



City of Danville

427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

DECEMBER 7, 2020

3:00 P.M.

CITY COUNCIL CHAMBERS - 4th FLOOR MUNICIPAL BUILDING

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR PUBLIC HEARING

1. *Rezoning Application PLRZ20200000255, filed by Bonnie Gosney, requests to rezone 540 Woodlawn Drive, Parcel ID #72449, also known as Grid 0817, Block 001, Parcel ID#000009 of the City of Danville, Zoning District Map; Parcel ID #72474, also known as Grid 0817, Block 001, Parcel ID#000007 of the City of Danville, Zoning District Map; and Parcel ID #72454, also known as Grid 0818, Block 002, Parcel ID#000001 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.*
2. *Rezoning Application PLRZ20200000257, filed by Ryland and Hannah Bagbey, requests to rezone 535 Woodlawn Drive, Parcel ID #72457, also known as Grid 0818, Block 002, Parcel ID#000002 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.*
3. *Special Use Permit Application PLSUP20200000258, filed by applicant Solex Architecture on behalf of property owner JLS Investment Properties, LLC requests a Special Use Permit for a waiver of yard requirements, subject to the prohibition of parking in front yards in accordance with Article 3.M Section C.21. of the Zoning Ordinance of the Code of City of Danville, Virginia 1986, as amended, at 280 Piney Forest Road (Parcel ID#60550), otherwise known as Grid 1706, Block 002, Parcel ID#000004.001, of the City of Danville, Zoning District Map. The applicant requests a Special Use Permit for waiver of yard requirements, subject to the prohibition of parking in front yards in the HR-C Highway Retail Commercial Zoning District to build a covered area for customer loading/unloading.*

- IV. APPROVAL OF MINUTES FROM NOVEMBER 9, 2020
- V. ADJOURNMENT



City of Danville

427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

STAFF REPORT

MEETING DATE: DECEMBER 7, 2020

RE: REZONING APPLICATION - 540 WOODLAWN & TWO (2) VACANT PARCELS

Rezoning Application PLRZ20200000255, filed by Bonnie Gosney, requests to rezone 540 Woodlawn Drive, Parcel ID #72449, also known as Grid 0817, Block 001, Parcel ID#000009 of the City of Danville, Zoning District Map; Parcel ID #72474, also known as Grid 0817, Block 001, Parcel ID#000007 of the City of Danville, Zoning District Map; and Parcel ID #72454, also known as Grid 0818, Block 002, Parcel ID#000001 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.

BACKGROUND

The applicant proposes to rezone nearly 60 acres from T-R Threshold Residential to SR-R Sandy River Residential. The proposal downzones the property appropriately given the infrastructure capacity at the north end of Woodlawn Drive.

STAFF ANALYSIS AND RECOMMENDATION

The proposed rezoning's future land use designation in the Comprehensive Plan is low-density residential.

The Planning Division recommends the Planning Commission endorse rezoning application PLRZ20200000203 for City Council approval as presented.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend continuation of Rezoning Application PLRZ20200000255 to a future meeting.
2. Recommend approval of Rezoning Application PLRZ20200000255 as submitted.
3. Recommend approval of Rezoning Application PLRZ20200000255 with conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ20200000255.

ATTACHMENTS

- ✓ Application
- ✓ Property Ownership/Zoning Map
- ✓ Data Sheet
- ✓ 2019 Aerial View
- ✓ Year 2020 Land Use Map

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: _____
PROPOSED ZONING: _____ TAX MAP NUMBER: _____
RECEIVED BY: _____ DATE FILED: _____
PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space).

Gross Area/Net Area: APPR 30 AC. Property Address: 21.10 AC PT NO 58 Woodlawn Dr Danville VA
Property Location: N S E W Side of: West
Between: Blair loop Rd and West Woodlawn Dr
Proffered Conditions (if any, please attach): N/A

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):

1. NAME: Bonnie Carol Gosney TELEPHONE: 434- 549- 1265
MAILING ADDRESS: 533 Woodlawn Dr. Danville VA 24541
SIGNATURE: Bonnie Carol Gosney DATE: 11-09-2020
SIGNATURE: _____ DATE: _____
EMAIL ADDRESS: BC Gosney @ AOL. COM

APPLICANT (PLEASE TYPE OR PRINT):

If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: Bonnie Carol Gosney TELEPHONE: 434- 549- 1265
MAILING ADDRESS: Same as above
EMAIL ADDRESS: "
Bonnie Carol Gosney

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

N/A

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

N/A

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

See Attached Statement

November 9, 2020

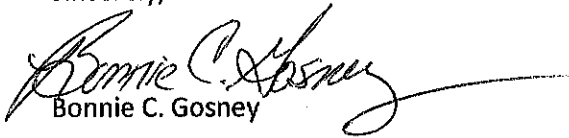
Subject: Description of request for Rezoning to Sandy River District:

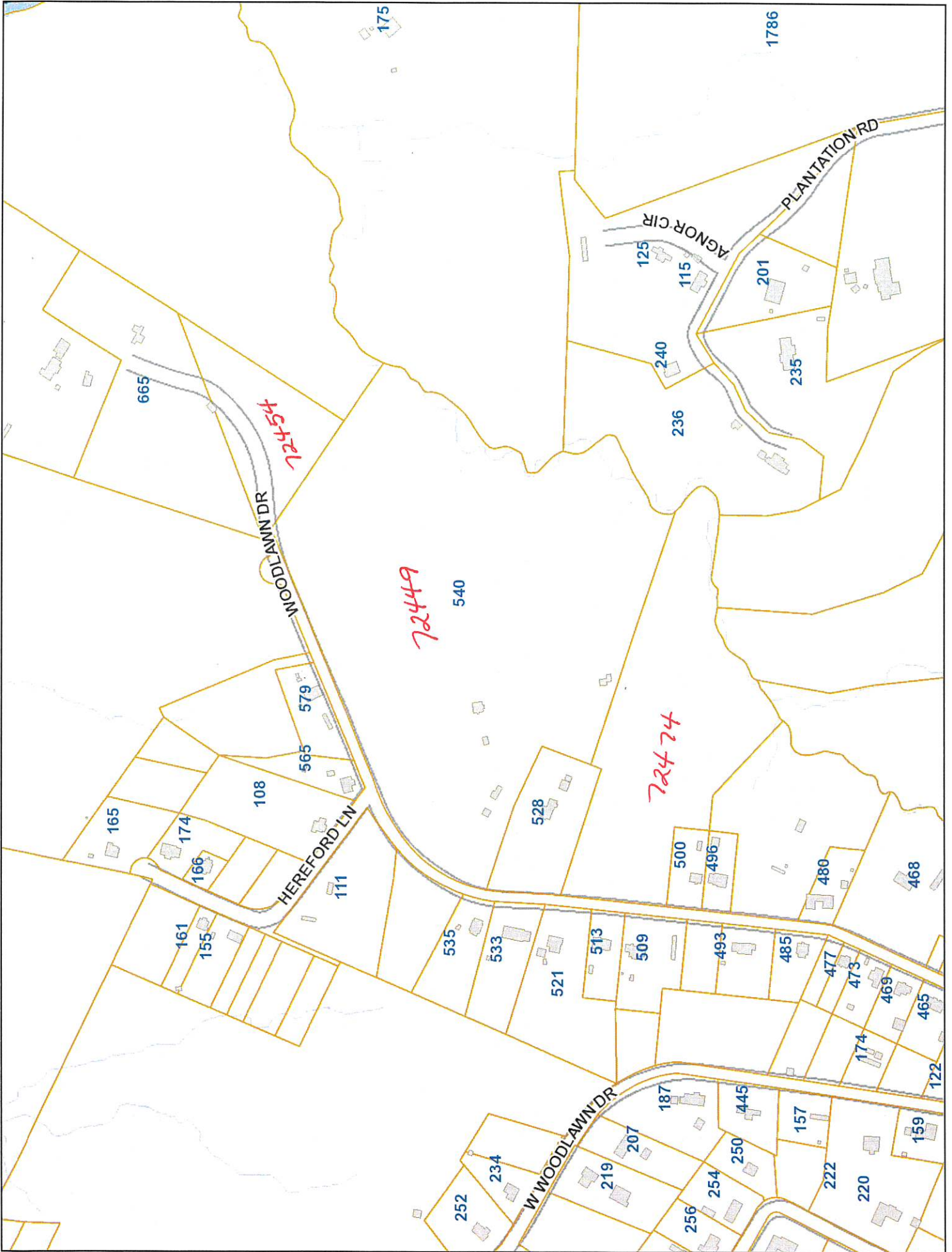
The property on Woodlawn Drive Danville, Virginia is conjoined in three parcels;
(parcel numbers 93 72449 201, 93 72474 201 and 93 72454 201.

