Avenue in the City of Salem. The proposed development will reduce the total number of access points to the site from six to three, with no median breaks and no deceleration lanes required. This limited access control change requires approval of the Commonwealth Transportation Board (CTB) pursuant to § 33.2-401 of the *Code of Virginia* and 24 VAC 30-401-20 of the *Virginia Administrative Code*

**Facts:**

- In connection with State Highway Project 0419-129-104, C-501 (old project 0599-129-101, RW-201)(Project) and at the request of the Virginia Department of Transportation (VDOT), Route 419 (North Electric Road), the portion of the Project located north from East Main Street to Interstate Route 81 with in the Town limits, was designated as a limited access highway by the Council of the Town of Salem, predecessor to City Council of the City of Salem, on October 26, 1964, in accordance with current Article 5, Chapter 20, Title 15.2 of the 1950 *Code of Virginia* (formerly § 15.1-16 of the 1950 *Code of Virginia*).
- In connection with the Project, the Commonwealth acquired certain limited access control easements from Layman Candy Company, Inc. by Deed dated December 15, 1966, recorded in Deed Book 822, Page 219, in the Office of the Clerk of Roanoke County Circuit Court.
- The requested break in limited access control is approximately 100 feet in length along the proposed limited access control line of the northbound lane of Route 419 (North Electric Road), approximately between stations 148+00 (Route 419 northbound lane centerline) and 149+00 (Route 419 northbound lane centerline).
- This limited access control change is not covered by the General Rules and Regulations of the CTB (24 VAC § 30-21 *et seq.*), or by the Land Use Permit Regulations, (24 VAC § 30-151 *et seq.*), thus requiring action by the CTB.
- The written determination of the Chief Engineer finding that the proposed break in the limited access control of Route 419 will not have an adverse impact on the safety or operation of the Route 419 (North Electric Road) is attached for your consideration.
- The City of Salem, by letter from the City Manager dated October 14, 2021, supports the limited access control change (LACC) needed to provide the commercial entrance.
- VDOT's Salem District Office has reviewed and approved the traffic summary analysis, dated September 9, 2021, and revised October 22, 2021, prepared by Balzar & Associates, and found that it adequately addresses the impacts from the proposed break in limited access control.
- VDOT's Salem District Office has reviewed the environmental impact analysis and determined that the location of the proposed LACC is not within a nonattainment area for air quality and that there will be no adverse environmental impacts.

CTB Decision Brief  
Limited Access Control Change  
Route 419 (North Electric Road)  
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- Public notices of willingness to hold a public hearing and to receive public comment were posted in the *Roanoke Times* newspaper on March 16, 2022, and March 23, 2022, and in the *Roanoke Tribune* newspaper on March 17, 2022, and March 24, 2022, and in the *Salem Times Register* newspaper on March 17, 2022, and March 24, 2022, with no request for a public hearing received.
- Compensation shall be paid by the requestor in consideration of the LACC and related easements, as determined by the Commissioner of Highways or his designee.
- All right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements.
- All costs of any engineering, construction or safety improvements will be borne by the requestor.
- The requestor will be required to obtain a land use permit prior to any activity within the Route 419 (North Electric Road) limited access right of way

**Recommendation:** VDOT recommends the approval of the proposed LACC subject to the referenced conditions and facts. VDOT further recommends that the Commissioner be authorized to take all actions and execute all documentation necessary to implement the LACC.

**Action Required by CTB:** Virginia Code § 33.2-401 requires a majority vote of the CTB approving the recommended LACC. The CTB will be presented with a resolution for a formal vote.

**Result, if Approved:** The project will move forward as proposed and the Commissioner of Highways will be authorized to take all actions necessary to comply with this resolution.

