



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

City Planning Commission

NOVEMBER 12, 2018
3:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEM FOR PUBLIC HEARING
 1. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 3.J, entitled "N-C Neighborhood Commercial", Section C entitled "Special Permit Uses", by adding Item 22 to allow for an indoor shooting facility, and Article 8, entitled "Parking and Loading Requirements" to allow for reductions of parking space requirements.*
 2. *Special Use Permit application PLSUP201800000264, filed by Jason Wilson, on behalf of Piedmont Lands of Virginia LLC, requesting a Special Use Permit to operate an indoor shooting range in accordance with for Article 3.J, Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended at 750 Main St, otherwise known as Grid 1716, Block 006, Parcel 000035 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an indoor shooting range facility including a retail area and classrooms.*
 3. *Special Use Permit application PLSUP20180000229, filed by William C. Doss requesting a Special Use Permit to operate a bed and breakfast in accordance with Article 3:E Section C, Item 3 of the Code of the City of Danville, Virginia 1986, as amended at 327 W Main St, otherwise known as Grid 1719, Block 022, Parcel 000023. The applicant is proposing to operate a bed and breakfast.*
 4. *Special Use Permit application PLSUP20180000255, filed by River City Auction Co., on behalf of Sellers Brothers Inc., requesting a Special Use Permit to operate an auction establishment in accordance with Article 3.M, Section C, Item 1 of the Code of the City of Danville, Virginia, 1986, as amended at 2179 South Boston Rd, otherwise known as Grid 4719, Block 005, Parcel 000003 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an auction house.*
- IV. ITEMS NOT FOR PUBLIC HEARING
 1. *Review of a Final Major Subdivision Plat for the creation of four (4) lots on Beaufort St and Goodyear Boulevard.*
- V. APPROVAL OF MINUTES FROM OCTOBER 8, 2018
- VI. ADJOURNMENT



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

City Planning Commission

City Planning Commission
Meeting of November 12, 2018

Subject:

Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 3.J, entitled "N-C Neighborhood Commercial", Section C entitled "Special Permit Uses", by adding Item 22 to allow for an indoor shooting facility, and Article 8, entitled "Parking and Loading Requirements" to allow for reductions of parking space requirements.

Background:

Planning staff have received requests for Zoning Ordinance amendments for Article 3.J, Section C by adding Item 22 for an indoor shooting range facility, and for Article 8 for reductions of parking space requirements.

The first request seeks to add indoor shooting facilities as a use permitted by special use permit within the N-C, Neighborhood Commercial District. The request is accompanied by an application for a special use permit in this district. This use is defined in the Zoning Ordinance as:

"Indoor shooting facility. A facility designed or used for shooting at targets, by archery, or with rifles, pistols, or shotguns and which is completely enclosed within a building(s) or structure(s)."

In other municipalities, shooting facilities are typically allowed only by a special use permit, or similar conditional approval. This use is generally located in low density areas, especially if an outdoor shooting range. When located indoors, shooting facilities are less likely to have adverse impact on surrounding property due to containment of sound, projectiles, and other associated effects. Currently, the Zoning Ordinance does not permit outdoor shooting ranges, and only permits indoor shooting facilities by a special use permit within the HR-C, Highway Retail Commercial Zoning District. Allowing indoor shooting ranges in additional zoning districts could encourage reuse of existing facilities and contribute to economic development, both of which are encouraged in the *Danville: 2030 Comprehensive Plan*. However, concerns could be raised regarding permitting a shooting range near residential properties.

The second request seeks to add reductions for parking space requirements. On October 8, 2018, the City Planning Commission instructed staff to investigate options regarding the ability of the Commission to waive certain off-street parking requirements when issuing a special use permit. At this time, the Commission was considering a request for a special use permit for an auction establishment at 2179 South Boston Rd. Based on the current Zoning Ordinance, the proposed use requires an increase in paved parking. To address future cases when certain or all parking requirements may be deemed unnecessary, staff have investigated a potential code amendment regarding such parking requirements.

Other municipalities across the country have also considered updates to their parking requirements. These considerations are typically intended to address goals such as the following:

1. Provide flexibility within the Zoning Ordinance;
2. Allow for more efficient use of land;
3. Encourage use of alternate modes of transportation; and/or
4. Anticipate future changes in transportation behavior and technology;

To promote the above goals, municipalities typically seek to uniformly reduce or waive parking requirements related to the number of required spaces. It is not common for a municipality to waive dimension or design standards. Neither is it common for a municipality to permit a Planning Commission to waive parking requirements of unique situations ordinarily considered by a Board of Zoning Appeals. Of those municipalities addressing the above goals, they have updated their Zoning Ordinances to incorporate policies such as:

1. Use of parking overlay districts in dense urban settings with public transportation, adequate public parking, and/or easily walkable spaces;
2. Not requiring parking spaces in historic districts or for historic structures;
3. Allowing shared parking between properties;
4. Placing maximum limits on provided parking for any one property or use;
5. Granting the ability of a zoning administrator to approve reduced parking requirements if a parking study indicates that such a reduction sufficiently addresses parking needs without adversely impacting nearby properties;
6. Reducing the number of required spaces based on nearby public transit or parking; and/or; and/or
7. Substituting bike parking or landscaped open space in place of a specified number of parking spaces.