Years ago, this property belonged to a tobacco farmer, my Grandfather Fred Gosney. Since his death the property has transferred from my Father, Hugh Gosney to my Mother, Gloria Gosney and now to me. The farm has not been maintained for over 30 years. I would like to return it to its former appearance with open green pastures.

I sincerely request rezoning into the Sandy River District. If you have any questions I can be reached at (434) 549-1265.

Sincerely,


Bonnie C. Gosney



REZONING REQUEST DATA SHEET PLRZ20200000255

PUBLIC HEARING DATES:	DECEMBER 7, 2020 PLANNING COMMISSION AT 3PM
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LOCATION OF PROPERTY:	NORTH END OF WOODLAWN DRIVE
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PRESENT ZONE:	T-R THRESHOLD RESIDENTIAL
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PROPOSED ZONE:	SR-R SANDY RIVER RESIDENTIAL
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ACTION REQUESTED:	REZONE 59.12 ACRES PROPERTY
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PRESENT USE OF PROPERTY:	VACANT
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PROPOSED USE OF PROPERTY:	RURAL RESIDENTIAL AND AGRICULTURE
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FUTURE LAND USE DESIGNATION:	RURAL RESIDENTIAL
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PROPERTY OWNER (S):	BONNIE GOSNEY
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NAME OF APPLICANT (S):	BONNIE GOSNEY
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PROPERTY BORDERED BY:	RURAL RESIDENTIAL
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ACREAGE:	59.12 ACRES TOTAL
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CHARACTER OF VICINITY:	RURAL RESIDENTIAL
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INGRESS AND EGRESS:	WOODLAWN DRIVE
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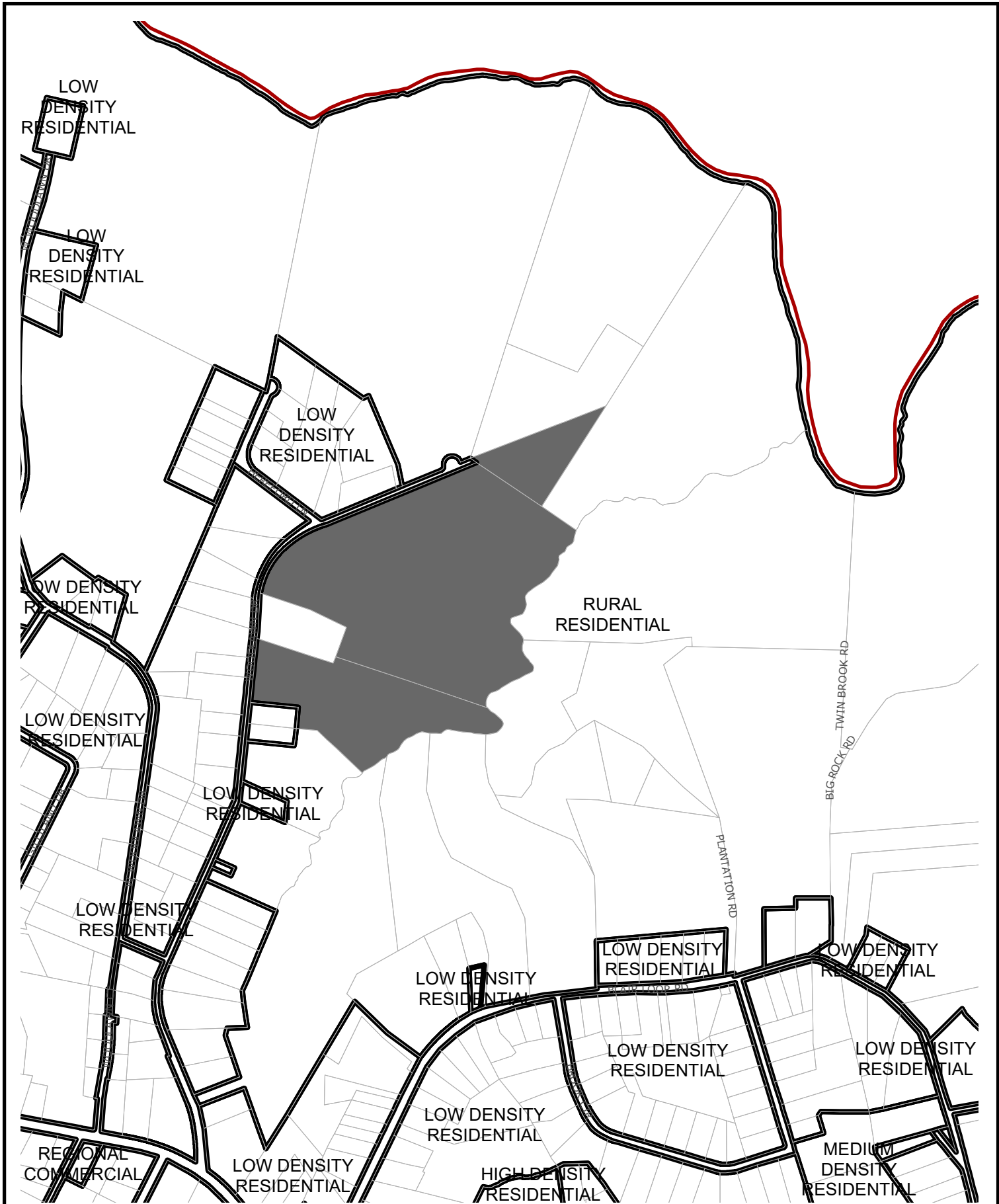
TRAFFIC VOLUME:	VERY LOW- NO RECENT COUNTS
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2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