**Options:** Approve, Deny, or Defer.

**Public Comments/Reactions:** None

cil Chamber of the Municipal Building October 14, 1964 at 10 o'clock a.m., there being present all the members of Council, to wit: J. Leonard Shank, E. P. Hart, Jack K. Dame, A. D. Goodwin, and H. R. Garden; with J. Leonard Shank, Chairman and ex-officio Mayor, presiding; together with W. Frank Chapman, Town Manager; and R. S. Kime, Town Attorney; and William J. Paxton, Jr., Town Clerk and Assistant Town Manager; and the following business was transacted:

WHEREAS, at the last regular meeting of Council, held October 12, 1964, this date was set for a special meeting of Council to discuss with the Architects the bids for the remodeling of the Municipal Building of the Town; and

WHEREAS, Roy M. Kinsey, representing Kinsey, Motley and Shane, Architects and Engineer for said remodeling, and William E. Reynolds, representing Valley Contractors Corporation, low bidder for said remodeling, met, together with Council, and a full discussion was held between the members of Council, the Architect and the Contractor regarding the bid; and

WHEREAS, the Architect reported that \$3,640 could be saved if the screen on the second story of the building were omitted; and

WHEREAS, Council is of the opinion, after a mature consideration of the effect of omitting the screen, that the screen should remain a part of the contract, particularly in view of the over all effort being made to improve the appearance of all buildings throughout Town; now, therefore,

ON MOTION MADE, SECONDED AND DULY CARRIED, upon recommendation of the Architect, the bid of Valley Contractors Corporation in the amount of \$83,895, was accepted, and the proper officers of the Town be, and they are, hereby authorized to sign a contract for the remodeling in accordance with said bid, when such contract has been approved by the Town Attorney -- the roll call vote being as follows: H. R. Garden - aye; A. D. Goodwin - aye; Jack K. Dame - aye; E. P. Hart - aye; and J. Leonard Shank - aye.

There being no further business before Council, the same on motion adjourned.

  
Town Clerk

  
Chairman and ex-officio Mayor

October 26, 1964

A regular meeting of the Council of the Town of Salem was held in the Council Chamber of the Municipal Building October 26, 1964, at 7:30 p.m., there being present all the members of said Council, to wit: J. Leonard Shank, E. P. Hart, Jack K. Dame, A. D. Goodwin and H. R. Garden; with J. Leonard Shank, Chairman and ex-officio Mayor, presiding; together with W. Frank Chapman, Town Manager, William J. Paxton, Jr., Town Clerk and Assistant Town Manager; and R. S. Kime, Town Attorney; and the following business was transacted:

The minutes of the meetings of October 12, 1964, and October 14, 1964, were read and approved.

WHEREAS, at the regular meeting of Council, held October 12, 1964, the Town Manager and Town Attorney were requested to make an investigation and determination as to whether or not the Roanoke County Woman's Club would require a Public Dance Hall License; and

WHEREAS, the Town Manager reported that he had met with the Assistant Town Attorney and representatives of the Roanoke County Woman's Club and that said Club had withdrawn its request for a Public Dance Hall License and that the Town Attorney would file a written opinion on the matter at a later date.

The Town Manager presented a letter, dated October 19, 1964, from L. O. Bolton, Urban Engineer, Commonwealth of Virginia, Department of Highways, relative to controlled access on the extension of Route 419, north from East Main Street to Interstate Route 81, which letter requests concurrence in the proposal to control access into the proposed spur at East Main Street, Millbrook Street, Reece Road and Dalewood Avenue as shown on the proposed location approved by Council at its last regular meeting; and

WHEREAS, Council is of the opinion, after reviewing the proposed location again, that it would be to the best interests of the Town, the citizens in general, and would promote safety on the proposed spur; and

ON MOTION MADE, SECONDED AND DULY CARRIED, Council doth concur in the recommendation of the Commonwealth of Virginia, Department of Highways, that access to the proposed spur connection from East Main Street to Interstate Route 81 be limited as aforesaid -- the roll call vote being as follows: H. R. Garden - aye; A. D. Goodwin - aye; Jack K. Dame - aye; E. P. Hart - aye; and J. Leonard Shank - aye.

The Town Manager presented Stuart Connock, Field Representative of the Virginia Municipal League, to the members of Council.