According to Article 8, Sections B, D, E, and H of the Zoning Ordinance, the City of Danville currently permits four (4) exceptions to the number of required off-street parking spaces. These exceptions may only be used when specific criteria are met indicating less parking may be needed. The exceptions are as follows:

1. Ability of the Director of Planning/Zoning Administrator to reduce required parking when provided on a common location for two or more uses which occur at different times of day;
2. Ability of the Director of Planning/Zoning Administrator to approve reductions for mixed-used properties, if the applicant submits sufficient documentation indicating the impact;
3. Ability of the Director of Planning/Zoning Administrator to approve certain reductions according to specified criteria for properties used for a Multi-Family Dwelling, Duplex, Single-Family Attached Dwelling, or Furniture Sales establishment; and
4. Ability of the Planning Commission to modify handicap space requirements.

Recommendation:

The Planning staff recommends the City Planning Commission recommend approval of an amendment of the Zoning Ordinance to Article 3.J, Section C by adding Item 22 to allow for indoor shooting facility, to Article 8, Section D by adding Item 5 allowing reductions in parking space requirements, and to Article 8, Section D by removing Item 4 removing a redundancy when adding the previous Item.

Article 3.J: - N-C, Neighborhood Commercial

C.- Special Permit Uses

22. Indoor shooting facility

Article 8. – Parking and Loading Requirements

D.- Computation of Required Parking Spaces

5. The City Planning Commission may waive or reduce the number of required parking spaces when the following conditions have been met:
 - a. The applicant is able to demonstrate fewer spaces are required because the current or proposed use does not warrant the required spaces, or the required parking will be provided elsewhere;
 - b. ADA requirements are fully satisfied;
 - c. The provisions of Article 8 of the Zoning Ordinance shall apply to any and all off-site parking which may be expected to be used in place of the required on-site parking;
 - d. The absence or reduction of parking spaces shall not cause any adverse impact on surrounding properties;
 - e. The applicant is able to demonstrate that the property was acquired in good faith, and the request is not based on any hardship created by the applicant or property owner;

- f. The applicant or property owner complies with any additional conditions the City Planning Commission deems appropriate at the time it chooses to waive or reduce the number of required off-street parking spaces.

H.- Handicap Parking Space Requirements

4. ~~The Planning Commission, upon recommendation by the Director of Planning/Zoning Administrator may modify handicap space requirements where the applicant can demonstrate fewer spaces are required and that ADA requirements are fully satisfied. Reserved.~~

The proposed zoning code amendment would address the two requested changes. First, the amendment would permit indoor shooting ranges within the N-C, Neighborhood Commercial Zoning District. Second, the amendment would grant the City Planning Commission the ability to reduce parking requirements. As proposed, such reductions would not be limited to Special Use Permits, therefore adding flexibility to the Zoning Ordinance. Additionally, the recommended amendment removes Article 8, Section H, Item 4 which becomes redundant with the other changes.

City Planning Commission Alternatives:

1. Recommend approval of the requested code amendment;
2. Recommend approval of the code amendment with modifications per Planning Commission;
3. Recommend denial of the request; or
4. Recommend tabling the request.

CODE CHANGE AMENDMENT



The City Council, with the advice of the City Planning Commission, is authorized by the Municipal Code to change the Zoning Code as long as this action is justified by the PUBLIC NECESSITY, GENERAL WELFARE, OR GOOD ZONING PRACTICE.

P.O. Box 3300 Danville, VA 24543 434-799-5260
Fax 434-797-8919 www.danville-va.gov

PROCEDURE

1. **The Applicant** obtains a copy of the Zoning Code Section, which they wish to have amended.

CODE CHANGE AMENDMENT

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

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: PLCA 201800000265 DATE FILED: September 19, 2018

RECEIVED FROM: Jason Wilson

SECTION AFFECTED: Article 3-J, Section C

PLANNING COMMISSION DATE/ACTION: November 12, 2018

CITY COUNCIL DATE/ACTION: December 4, 2018

INFORMATION TO BE PROVIDED BY THE APPLICANT

Zoning Code Section: Chapter 41 Article 3-J Section C Add #22

Proposed Amendment (please attach if not sufficient space: We are requesting that an
amendment be made to allow an indoor shooting facility in this property which is currently
zoned N-C

Purpose for proposed amendment: We need the amendment to use the facility for an
indoor shooting range/training facility.