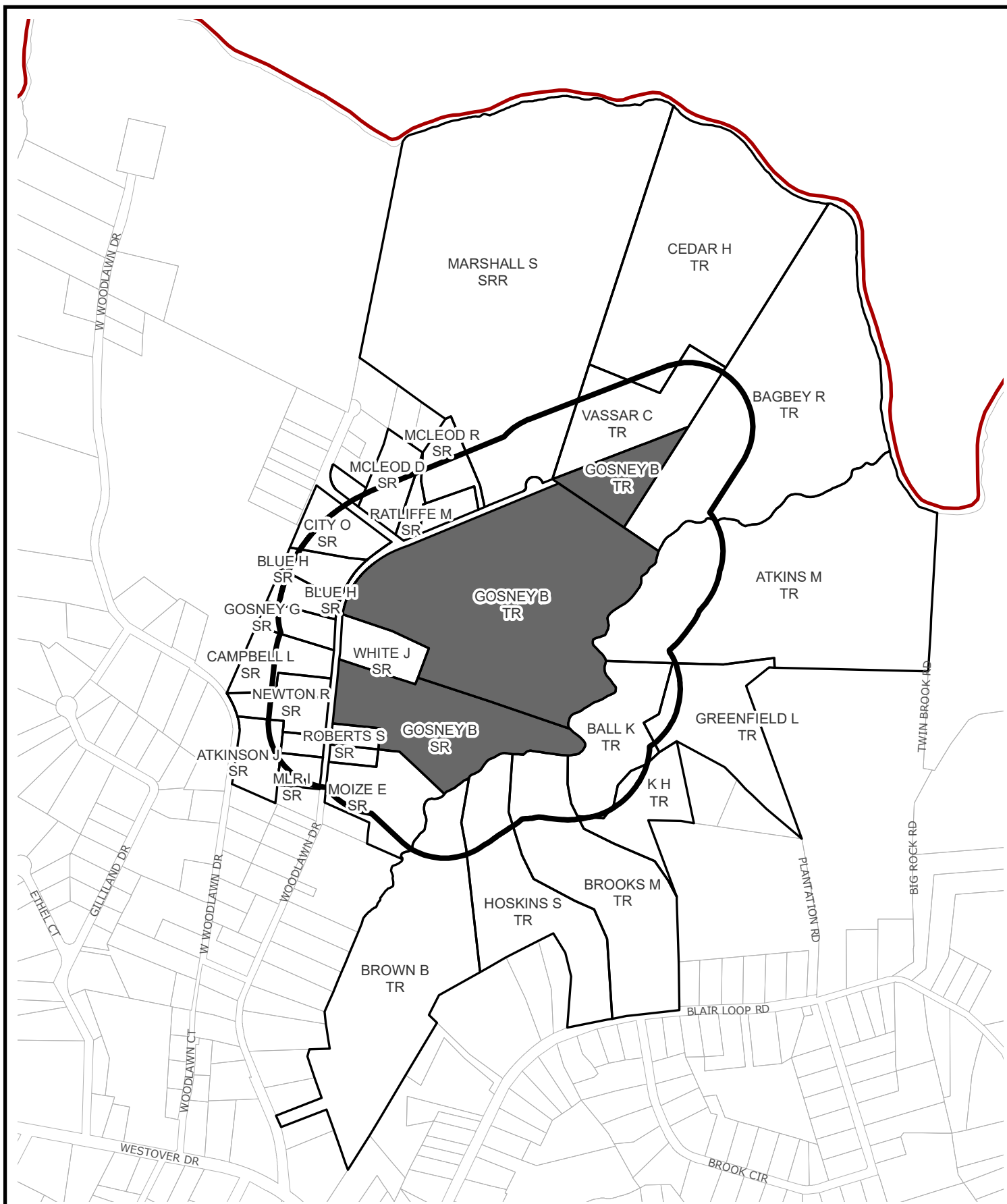
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/24/2020

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

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427 Patton Street, Suite 208
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City Planning Commission

STAFF REPORT

MEETING DATE: DECEMBER 7, 2020

RE: REZONING APPLICATION - 535 WOODLAWN

Rezoning Application PLRZ20200000257, filed by Ryland and Hannah Bagbey, requests to rezone 535 Woodlawn Drive, Parcel ID #72457, also known as Grid 0818, Block 002, Parcel ID#000002 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.

BACKGROUND

The applicant proposes to rezone 51.08 acres from T-R Threshold Residential to SR-R Sandy River Residential. The proposal downzones the property appropriately given the infrastructure capacity at the north end of Woodlawn Drive.

STAFF ANALYSIS AND RECOMMENDATION

The proposed rezoning's future land use designation in the Comprehensive Plan is low-density residential.

The Planning Division recommends the Planning Commission endorse rezoning application PLRZ20200000203 for City Council approval as presented.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend continuation of Rezoning Application PLRZ20200000257 to a future meeting.
2. Recommend approval of Rezoning Application PLRZ20200000257 as submitted.
3. Recommend approval of Rezoning Application PLRZ20200000257 with conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ20200000257.

ATTACHMENTS

- ✓ Application
- ✓ Property Ownership/Zoning Map
- ✓ Data Sheet
- ✓ 2019 Aerial View
- ✓ Year 2020 Land Use Map

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: _____
PROPOSED ZONING: _____ TAX MAP NUMBER: _____
RECEIVED BY: _____ DATE FILED: _____
PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space).

Gross Area/Net Area: 2400 Property Address: Parcel ID 72457

Property Location: N S E W Side of: Danville

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):

1. NAME: Ryland Bagbey TELEPHONE: 434-549-1137

MAILING ADDRESS: 535 Woodlawn Dr

SIGNATURE: [Signature] DATE: 11-9-2020

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: Ryland.Bagbey@gmail.com

APPLICANT (PLEASE TYPE OR PRINT):

If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: Hannah Bagbey TELEPHONE: 434-549-1137

MAILING ADDRESS: [Signature]

EMAIL ADDRESS: _____

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

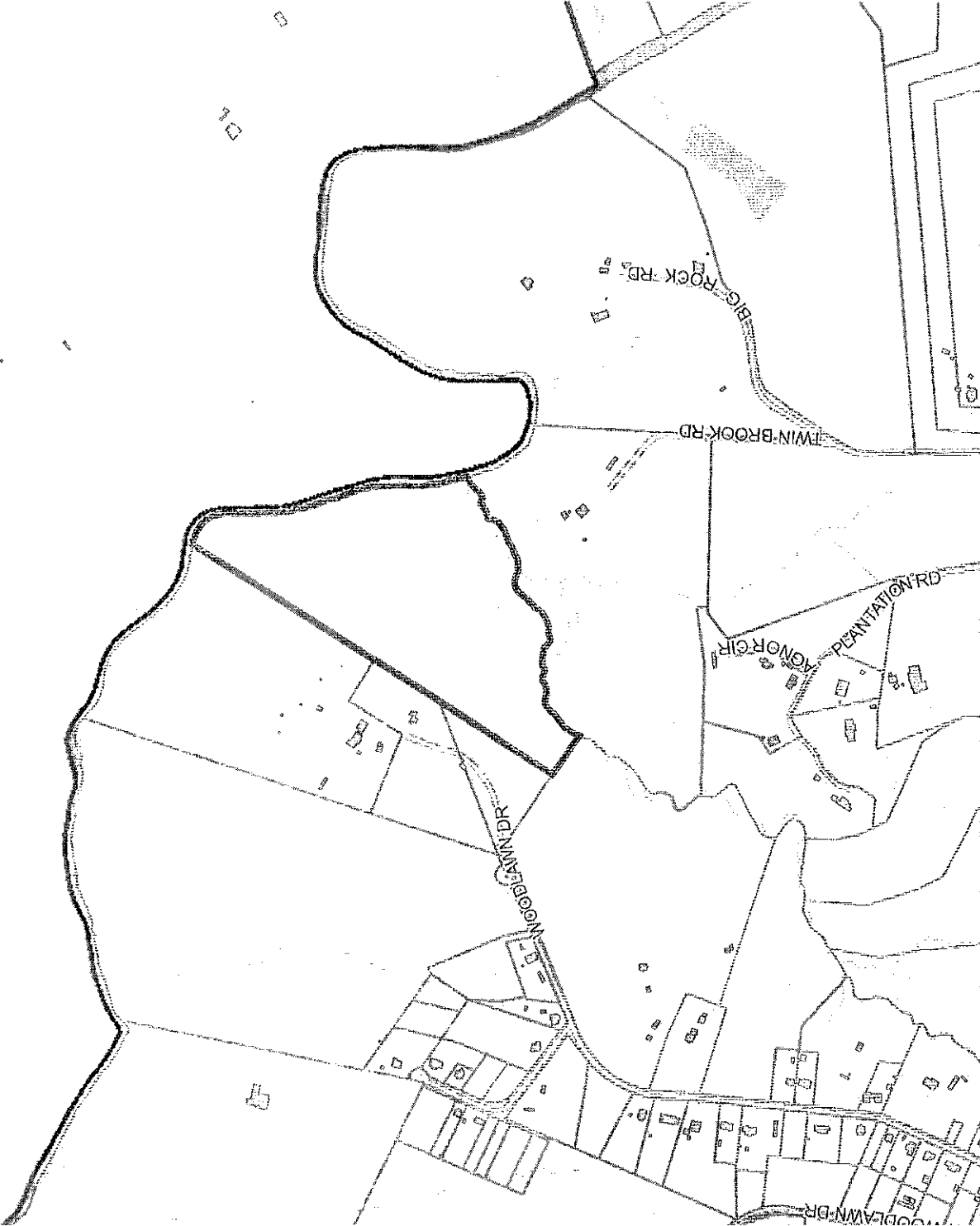
Please provide a brief description of the request:

Rezone for Sandy River district

3. RESIDENTIAL REZONING:

Please provide a brief description of the request: Zone for sandy river District

Parcel ID: 72457



REZONING REQUEST DATA SHEET PLRZ20200000257

PUBLIC HEARING DATES:	DECEMBER 7, 2020 PLANNING COMMISSION AT 3PM
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LOCATION OF PROPERTY:	NORTH END OF WOODLAWN DRIVE
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PRESENT ZONE:	T-R THRESHOLD RESIDENTIAL
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PROPOSED ZONE:	SR-R SANDY RIVER RESIDENTIAL
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ACTION REQUESTED:	REZONE 51.08 ACRES OF PROPERTY
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PRESENT USE OF PROPERTY:	VACANT
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PROPOSED USE OF PROPERTY:	RURAL RESIDENTIAL AND AGRICULTURE
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FUTURE LAND USE DESIGNATION:	RURAL RESIDENTIAL
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PROPERTY OWNER (S):	RYLAND AND HANNAH BAGBEY
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NAME OF APPLICANT (S):	RYLAND AND HANNAH BAGBEY
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PROPERTY BORDERED BY:	RURAL RESIDENTIAL
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ACREAGE:	51.08 ACRES TOTAL
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CHARACTER OF VICINITY:	RURAL RESIDENTIAL
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INGRESS AND EGRESS:	WOODLAWN DRIVE
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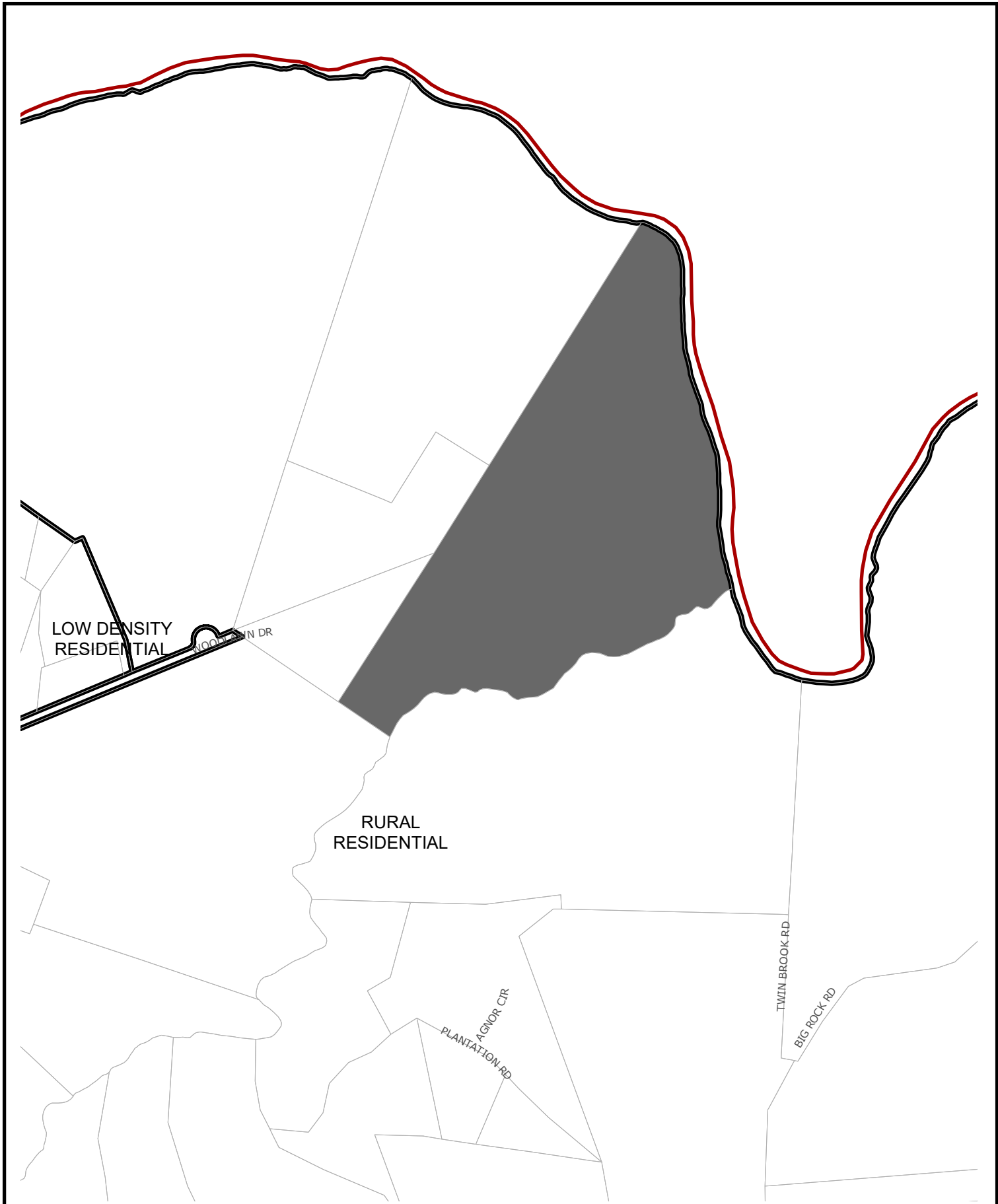
TRAFFIC VOLUME:	VERY LOW - NO RECENT COUNTS
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2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