The Town Manager presented Change Order No. 4 for the Public Safety Building to provide for the installation of toilet facilities on the first floor for the Salem Rescue Squad and recommended that no decision be made at this time in view of the cost of such Change Order; and

Municipal  
Building  
remodeling -  
contract with  
Valley  
Contractors  
authorized

Public Dance  
Hall, Roanoke  
County Woman's  
Club

Electric Road  
Route 419  
Lakeside to  
Interstate 81

Public Safety  
Building -  
Change Order  
No. 4

**SITE & ZONING SUMMARY:**

**SITE ADDRESS:** 11-15 DALEWOOD AVE  
SALEM, VA 24153

**A-A:** 1637 E MAIN ST  
SALEM, VA 24153

**OWNER:** LAYMAN CANDY COMPANY INC.

**OWNER ADDRESS:** PO BOX 1015  
SALEM, VA 24153

**TAX MAP NUMBERS:** 77-3-12, 77-3-13, 77-3-14, 77-3-15

**EXISTING LOT SIZE AND ZONING:**

77-3-12: 0.297 AC - HBD - HIGHWAY BUSINESS DISTRICT  
77-3-13: 1.040 AC - HBD - HIGHWAY BUSINESS DISTRICT  
77-3-14: 0.194 AC - HBD - HIGHWAY BUSINESS DISTRICT  
77-3-15: 0.211 AC - HBD - HIGHWAY BUSINESS DISTRICT  
77-3-16: 0.230 AC - HBD - HIGHWAY BUSINESS DISTRICT

**PROPOSED USE:** PERSONAL STORAGE WITH SPECIAL EXCEPTION REQUEST

**SITE ADDRESS:** 1641 E MAIN ST  
SALEM, VA 24153

**OWNER:** GEORGE W GIVENS JR & SUSAN K GIVENS

**OWNER ADDRESS:** 1320 SAINT JUDE ST  
SALEM, VA 24153

**TAX MAP NUMBER:** 77-3-16

**EXISTING LOT SIZE:** 0.23 AC

**EXISTING ZONING:** HBD- HIGHWAY BUSINESS DISTRICT

**ZONING REQUIREMENTS - HIGHWAY BUSINESS DISTRICT:**

**MINIMUM LOT AREA:** 7,200 SF

**MINIMUM FRONTAGE:** 60' ON A PUBLIC STREET

**MINIMUM SETBACK REQUIREMENTS:**

FRONT YARD: 30' FROM STREET CENTERLINE  
SIDE YARD: NO MINIMUM  
REAR YARD: NO MINIMUM

**PER ZONING REGULATIONS:**

EAST MAIN ST: 55' FROM CENTERLINE  
ELECTRIC RD: 55' FROM CENTERLINE

**PER SUPPLEMENTAL REGULATIONS FOR PERSONAL STORAGE:**

FRONT YARD: 30' FROM R.O.W. LINE

**MAXIMUM HEIGHT OF STRUCTURES:** 80'

**MAXIMUM BUILDING SIZE:** NO MAXIMUM

**PROFFERED CONDITIONS:**

1. CONTINGENT ON THE CITY VACATING THE RIGHT-OF-WAY BETWEEN 77-3-12 AND 77-3-14
2. CONTINGENT ON THE CITY VACATING THE RIGHT-OF-WAY BETWEEN 77-3-12 AND 77-3-14
3. THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTUAL SITE PLAN PREPARED BY BALZER AND ASSOCIATES, INC. ENTITLED "LAYMAN CANDY COMPANY" DATED JUNE 7, 2021 SUBJECT TO ANY CHANGES TO ACCESS THAT MAY BE REQUIRED BY THE CITY OF SALEM AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION DURING THE SITE PLAN REVIEW PROCESS.
4. THE BUILDING WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE PROVIDED ARCHITECTURAL PERSPECTIVE RENDERING INDICATED AS EXHIBIT B AND DATED JULY 6, 2021.
5. THIS PERMIT SHALL BE SUBJECT TO REVOCATION IF ALL REQUIRED PERMITS HAVE NOT BEEN GRANTED WITHIN THREE YEARS.