PRESENT OWNER(S) OF ALL PROPERTIES INCLUDED IN APPLICATION:

1. NAME (PLEASE PRINT OR TYPE): C & J Wilson Properties LLC

ADDRESS: : 8400 Robert Mohr Court Greensboro, NC 27455

EMAIL: riversidepawn2384@gmail.com

TELEPHONE: 434-250-2952

SIGNATURE:  DATE: 9/19/2018

2. NAME (PLEASE PRINT OR TYPE): _____

ADDRESS: _____

TELEPHONE: _____

SIGNATURE: _____ DATE: _____

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

NAME (PLEASE PRINT OR TYPE): Jason Wilson

ADDRESS: 8400 Robert Mohr Ct Greensboro, NC 27455

EMAIL: riverside pawn 2384 @gmail.com

TELEPHONE: 434-250-2952

SIGNATURE:  DATE: 9/19/18



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

City Planning Commission

City Planning Commission

Meeting of Monday, November 12, 2018

Subject:

Special Use Permit application PLSUP201800000264, filed by Jason Wilson, on behalf of Piedmont Lands of Virginia LLC, requesting a Special Use Permit to operate an indoor shooting range in accordance with for Article 3.J, Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended at 750 Main St, otherwise known as Grid 1716, Block 006, Parcel 000035 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an indoor shooting range facility including a retail area and classrooms.

Background:

An application has been filed by Jason Wilson, on behalf of Piedmont Lands of Virginia LLC, requesting a Special Use Permit to operate an indoor shooting facility in accordance with Article 3.J, Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended at 750 Main St, otherwise known as Grid 1716, Block 006, Parcel 000035 of the City of Danville, Virginia Zoning District Map.

The applicant is proposing to operate an indoor shooting facility, retail area, and classrooms on a commercial property. The use is defined in the Article 15, Section B of the Zoning Ordinance as:

“Indoor shooting facility. A facility designed or used for shooting at targets, by archery, or with rifles, pistols, or shotguns and which is completely enclosed within a building(s) or structure(s).”

Currently, indoor shooting facilities are only permitted in the HR-C, Highway Retail Commercial Zoning District. The applicant has also submitted a request to amend the Zoning Ordinance to allow this use in the N-C, Neighborhood Commercial Zoning District. The requested Special Use Permit can not be able to be approved if the Zoning Ordinance is not amended.

In addition to zoning regulations, indoor shooting facilities are subject to safety regulations found in Chapter 40 entitled “Weapons” of the Code of the City of Danville. That Chapter requires that shooting ranges be approved by the Chief of Police, include proper ventilation, and properly contain bullets. Shooting ranges must also adhere to federal regulations related to safety, sound, and environmental factors.

Currently, one other shooting range operates within the City. This shooting range operates outdoors, and is considered legal nonconforming at 671 Woodlawn Dr. An indoor shooting facility was once proposed at Parcel ID 59740 on Riverside Dr. at Camelot Ct. On March 7, 2016, Planning Commission recommended approval of a special use permit for the indoor shooting facility. On April 5, 2016, City Council approved the request. However, no such facility has yet been constructed at the site.

Thirty-two (32) notifications were sent to the surrounding property owners within 300' of the subject property. A full report will be presented to the City Planning Commission on November 12, 2018.

Recommendation:

Planning staff recommends that the Planning Commission recommends approval of Special Use Permit application PLSUP201800000264, filed by Jason Wilson, on behalf of Piedmont Lands of Virginia LLC, requesting a Special Use Permit to operate an indoor shooting facility, subject to the following conditions:

1. Before operation, the building must be renovated or designed to so that the discharging of firearms is not plainly audible at a distance of fifty (50) feet or more from the building;
2. All firing shall take place within a completely enclosed building;
3. All entrances/exits to the building are to be lit at night;
4. Signage depicting the hours of operation and use of the building as a gun range shall be posted at all entrances/exits to the building;
5. The above required signage shall not contribute to the total permitted sign area of the property, unless said signage contains advertising content;
6. The above required signage shall be lit at night;
7. The hours of operation are to be limited between 8:00 a.m. and 10:00 p.m. Sunday through Thursday and 8:00 a.m. and 11:00 p.m. on Saturday and Sunday.

City Planning Commission Alternatives:

1. Recommend approval of the request as submitted;
2. Recommend approval of the request subject to conditions recommended by staff;
3. Recommend approval of the request subject to conditions by the Planning Commission;
4. Recommend denial of the request; or
5. Recommend tabling the request.

Attachments:

- Application
- Property Ownership/Zoning Map
- Data Sheet
- Existing Land Use Map (2015 Aerial)

SPECIAL USE PERMIT



The City Council, with the advice of the City Planning Commission, is authorized by the Municipal Code to grant a Special Use Permit to any property within the City as long as this action is justified by the PUBLIC NECESSITY, GENERAL WELFARE, OR GOOD ZONING PRACTICE.