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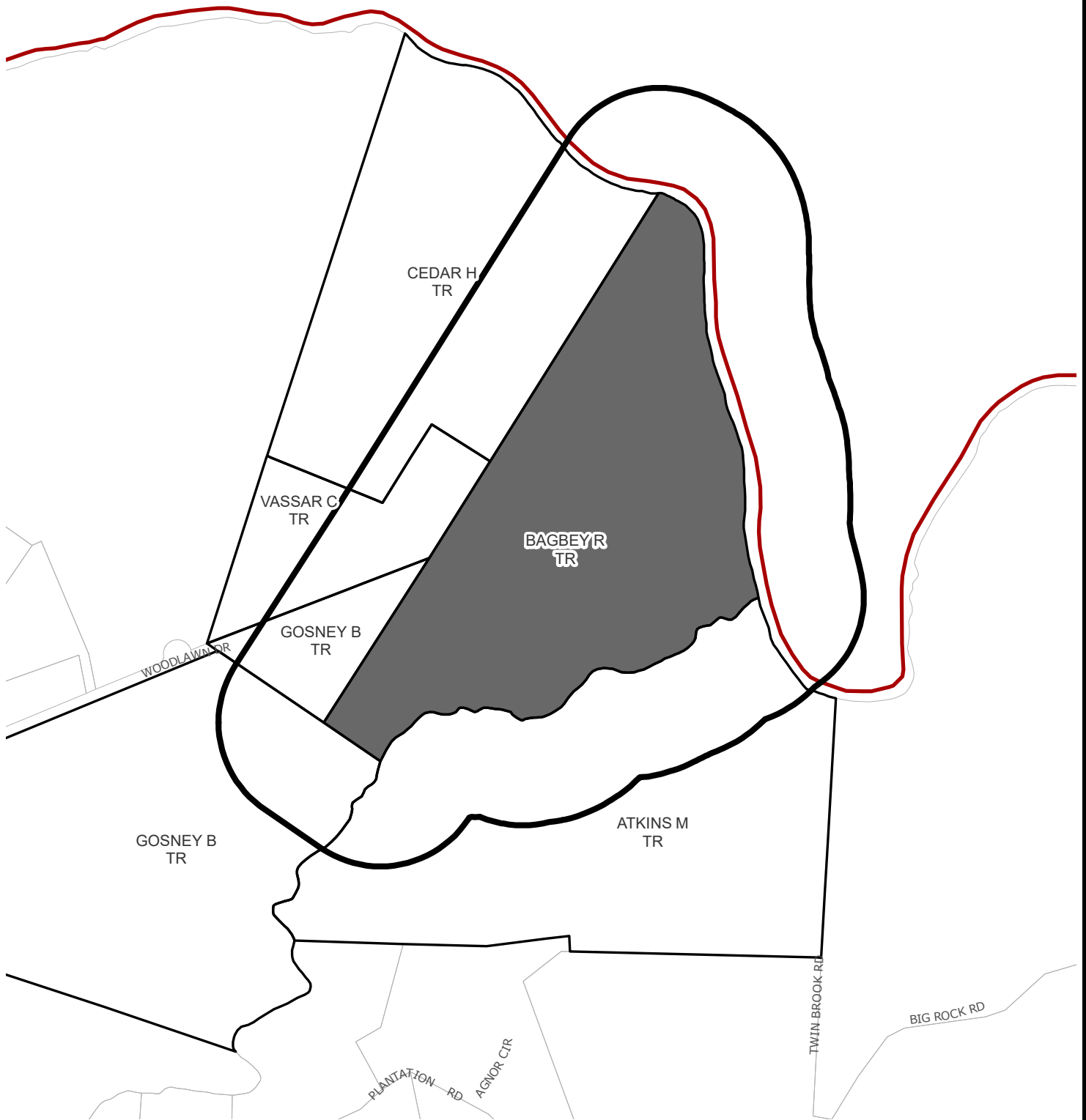


YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

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City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

STAFF REPORT

MEETING DATE: DECEMBER 7, 2020

RE: SPECIAL USE PERMIT APPLICATION - 280 PINEY FOREST ROAD

Special Use Permit Application PLSUP20200000258, filed by applicant Solex Architecture on behalf of property owner JLS Investment Properties, LLC requests a Special Use Permit for a waiver of yard requirements, subject to the prohibition of parking in front yards in accordance with Article 3.M Section C.21. of the Zoning Ordinance of the Code of City of Danville, Virginia 1986, as amended, at 280 Piney Forest Road (Parcel ID#60550), otherwise known as Grid 1706, Block 002, Parcel ID#000004.001, of the City of Danville, Zoning District Map. The applicant requests a Special Use Permit for waiver of yard requirements, subject to the prohibition of parking in front yards in the HR-C Highway Retail Commercial Zoning District to build a covered area for customer loading/unloading.

BACKGROUND

The applicant proposes a covered loading/unloading area on the south side of the building measuring 21.5' feet wide and 37.5' feet long. The proposed addition is approximately 20' feet tall at the roof peak and will have 14' feet vehicle clearance.

The Planning Division sent 32 notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS AND RECOMMENDATION

The applicant, JLS Investment Properties LLC., applied to the Planning Division for a Special Use Permit to reduce the side setbacks for a porte-cochere on the south side of the building to protect the client loading area from the elements. The application is attached to this report.

The City may waive yard requirements, subject to the prohibition of parking in front yards, with a Special Use Permit in the HR-C Planned Shopping Center zoning district. (Chapter 41 Zoning Ordinance, Article 3.M. §C.21.). Specifically, the applicant requests a waivers to reduce the 20' side yard setback from the property line to the proposed overhang.

The Comprehensive Plan puts the subject property in the Piney Forest Road planning area. The future land use designation for the subject parcel is 'Commercial. If approved, the Special Use Permit is in harmony with the Highway Retail – Commercial District's purpose and intent to provide suitable locations in Danville's heavily traveled collector streets and arterial highways for those commercial and business uses which are oriented to the automobile and which require regional access characteristics independent of the marketplace attributable to adjoining neighborhoods or pedestrian trade.

The neighboring properties to the east are residential while adjacent properties on Piney Forest Road are commercial. If granted, this proposed Special Use Permit is in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development, is adequately serviced by streets, drainage, fire protection and public water + sewer,

will not negatively impact any ecological, scenic, or historic community assets, and will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.

Danville City Code allows City Council impose any conditions necessary to assure that the proposed use will conform to zoning ordinance requirements. The Planning Division does not recommend any conditions for this project. The Planning Division recommends the Planning Commission endorse Special Use Permit Application PLSUP20200000258 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Special Use Permit Application PLSUP20200000258 as submitted;
2. Recommend approval of Special Use Permit Application PLSUP20200000258 with conditions per Staff;
3. Recommend approval of Special Use Permit Application PLSUP20200000258 with conditions per Planning Commission; or
4. Recommend denial of Special Use Permit Application PLSUP20200000183.

ATTACHMENTS

- ✓ Application
- ✓ Data Sheet
- ✓ Property Ownership/Zoning Map
- ✓ Existing Land Use Map
- ✓ Future Land Use Map



Solex Architecture, Inc.
641 Main Street
Danville, Virginia 24541
434.688.0767
www.solexarchitecture.com

November 9, 2020

City of Danville
Planning Commission
P.O. Box 3300
Danville, VA 24543

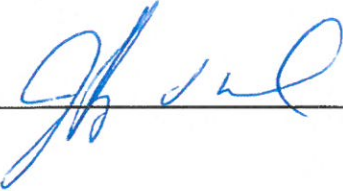
RE: Special Use Permit Application

To Whom it may concern:

I, Jeff Smith, give Solex Architecture, Inc. permission to submit the attached special use permit on my behalf.



JEFF SMITH Owner, JLS Investment Properties LLC



Architect/Owner, Solex Architecture, Inc.

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING
USE: _____

CASE NUMBER: _____

EXISTING ZONING: _____

PROPOSED ZONING: _____

TAX MAP NUMBER: _____

RECEIVED BY: _____

DATE FILED: _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

Exact legal description of property (Attach if insufficient space).