**BUFFER YARD:**

TYPE B EVERGREEN BUFFER FOR HBD ADJOINING RSF

**OPTION 1:** 8' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES, ONE ROW OF EVERGREEN SHRUBS

**OPTION 2:** 15' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES

**PARKING SUMMARY:**

**PARKING REQUIRED:** 2 SPACES PER 100 UNITS

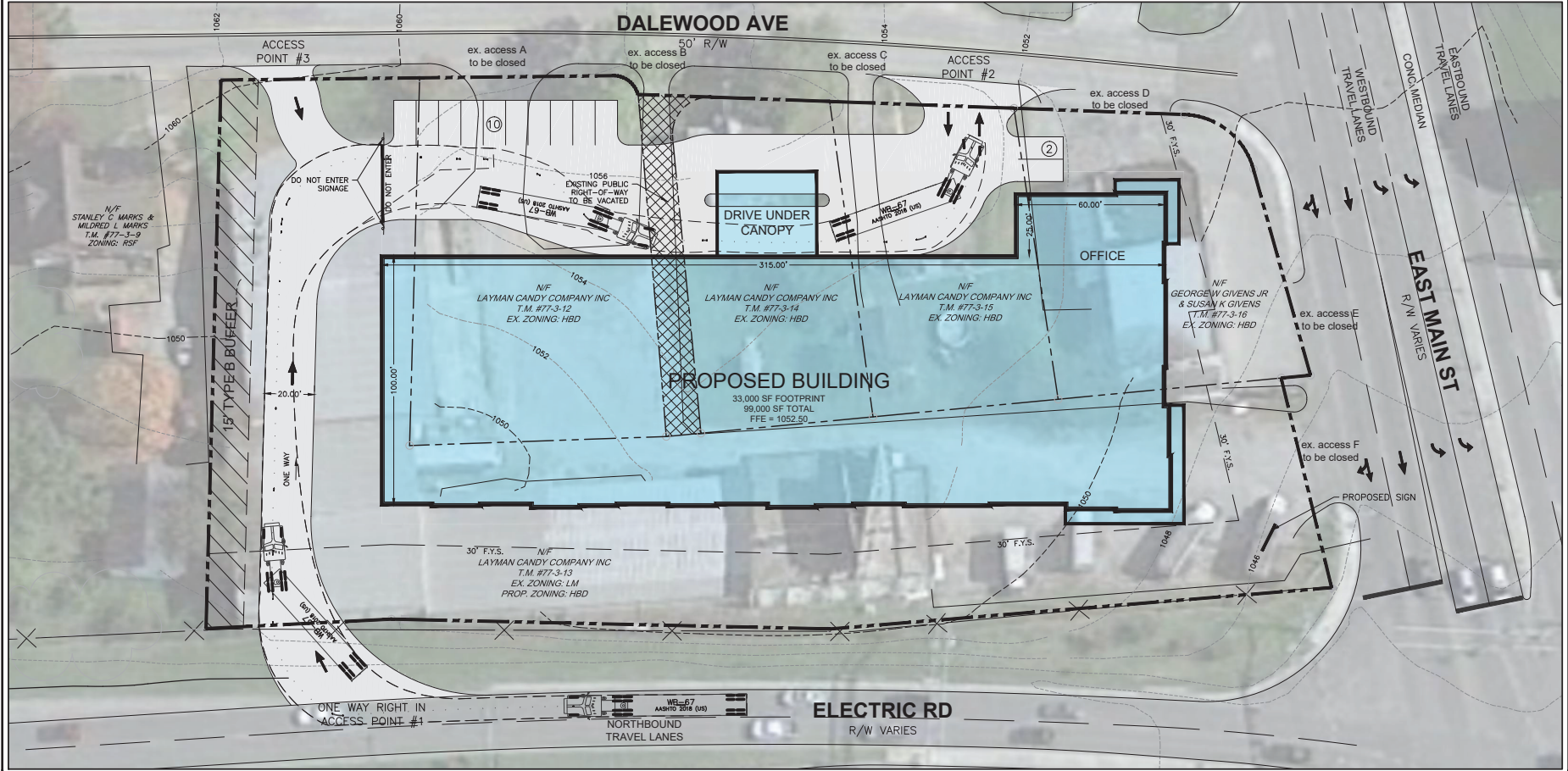
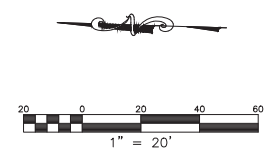
**PARKING REQUIRED:** 12 SPACES