PROCEDURE

1. **The Applicant** obtains a City tax assessor's map or a survey prepared by a licensed engineer or land surveyor showing the exact boundaries of the property.
2. **The Applicant** takes the map and a legal description of the property to the Department of Community Development (Planning Division). The Applicant discusses the proposed Special Use Permit with a department representative and receives an application with information for its completion.
3. **The Applicant** files the application with the Department of Community Development accompanied by a \$360 application fee.
4. **The Department** checks the application and accompanying maps and material for accuracy and completeness.
5. **The Department** sends the application through the Development Review Process for comments from other City Departments.
6. **The Department** sets the case for a public hearing before the City Planning Commission, publishes legal notice of the public hearing in the local newspaper, and mails a notice of the public hearing to property owners within three hundred (300) feet of the subject property.
7. **The Department**, prior to the public hearing, analyzes the Special Use Permit application and prepares a written report with a recommendation for the City Planning Commission. The report is made available to the applicant prior to the hearing date.
8. **The City Planning Commission** holds a public hearing, which the applicant and those interested in the requested Special Use Permit should attend. Those attending may present testimony and evidence for and against the proposed Special Use Permit. The City Planning Commission reviews the request and decides on a recommendation for the City Council based on compliance with the Comprehensive Plan, staff reports, neighborhood considerations and the results of the public hearing.
9. **The Department** sets the case for a public hearing before the City Council, publishes legal notices of the public hearing in the local newspaper and mails a notice of the public hearing to property owners within three hundred (300) feet of subject property.
10. **The City Manager** prepares and submits a written recommendation to the City Council
11. **The City Council** holds a public hearing, which the applicant and those interested in the requested Special Use Permit should attend. Those attending may present testimony and evidence for and against the proposed Special Use Permit. The City Council makes its decision based on the City Planning Commission and City Managers recommendations, compliance with the Comprehensive Plan, neighborhood considerations and the results of the public hearing.

If the City Council approves the Special Use Permit, it is adopted by Ordinance and unless otherwise noted is effective immediately.

Every action, by an affected party, contesting a decision of the City Council to adopt, or failing to adopt a proposed Special Use Permit ordinance shall be filed with the Danville Circuit Court within 60 days of the date of Council's decision.

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: Shooting range, indoor

CASE NUMBER: PLSUP 2018 00000264

EXISTING ZONING: NC, Neighborhood Commercial

PROPOSED ZONING: unchanged

TAX MAP NUMBER: 26402

RECEIVED BY: Lisa Jones

DATE FILED: September 19, 2018

PLANNING COMMISSION DATE: Nov. 12, 2018

CITY COUNCIL DATE: Dec. 4, 2018

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

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

Gross Area/Net Area: 15,000 Sq Ft Property Address: 750 Main Street

Property Location: N S E W Side of: _____

Between: Jefferson Ave and Ridge Street

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:

We are requesting a special use permit to operate an indoor shooting range in this facility. There will be a range area, a retail area and multiple classrooms for firearms training and education.

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

1. NAME: C & J Wilson Properties LLC TELEPHONE: 434-250-2952
MAILING ADDRESS: 8400 Robert Mohr Court Greensboro, NC 27455
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
EMAIL ADDRESS: riversidepawn2384@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: Taen Wilson TELEPHONE: 434-250-2952
MAILING ADDRESS: 8400 Robert Mohr Ct Greensboro NC 27455
EMAIL ADDRESS: riversidepawn2384@gmail.com
SIGNATURE:  _____ DATE: 9-19-18

Untitled

Piedmont lands of Virginia gives permission for a special use permit to be filed by C&J Wilson Properties LLC for its property at 750 Main St Danville Va 24541.

William J. Newirth
9/19/18

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:

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

1. NAME: Piedmont Lands of Virginia LLC TELEPHONE: 434-791-4171

MAILING ADDRESS: P.O. Box 1538, Danville, VA 24543

SIGNATURE: William J. Seitz DATE: 9-18-18

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: tmpopl@plandsva.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: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATE: November 12, 2018

LOCATION OF PROPERTY: 750 Main St.

PRESENT ZONE: NC – Neighborhood Commercial

PROPOSED ZONE: Unchanged

ACTION REQUESTED: Special Use Permit to operate an indoor shooting range

PRESENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Indoor shooting range

PROPERTY OWNER (S): Piedmont Lands of Virginia LLC

NAME OF APPLICANT (S): James Wilson

PROPERTY BORDERED BY: Commercial to the North, and East; Mixture of residential and commercial to the West and South

ACREAGE: 1.1 acres (47,916 square feet)

CHARACTER OF VICINITY: Residential/Commercial

INGRESS AND EGRESS: Main St.

TRAFFIC VOLUME: Moderate



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/16/2018

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.



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

City Planning Commission

City Planning Commission

Meeting of November, 12, 2018

Subject:

Special Use Permit application PLSUP20180000229, filed by William C. Doss requesting a Special Use Permit to operate a bed and breakfast in accordance with Article 3:E Section C, Item 3 of the Code of the City of Danville, Virginia 1986, as amended at 327 W Main St, otherwise known as Grid 1719, Block 022, Parcel 000023. The applicant is proposing to operate a bed and breakfast.