Gross Area/Net Area: 1.89 Acres Property Address: 280 Piney Forest Rd., Danville, VA 24540

Property Location: N S E W Side of: Piney Forest Rd.

Between: Cottonwood Ln. and Appollo Ave.

Proffered Conditions (if any, please attach): _____

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

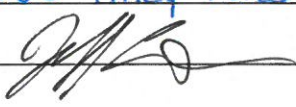
Please provide a brief description of the proposed development:

See attached.

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):

1. NAME: JLS Investment Properties LLC TELEPHONE: 434-483-2730

MAILING ADDRESS: 280 Piney Forest Rd., Danville, VA 24540

SIGNATURE:  DATE: 11/9/20

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: jeffvetsmith@gmail.com

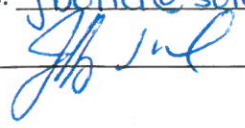
APPLICANT (PLEASE TYPE OR PRINT):

If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: Solex Architecture TELEPHONE: 434-688-0767

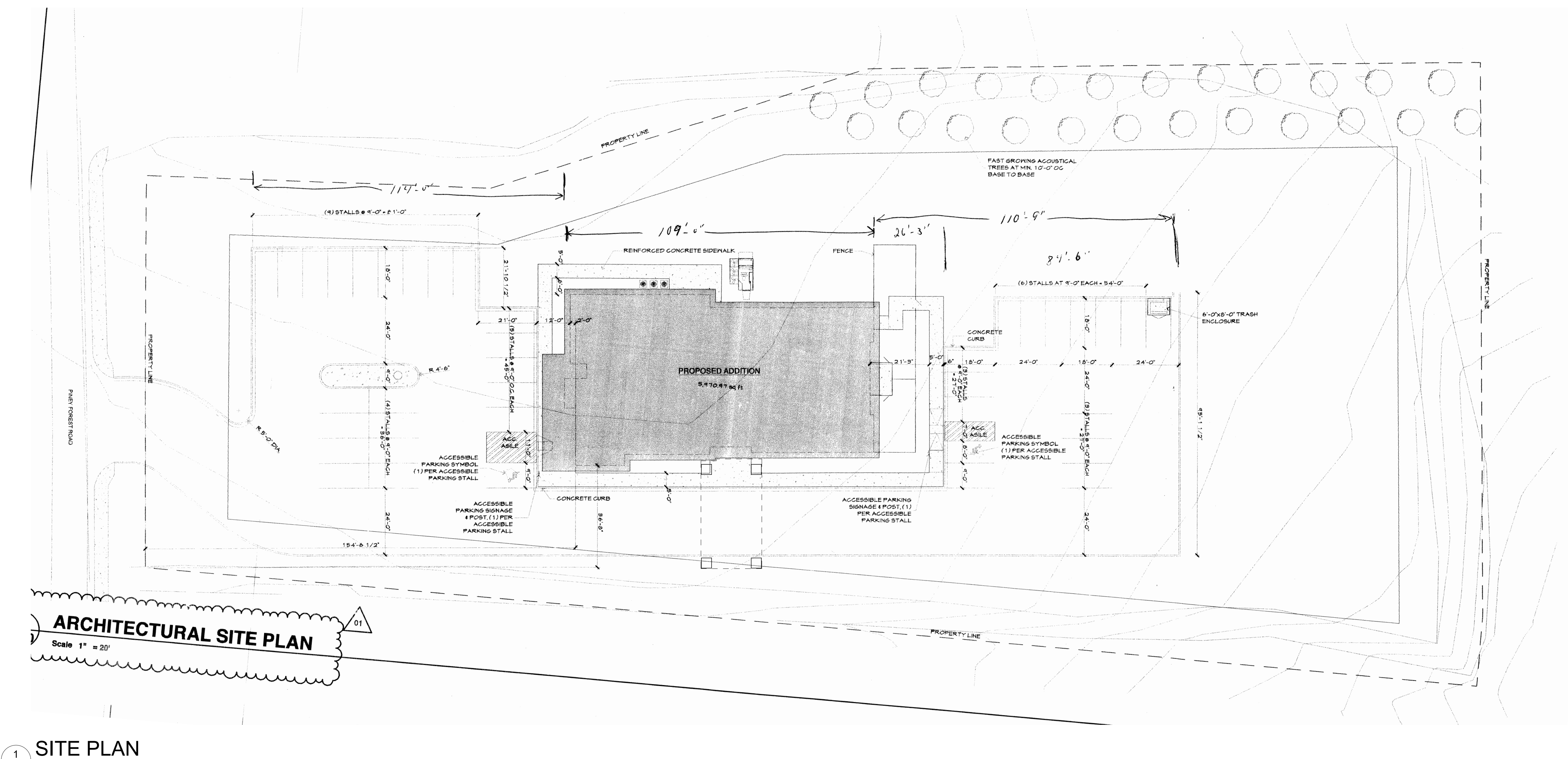
MAILING ADDRESS: 641 Main St., Danville, VA 24541

EMAIL ADDRESS: jbond@solexarchitecture.com

SIGNATURE:  DATE: 11/9/2020

Description of Proposed Development

A porte cochere is being added over the south entrance of the building that extends over the existing drive. The porte cochere over laps the existing setback lines by 2 feet 6 inches on its west side and 5.5 inches on its east side. The dimensions of the porte cochere will be approximately 21.5 feet wide and 37.5 feet long.



1 SITE PLAN
Scale: 3/64" = 1'-0"

JEFF SMITH
DANVILLE FAMILY VET
280 PINEY FOREST ROAD, DANVILLE, VA 24540
SCHEMATIC DESIGN

SHEET INFORMATION		
REVISIONS		
NO.	DESCRIPTION	DATE
PROJECT NO.	20200031	
DRAWN BY	KMW / TA	
CHECKED BY	JLB	
DATE	2020.11.11	
SCALE	3/64" = 1'-0"	

SHEET NAME
SITE PLAN

SHEET NUMBER
A-101

SPECIAL USE PERMIT REQUEST DATA SHEET PLRZ20200000258

PUBLIC HEARING DATES:	DECEMBER 7, 2020 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	280 PINEY FOREST ROAD; EAST SIDE OF PINEY FOREST ROAD, ~250 FEET SOUTH OF COTTONWOOD LANE
PRESENT ZONE:	HR-C HIGHWAY RETAIL COMMERCIAL
PROPOSED ZONE:	N/A
ACTION REQUESTED:	GRANT A SPECIAL USE PERMIT FOR WAIVER OF YARD REQUIREMENTS, SUBJECT TO THE PROHIBITION OF PARKING IN FRONT YARDS
PRESENT USE OF PROPERTY:	FAMILY VET
PROPOSED USE OF PROPERTY:	NO CHANGE
FUTURE LAND USE DESIGNATION:	COMMERCIAL
PROPERTY OWNER (S):	JLS INVESTMENT PROPERTIES
NAME OF APPLICANT (S):	SOLEX ARCHITECTURE ON BEHALF OF PROPERTY OWNER JLS INVESTMENT PROPERTIES, LLC
PROPERTY BORDERED BY:	HIGHWAY COMMERCIAL ON WEST, NORTH AND SOUTH; SINGLE FAMILIE RESIDENTIAL TO THE NORTHEAST AND EAST
ACREAGE:	1.89 ACRES TOTAL
CHARACTER OF VICINITY:	COMMERCIAL AND RESIDENTIAL
INGRESS AND EGRESS:	PINEY FOREST ROAD
TRAFFIC VOLUME:	2019 VDOT PUBLICATION - 2000 AADT