**PARKING PROVIDED:** 12 SPACES

**Exhibit B**

**CONCEPT PLAN NOTE:**

1. THIS PLAN IS FOR CONCEPTUAL PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED NOVEMBER 2019



**PRELIMINARY**

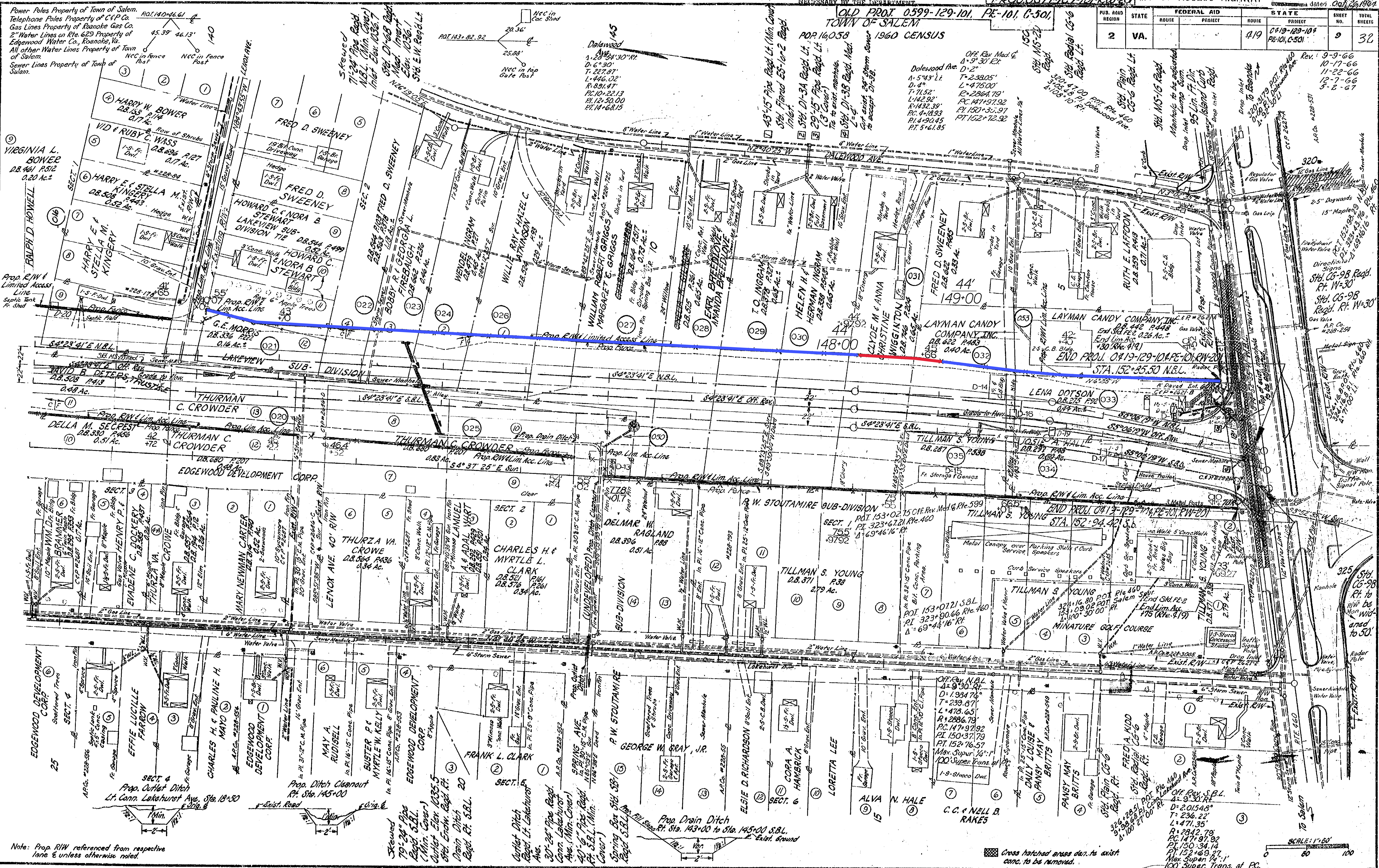
**LAYMAN CANDY COMPANY**  
CONCEPTUAL SITE PLAN

DRAWN BY: KAM  
DESIGNED BY: BTC  
CHECKED BY: BTC  
DATE: 12/15/2021  
SCALE: 1" = 20'  
REVISIONS:

**EX-A**  
PROJECT NO. 04010024.00

PUB. ROAD REGION	STATE	FEDERAL AID ROUTE PROJECT	STATE PROJECT	SHEET NO.	TOTAL SHEETS
2	VA.	419	0419-129-101 PE-101, C-501	9	32

OLD PROJ. 0599-129-101, PE-101, C-501  
 TOWN OF SALEM  
 1960 CENSUS  
 POP. 14,058



Note: Prop. R/W referenced from respective lane & unless otherwise noted.