Background:

An application has been filed by William C. Doss requesting a Special Use Permit to operate a bed and breakfast in accordance with Article 3:E Section C, Item 3 of the Code of the City of Danville, Virginia 1986, as amended at 327 W Main St, otherwise known as Grid 1719, Block 022, Parcel 000023 of the City of Danville, Virginia Zoning District Map.

The applicant is proposing to operate a bed and breakfast on a residential property. The proposed use will be listed on Airbnb. This use is defined in the Zoning Ordinance as:

"Bed and breakfast lodging. A single family dwelling, occupied by its owner or operator, containing sleeping and breakfast accommodations as an accessory use to the principal use as a private residence. Such lodging shall have no more than eight (8) room accommodations for transient persons and wherein a charge is normally paid for such accommodations. A bed and breakfast may include banquet/event facilities for private parties as an accessory use."

Currently, bed and breakfast establishments are only permitted by-right in four (4) of six (6) commercial districts and by special use permit in seven (7) of eight (8) residential districts. Requiring a special use permit allows the City to protect the continued residential nature and use of the residential districts, without the presence of excess transient individuals.

This request was originally considered by the City Planning Commission on October 8, 2018. At that time, the Commission voted to table the request. The decision was made to allow the applicant time to discuss parking concerns with neighbors.

In September, forty (40) notifications were sent to surrounding property owners within 300' of the subject property. Before the public hearing on October 8, 2018, sixteen (16) property owners returned statements. Additional notifications were sent after the original public hearing, with a time extension for statements to be returned. A full report will be presented to the City Planning Commission on November 12, 2018.

Recommendation:

Planning staff recommends approval of Special Use Permit application PLSUP20180000229, filed by William C. Doss, requesting a Special Use Permit to operate a bed and breakfast, subject to the following conditions:

1. The property continue to primarily be used as a residential property occupied by the owner or operator of the bed and breakfast;
2. Guests may not stay for longer than thirty (30) consecutive calendar days;
3. The bed and breakfast may not include banquet/event facilities for private parties as an accessory use; and
4. The facility shall use no more than two (2) guest rooms for occupancy, and only one (1) guest car at any time.

The amended conditions would allow the applicant to operate a bed and breakfast in an OTR – Old Town Residential District, while also addressing parking concerns. The amended conditions also reflect the experiences of the applicant, who indicated that multiple rooms are typically only used when a family is traveling and able to use one car.

City Planning Commission Alternatives:

1. Recommend approval of the request as submitted;
2. Recommend approval of the request subject to conditions recommended by staff;
3. Recommend approval of the request subject to conditions by the Planning Commission;
4. Recommend denial of the request; or
5. Recommend tabling the request.

Attachments:

- Application
- Property Ownership/Zoning Map
- Data Sheet
- Existing Land Use Map (2015 Aerial)

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: bed and breakfast

CASE NUMBER: PLG0P2018000029

EXISTING ZONING: OT-R

PROPOSED ZONING: OT-R

TAX MAP NUMBER: Parcel ID 24360

RECEIVED BY: Bryce Johnson

DATE FILED: 8/23/18

PLANNING COMMISSION DATE: 10/8/18

CITY COUNCIL DATE: 11/12/18

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

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

Gross Area/Net Area: .19 acre Property Address: 327 W. M

Property Location: N S E W Side of: West Main

Between: Virginia and Mt. Vernon

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:

Home-sharing through Airbnb rental platform

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

1. NAME: William C. Dass TELEPHONE: 804-314-3412

MAILING ADDRESS: 327 West Main St., Danville 24541

SIGNATURE: W. C. Dass DATE: _____

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: christopher.dass@usa.net

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

The Shared Economy – The Economics of the Future

How can you help seniors stay in their homes? Improve Danville's deteriorating housing stock, boost real estate values, and increase property tax revenues? Help young home buyers purchase older homes that need work? Curb the growing burdens on public infrastructure? Capture a growing segment of the tourism industry?

If our only tool is a hammer, we solve every problem with a nail. No matter how familiar or unfamiliar we may be with any particular issue, we ask: What's the problem? Where's a nail? Worse, some people don't want new tools and don't seek new knowledge. We judge by what we know, even if new issues don't fit our knowledge-base. We accept or reject new ideas based on how they fit what we already accept or reject, regulate or ban.

We may have heard the terms "shared economy" or "home sharing", for example. We may have categorized them within concepts we already know. We simplistically make things fit patterns that are familiar to us. Perhaps we mistakenly make a new idea – something designed for a better future – fit into regulatory frameworks based on the past.

We also hear about sustainability; but what does that really mean? How is a "shared economy" a crucial part of the sustainability paradigm? Just what is a shared economy? Ride sharing? Home sharing? How are these better ways of using resources?

More important to public officials, how can this affect our allocation of resources and use of infrastructure? Can this alter the way we plan for roads, potable water, stormwater, power grids, senior services, etc.? Can this alter our approach to public sector problem solving?