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

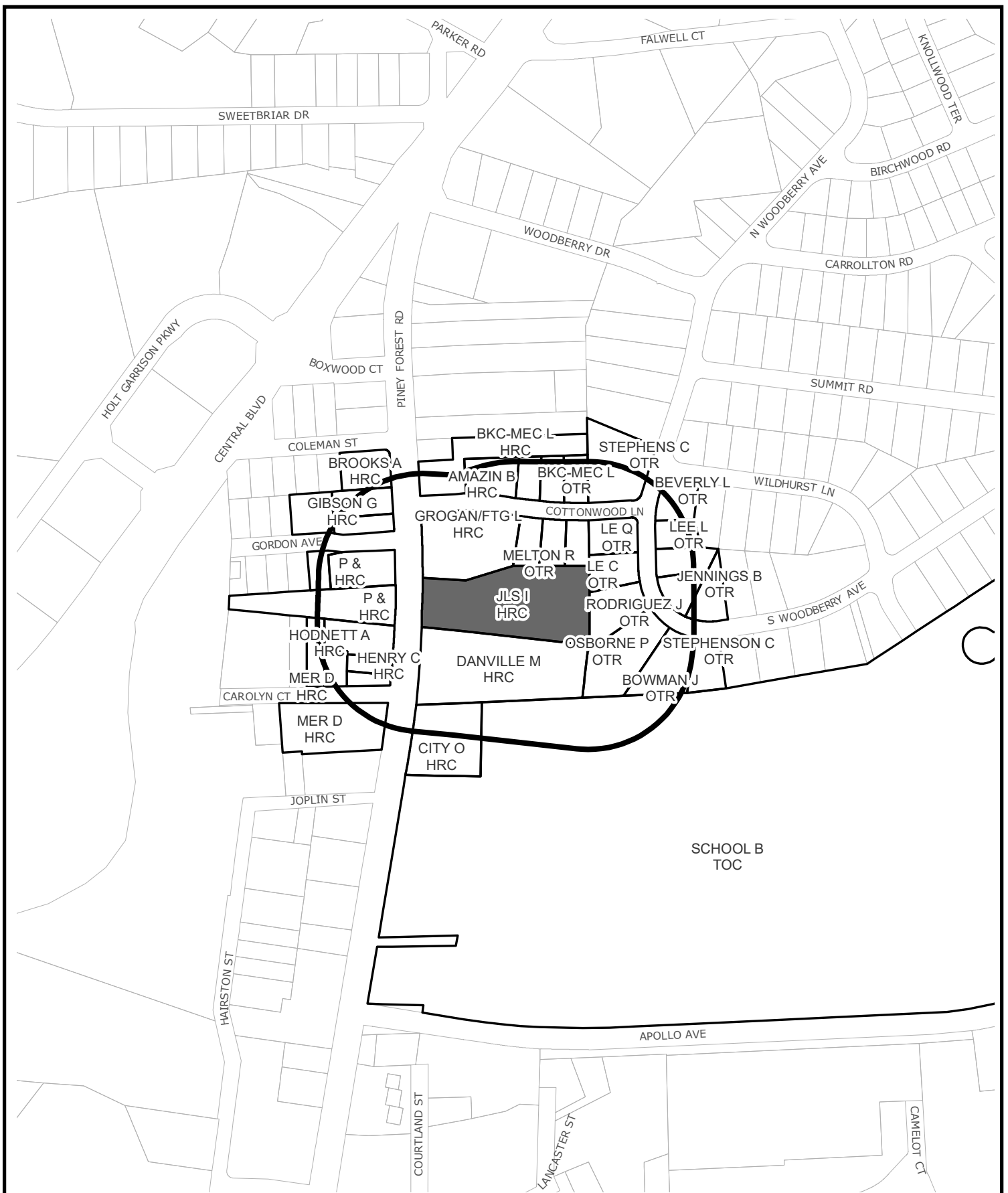
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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/24/2020

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PLANNING COMMISSION MINUTES

NOVEMBER 9, 2020

MEMBERS PRESENT

Mr. Khan
Mr. Garrison
Mr. Bolton
Mr. Dodson
Mr. Craft
Mrs. Evans

MEMBERS ABSENT

Mr. Petrick

STAFF

Doug Plachcinski
Lisa Jones
Clarke Whitfield

The meeting was called to order by Chairman Garrison at 3:00 p.m.

ITEMS FOR PUBLIC HEARING

1. *Special Use Permit Application PLSUP20200000215, filed by applicants Jim and Kathy Cropp and current property owner ETENESCH & M LLC, requests a Special Use Permit for a restaurant in accordance with Article 3.I Section C.15. of the Zoning Ordinance of the Code of City of Danville, Virginia 1986, as amended, at 1050 Main Street (Parcel ID#21618), otherwise known as Grid 1720, Block 010, Parcel ID#000009, of the City of Danville, Zoning District Map. The applicant requests a Special Use Permit for a restaurant in the TO-C Transitional Residential/Office Zoning District.*

Mr. Garrison opened the Public Hearing.

Mr. Jim Cropp stated I have pictures of the front of the building that I can pass out. This is the property at 1050 Main Street owned by Dr. Daniel Addis and his wife Naomi who are here in attendance. We are working with them to purchase this property once we have approval here and City Council. We have the recommendation approval from CAR. We have eleven changes that we wanted to make and they granted those. I can show you some of the pictures of those if you would like. I do have some letters of support from the Community that are not listed in your agenda. One letter is from John and Mary Kent and I will let her speak for herself in a little bit. I have copies of all the letters that I would like to pass out. Mr. Cropp read the letters of support (See Attached). Any question for me?

Mr. Dodson stated what do you anticipate the occupancy will be once the pandemic is over and we are back to normal. How many customers do you think that you will handle at a time?

Mr. Cropp stated good question about when the pandemic is over. One of the things that is important to us and why we chose this property. Out of all that we have looked at over the last two and half years is that this has a possibility for outside dining. In our post covid world and quite frankly I don't think that this is going away. Covid will go away but the perception that guests have being able to eat outside and being distanced from each other is a real need I think. We will have outside dining on the existing patio as you can see in the picture.

We currently in our restaurant we are distanced and we have ten tables where we are now. Our occupancy was forty five and now it's probably thirty five. Where we tend to be at 1050, there will probably be capacity for sixty five to seventy people. That would be inside and there will be a main dining room and a second smaller dining room bar adjacent room. Then there is a lobby as you can see in the front a porch that is glassed in and there will be tables there. Then there is a small porch on the Broad Street side. There is a fifty two square foot building so there are two floors and we will have upstairs also. Again, we are looking at sixty five to seventy people for occupancy.

Ms. Evans stated so you have pictures to show us of work that you will be doing.

Mr. Cropp stated yes and CAR has given us approval on these. (See attached pictures).

Mr. Garrison stated so CAR has looked at all the things that you are planning to do.

Mr. Cropp stated yes absolutely.

Mr. Whitfield stated they were granted a Certificate of Appropriateness for all of the outside changes that they requested. All of those issues have been settled.

Mr. Cropp stated it was actually a restaurant for five years ran by Naomi. We will only be doing painting on the inside and there are not a lot of changes. We will retain the character of the building itself because it has great character.

Ms. Mary Kent stated we love that we can walk over to King Cropp to have dinner or lunch. We were really excited when we found out that they had found another location on Main Street. My husband works at Sovah and he is especially excited to have that additional option and also for the patients. We just love these business coming and how Crème n vine and King Cropp that kind of complement each other and enhance each other's business.