Cross hatched areas den. to exist conc. to be removed.

SCALE: 1" = 50'  
 40-15-1 (9)





## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
1401 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219-2000

Stephen C. Brich, P.E.  
COMMISSIONER

June 1, 2022

The Honorable W. Sheppard Miller III  
The Honorable Stephen C. Brich, P. E.  
The Honorable Alison DeTuncq  
The Honorable E. Scott Kasprovicz  
The Honorable Marty Williams  
The Honorable Greg Yates  
The Honorable Carlos M. Brown  
The Honorable Mary H. Hynes  
The Honorable Stephen A. Johnsen  
The Honorable Bert Dodson, Jr.  
The Honorable Raymond D. Smoot Jr.  
The Honorable Cedric Bernard Rucker  
The Honorable Mark H. Merrill  
The Honorable Frederick T. Stant, III  
The Honorable Tom Fowlkes  
The Honorable Wayne Coleman  
The Honorable Jennifer DeBruhl

Subject: Approval of Limited Access Control Change (LACC) for Route 419 (North Electric Road)

Dear Commonwealth Transportation Board Members:

The Department has received a request for your consideration from PCG-OZ, LLC and Layman Candy Company, Inc. for a break in the limited access control along Route 419 (North Electric Road), for the construction of a right in only commercial entrance, to serve as direct access to their planned self-storage facility located at the intersection of Route 419 (North Electric Road) and Route 11/460 (East Main Street) and Dalewood Avenue in the City of Salem. The proposed development will reduce the total number of access points to the site from six to three, with no median breaks and no deceleration lanes required. The Department's staff has determined there will be minimal impact on the operation to Route 419 (North Electric Road) and that the proposed LACC is appropriate from a design, safety and traffic control standpoint.

The request meets the engineering criteria and guidelines set forth in Title 24, Agency 30, Chapter 401 of the Virginia Administrative Code. I have reviewed the Staff's recommendations, and determined that approving the limited access control change will not adversely affect the safety or operation of the affected highway network. I have determined that this request should be considered by the Board.

Sincerely,

*Barton Thrasher*

Barton A. Thrasher, P.E.  
Chief Engineer

# Exhibit D



October 14, 2021

Mr. Ken King Jr., PE  
District Engineer  
Virginia Department of Transportation  
Salem District  
731 Harrison Avenue  
Salem, Virginia 24153

Mr. King,

The City of Salem, Virginia supports the petition of Property Catalyst Group to the Virginia Department of Transportation (VDOT) for the allowance of a “right-in/right-out” access on the northbound side of Electric Road/Route 419 for a proposed Salem Self Storage project located on the corner of East Main Street and Electric Road in Salem.

The petitioner’s proposed use combines multiple parcels at this intersection for redevelopment. The resulting project will provide an aesthetically beneficial commercial use for a challenging location that serves as a primary gateway into the City from both Roanoke County and Roanoke City.

The petitioner has consulted with the City’s Community Development and Engineering staff on the site plan and the associated ingress and egress points. Successful redevelopment of this corner for any use is significantly impacted by the existing access limitations. This project proposes to reduce the number of access points on the combined site from six to three, to include the elimination of three adjacent access points clustered near the traffic signal on East Main Street. Additionally, City staff has reviewed the traffic study information in reviewing the site plan. Recognizing that this section of Electric Road/Route 419 is designated as a limited access road, the proposed project will result in a relatively low traffic count compared to other commercial use types and provide a much-needed redevelopment boost for this entire intersection in the City of Salem.

Please call the office at 540-375-3016 if you have any questions.

Sincerely,

A handwritten signature in black ink, which appears to read "James E. Taliaferro, II". The signature is fluid and cursive.

James E. Taliaferro, II  
City Manager

Cc: Ray Varney, PE, Resident Engineer, Salem Residency, Virginia Department of Transportation