When "*Airbnb*" is posed as an issue, what are we thinking? What's the problem that we want to examine? (*What's the nail that we'll use our hammer on?*)

What about deteriorating housing stocks and historic homes? What about keeping seniors in their homes? Getting young buyers into the housing market? Capturing a growing segment of the tourism industry? Home sharing (through venues like Airbnb) offers solutions to those problems. Shouldn't we be as eager to promote as to hinder home sharing?

The shared economy, including home sharing, is a way to use current resources more efficiently – reducing the need for new infrastructure, reducing demands on public budgets.

Car pooling is one example. When four commuters in Alexandria share a car into Washington, D.C. each day rather than driving solo, it reduces pollution and congestion; but, ultimately, it also saves taxpayers the need to add another lane onto Interstate 395 into D.C.

Home sharing is another. When 80 private homes welcome tourists in Alexandria, it eliminates problems related to building hotels in an environmentally and historically sensitive area, a colonial town on a tidal river. It helps keep prices affordable for tourists. It saves taxpayers the cost of expanded infrastructure for stormwater, potable water, sewage, roads, and power – all of which are very problematic in construction there.

But home sharing is not so simple. First and foremost, home sharing is not a mere hotel business. It's not like Uber. The best comparison takes us back to car-pooling: Commuters

get together, share a ride, save space on the highway, save petroleum, cut down on emissions, do the world a favor. Car-pooling is organized, even if informally. Ride-sharers know one another, and they arrange how to divide the driving and costs. Home sharing is similar

To become a member of a home sharing network – either as prospective guest or host – you must register, confirm your identity, and confirm your credit. This is not total strangers meeting. It's not public lodging. Each party knows something about the other.

Then there are the reviews. Airbnb is the best self-regulated, self-policed consumer protection system in the world. All guests and hosts get to review one another after every stay. Those reviews are public. Any prospective guest can see hosts' reviews. Hosts can see guests' reviews. From reviews, you learn about one another (and about the host's facility).

Yes, there are bad apples among Airbnb hosts. There are also doctors who promote drug addiction, clergy who commit misdeeds, and public officials who tweet too much. It's outrageous to judge any person, profession, or industry based on those we consider bad apples.

We also need to differentiate those who are genuinely part of the home sharing economy versus those who take advantage of Airbnb to market rental properties. Not all landlords are alike. Not every host on Airbnb is the same. Some are genuine home sharers. Some are merely property investors who utilize Airbnb's internet platform as a rental tool.

The senior citizen who occasionally rents a bedroom in her home is very different from the real estate investor who bought four condos just to list on Airbnb. Most home sharers are people who simply have an extra room to share in their homes. They're people who respect their neighbors – people who want to preserve the quality of life in their neighborhoods.

Some Airbnb hosts are bad actors who don't respect their neighbors. But many are seniors who use Airbnb as a means to keep living in their homes. Many are people who reduce the need to keep building more and more hotels in environmentally and historically sensitive areas. Many are people who rely on Airbnb to bridge the income gap when they renovate older homes, homes that might otherwise just deteriorate. We ought to promote this.

What about those tourists who are ardent home sharers – people who not only dislike hotels, but who don't want the *'entire apartment'* options on Airbnb – people who want to stay with locals? Staying in someone's home may seem odd to most people, but it's a growing segment of the tourism industry. Home sharing guests may not represent a huge number of visitors to Danville; maybe not even the majority of Airbnb clients. But they're a passionate and growing segment of the tourism industry. Danville should welcome those visitors.

Three commuters paying a fourth to drive them to work – we don't classify that as a taxi or common carrier. We don't tax or regulate it. Instead, we promote ride sharing as a public good. While some people look at home sharing as a potential problem to be regulated, I see a solution that needs to be promoted. But who will promote it to the citizens of Danville? And who will welcome those tourists and visitors who want to stay with a local?

Doss – Home Sharing Circumstances

Three years ago, I bought an old home in Danville. Based on a totally inadequate inspection report prior to purchase, I could not have dreamed how much work this house would need. Had a more thorough inspection been done, I would never have bought this money pit.

The inspection didn't scratch the surface. The inspector didn't vaguely begin to identify the problems that I've encountered in the three years that I've lived here. This house had clearly suffered critical deferred maintenance for some period of time, and I'm paying for it.

During my first 19-months in the house, ten roofers came before I even got an estimate for the roof. The first eight refused to offer a bid. The ninth and tenth offered bids that were double what my inspector led me to believe it would cost. Every repair has skyrocketed over any rational estimates: porch supports, window repairs, chimney repairs, water leaks, etc., etc. The inspector hadn't captured the full severity of problems or didn't even see problems.

I had been a frequent traveler and a home sharer for years. Home sharing seemed a logical way to bridge my financial gap. It is a joy to meet travelers from all over (India, Antigua, the Netherlands, Mexico, China, Britain, Uruguay, Germany, Sweden, etc.), and it has been a big help with all the renovation costs. Much of the deferred maintenance on my house would remain untouched without this financial help. The house would continue to go downhill.