Ms. Evans stated do you anticipate opening up on Saturday nights?

Mr. Cropp stated yes.

Dr. Daniel Addis stated they are outstanding partners. They came in and he did amazing homework before he jumped into this case. It definitely gives us a reason to support them 100%. You have started two businesses and are amazing successful. When he came to us about the business we didn't pursue anything. He did his homework more than six to seven months on that building, looking at it and checking on what he can do. It will make a big difference for the hospital, employees, and patients and for the physicians.

Mr. Garrison closed the Public Hearing.

Mr. Bolton made a motion to approve special use permit PLSUP20200000215 with the conditions by staff. Mr. Craft seconded the motion. The motion was approved by a 6-0 vote.

2. *Special Use Permit Application PLSUP20200000220, filed by property owner William Soyars Jr., requests a Special Use Permit for accessory buildings (i.e., barn, stable, silo, corn crib, etc.) or accessory uses without a primary building being located on the parcel in accordance with Article 3.B Section C.19 of the Zoning Ordinance of the*

Code of City of Danville, Virginia 1986, as amended, Parcel ID#74720, otherwise known as Grid 3709, Block 003, Parcel ID#000003, of the City of Danville, Zoning District Map. The applicant requests a Special Use Permit for accessory buildings without a primary building in the T-R Threshold Residential Zoning District.

Mr. Garrison opened the Public Hearing.

Mr. William Soyars Jr. stated, this is my property. I have an out building that has been there about four years. I paid \$3,000.00 for it and I have another one that I built. I paid the City \$1,200.00 to put a pole down there so I can get some juice. I got the pole in and I want to get temporary use of power to my building to use my tools and have a security light. I intend in the future to put some kind of dwelling there, I don't know exactly what. I have been working on the property for about thirteen years. I have a lot of money tied up in it and hard work. I need the power and does anyone have any questions for me?

Mr. Bolton stated in your remarks here, you say, "I will use the buildings for my work". What is your work?

Mr. Soyars Jr. stated I'm in the landscaping business. I work on lawn mowers, and I have my tools in there.

Mr. Bolton stated is there a limitation of Commercial uses that prevents him from doing that?

Mr. Soyars Jr. stated I didn't mean to open up no can of worms and I'm not running a business out of it. I just put my tools down there and I'm in the landscaping business I might put some seed in there. I do work on furniture and stuff and I need the power.

Mr. Plachcinski stated we would not issue a business license or license clearance for anything like that. We have standards for home occupation that require no outdoor storage, no signage, and no customers coming to the house. I don't think we police anybody on whether he is using his lawn mower and we assume that he will be using it onsite also. I think tools and equipment, I think those will be permissible. If we found out that he was actually operating a business out of there then he would be in violation of the special use permit.

Mr. Garrison stated so he is here today because he has buildings already on that and by virtue of trying to get electricity the City found out that he had those buildings and now you are trying to make it legal. Am I correct?

Mr. Plachcinski stated essentially yes. He applied for the electrical service and we have a zoning clearance for that process. We determined that he had not been granted this special use permit so that is why we are here today. The zoning ordinance is set up to allow Planning Commission to recommend this call to City Council.

Ms. Evans stated do you have any idea when you intend on building a house there?

Mr. Soyars Jr. stated if you would loan me the money we will start tomorrow. Probably within a year or so but whatever I do, it will have to have a septic tank because the sewage is not down there. Then the one house down there he has to pump up to the top of the street because years ago they had a trailer there with a septic tank. I want to get some water

down to the property; that is my next step with the City because you don't have no out fall and no water and it is a dead end with a cemetery on the end. It is a circle drive turn around.

Ms. Evans stated one of the questions opposed said that you had dug 25 foot deep within 2 feet of the property like a drop off.

Mr. Soyars Jr. stated I've been working on it for thirteen years. I cut the hill down to make the land flat because my buildings are in the middle of the property.

Mr. Garrison closed the Public Hearing.

Mr. Bolton made a motion to approve special use permit PLSUP20200000220 with the conditions by staff. Mr. Dodson seconded the motion. The motion was approved by a 5-0-1 vote. (Mr. Khan abstained)

IV. OTHER BUSINESS

Danville 2030 Comprehensive plan review

Mr. Doug Plachcinski, Director of Planning went over the 2030 Comprehensive Plan Review see below.

CITY OF DANVILLE COMPREHENSIVE PLAN REVIEW

BACKGROUND

Chair Garrison requested Planning Division staff add this November agenda item at the October Planning Commission meeting. Virginia law states "At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan." I researched the City of Danville's 2030 Comprehensive Plan and determined it was adopted by the City Council on September 15, 2015.

The 2030 Comprehensive Plan served the City well with formulated growth strategies. Other sub-area and specific topic planning initiatives like the Danville MPO's long range transportation plan and the Schoolfield Neighborhood Plan provide contextual support to updated development patterns across the City.

VIRGINIA COMPREHENSIVE PLAN REQUIREMENTS

Code of Virginia Chapter 22, Planning, Subdivision of Land, and Zoning Article 3. The Comprehensive Plan explains the comprehensive plan adoption process, the elements required and allowed in comprehensive plans, the 5-year review requirement, and the legal status of plans.

FACTORS FAVORING A NEW COMPREHENSIVE PLAN

The 2020 pandemic changed and disrupted the ways live, work, and recreate. We should review our physical space designs and development patterns to affirm and enhance the City's ideal growth and rebalance our expectations with social, economic and political constraints. Now is an ideal time to update the Comprehensive Plan accounting for these and other changes. The following factors may influence 2040 Comprehensive Plan development:

- The Schoolfield Neighborhood Plan

- 2020 US Census Data

- Investing in Danville virtual Town Hall meeting and survey outcomes

- Additional public involvement identifying stakeholder desires

- A zoning ordinance technical evaluation

A Comprehensive Plan audit for state of the practice techniques and Commonwealth standards

City branding and identity standards

Other specific studies as directed

NEXT STEPS IN COMPREHENSIVE PLAN DEVELOPMENT

We should examine the existing Comprehensive Plan and validate its structural elements against common practices and what is required/enabled under Virginia Law.

We should discuss what available and recent public outreach efforts will inform the Plan and what additional opinion we need prior to drafting plan sections.

Lastly, the 2030 Comprehensive Plan did not initiate significant zoning ordinance revisions. We should review the code, beginning with a technical audit, to understand how it can be more easily understood and administered.

We can determine City resources and set a completion schedule once there is consensus on the Comprehensive Plan update scope.

Mr. Garrison stated we knew that this was something that had to be done a little ways down the road to face upon the changes that we are currently going through. We have a requirement to review each year and that's all we have to do is say that we reviewed it and we met the State requirement. So, knowing that sometime in the next year to year in a half we will probably start working on the 2040 plan. I was not here when the 2030 plan was done, I don't know how involved we get into that process.

Mr. Whitfield stated Mr. Chairman I think what might be helpful and I don't think it needs to be formal just a motion referring that you have reviewed the plan and you have met the legal requirements of it. I think we can do a voice vote and it is on record now.

Mr. Dodson made a motion confirming that The Planning Commission have reviewed the 2030 Comprehensive Plan. Mr. Craft seconded the motion. The motion was approved by unanimous vote.

V. APPROVAL OF MINUTES FROM OCTOBER 13, 2020.

The October 13, 2020 minutes were approved by unanimous vote.

VI. ADJOURNMENT

With no further business, the meeting adjourned at 3:40 p.m.

APPROVED