Although health problems and limited skills sets restrict what I can do; nonetheless, I work constantly on this house. I am under medical care for Crohn's Disease, kidney failure, blood pressure, and back problems related to severe curvature of the spine and vertebrae issues in the neck. I have no training in building trades or home maintenance, but I am learning. In any event, my work on the house is limited, and I must hire people to do most of the work.

I look at the deteriorating homes in Danville, and I wonder how many people might purchase them if they knew about home sharing – if they could bring in a hundred dollars a month to help with repair costs. I read about city budget woes and the school budget and I wonder what it would be like if real estate were to make a serious turn-around in Danville. I hear about elderly people in Danville who would like to be able to afford cleaning help, and I wonder if an Airbnb guest two weekends a month would pay for that help.

With the growing number of tourists who want to stay with a local, Danville could profit in many ways.

William Christopher Doss
327 West Main Street
Danville, Virginia 24541
15 October 2018

City of Danville, Planning Commission
427 Patton Street, Suite 208
Danville, Virginia 24541

RE: Application PLSUP20180000229, William C. Doss, Special Use Permit

Dear Commission Members:

Per the concerns raised at your October meeting, I have asked my immediately adjacent neighbors if they would write letters to confirm that there have been no parking problems. Those neighbors who live in proximity are the ones who actually know the situation.

Pictures of my driveway are attached. It accommodates four to five vehicles. It is possible to park yet another car behind the gate, but I have never needed to do so. With the two spaces in front of my house, that is already a total of six to seven spaces. Parking has never been a problem, even when multiple contractors' vehicles have been present.

If, however, anyone considers parking to be a genuine, legitimate concern, then I would propose an amendment to the conditions recommended by staff: Perhaps you could approve the permit based on a limitation of two rooms rather than the three originally recommended. That should help to allay the fears of anyone who actually is sincere about parking as a real issue.

Being able to list two rooms provides flexibility, but the reality is that I would rarely use more than one guest room at any given time. No one has EVER asked me about occupancy rates when I was engaged in this activity. I seldom used more than one room at a time and had about a 20% occupancy rate. (The commercial accommodations industry's occupancy rate is about 69%.)

Could you also prohibit banquets? If that particular objection was genuine, then this prohibition would solve it. As I have stated, I have no space, no furnishings, no equipment, no talent, no skills, no inclination, and no desire to be involved with banquets.

I welcome any other recommendations that you might offer. I will do my best to accommodate any neighbors' concerns that are genuine and legitimate. If they had responded to the letter I sent back in August, I would have come to the October meeting prepared to address their issues.

Please let me know if I might provide any further information.

Thank you for your consideration.

Sincerely,



William C. Doss

Driveway at 327 W. Main St. facing frontward & backward; room for 4 to 5 vehicles.
(Driveway is 80+ feet long. If the back gate were open, that would add another vehicle.)



2 spaces in front of 327 W. Main Street (for a total of 6 to 7 spaces)



2 spaces in the driveway of
323 W. Main plus 2 in front.



333 W. Main has a driveway leading to parking
behind the house plus 2 in front.





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
8/23/2018

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.

SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATE: November 12, 2018

LOCATION OF PROPERTY: 327 W Main St

PRESENT ZONE: OTR – Old Town Residential

PROPOSED ZONE: Unchanged

ACTION REQUESTED: Special Use Permit to operate a bed and breakfast

PRESENT USE OF PROPERTY: Residential

PROPOSED USE OF PROPERTY: Residential, and bed and breakfast

PROPERTY OWNER (S): William Doss

NAME OF APPLICANT (S): William Doss

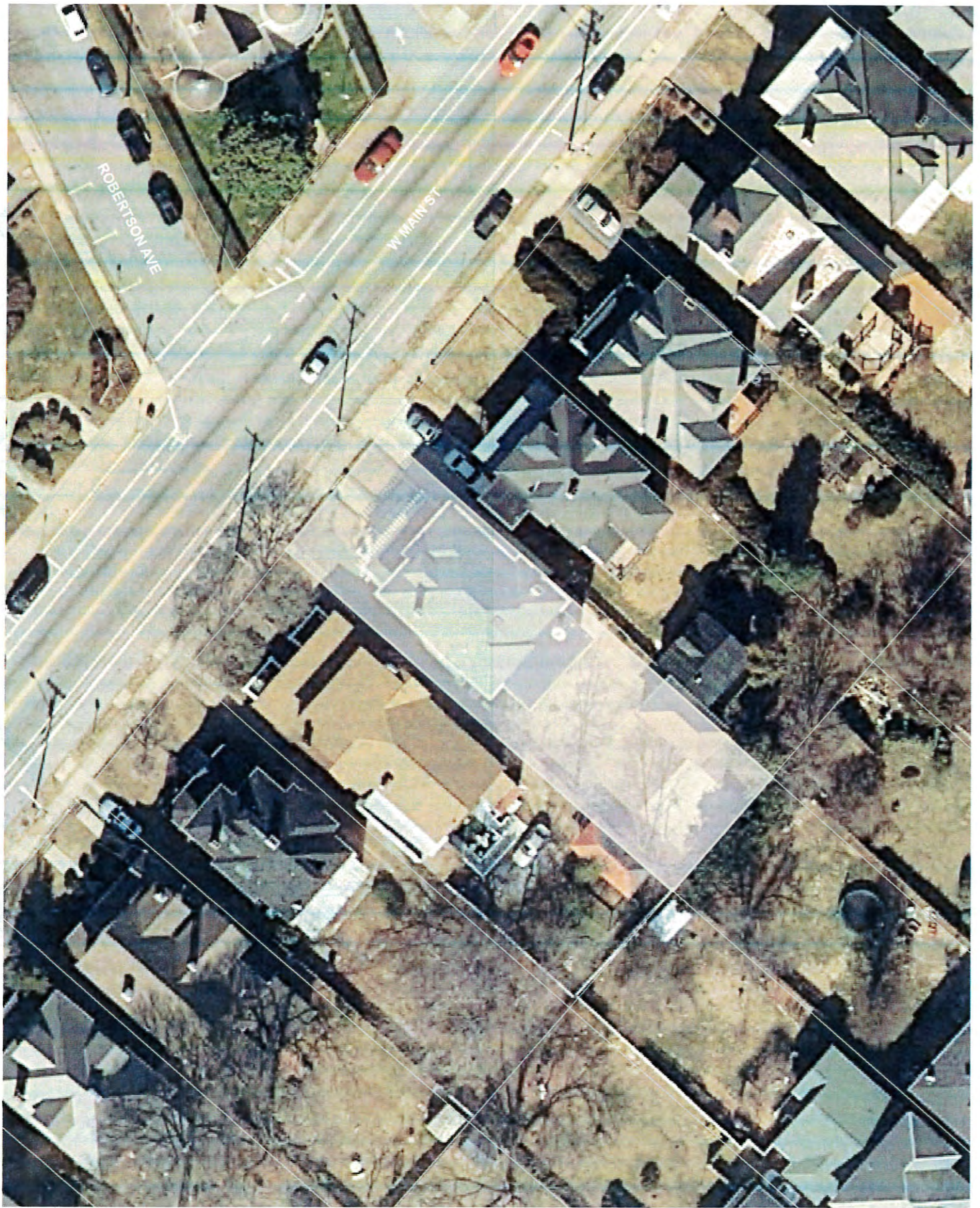
PROPERTY BORDERED BY: Residential on all sides

ACREAGE: 0.19 acres (8,276.4 square feet)

CHARACTER OF VICINITY: Residential

INGRESS AND EGRESS: W Main St

TRAFFIC VOLUME: Moderate



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/18/2018

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 or 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.



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

City Planning Commission

City Planning Commission

Meeting of Monday, November 12, 2018

Subject:

Special Use Permit application PLSUP20180000255, filed by River City Auction Co., on behalf of Sellers Brothers Inc., requesting a Special Use Permit to operate an auction establishment in accordance with Article 3.M, Section C, Item 1 of the Code of the City of Danville, Virginia, 1986, as amended at 2179 South Boston Rd, otherwise known as Grid 4719, Block 005, Parcel 000003 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an auction house.

Background:

An application has been filed by River City Auction Co., on behalf of Sellers Brothers Inc., requesting a special use permit to operate an auction establishment in accordance with Article 3.M, Section C, Item 1 of the Code of the City of Danville, Virginia, 1986, as amended at 2179 South Boston Rd, otherwise known as Grid 4719, Block 005, Parcel 000003 of the City of Danville, Virginia Zoning District Map.

The applicant is proposing to operate an auction establishment on commercial property. Within City limits, such an auction establishment is not permitted by-right in any zoning district. The use is only permitted by special use permit within the HR-C, Highway Retail Commercial District in which this property is located.

Currently, the property does not contain sufficient paved parking for an auction establishment or similar commercial use. Past commercial uses were permitted because the property's lack of paved parking was considered legal nonconforming. According to Article 8, Section E of the Zoning Ordinance, an auction establishment requires more paved parking than the previous use as an office and display space for an accessory buildings business. As an increase in the intensity of use, the property will need to be brought into compliance regarding the parking requirements. The space is currently available around the property.

This request was originally considered by the City Planning Commission on October 8, 2018. At that time, the Commission voted to table the request. The decision was to allow the consideration of a zoning code amendment to address parking requirements. A report on such an amendment has been provided with this report for consideration by the Commission on November 12, 2018.

The code amendment mentioned would permit a reduction of the parking space requirements. If not, the property would continue to be considered legal nonconforming. Conformance with the Zoning Ordinance is generally sought from nonconforming uses, as specified in Article 7 of the Zoning Ordinance which seeks to limit the continuation of nonconforming uses, structures, and lots.

Six (6) notifications were sent to surrounding property owners within 300' of the subject property. Before the public hearing on October 8, 2018, three (3) property owners returned statements. Additional notifications were sent after the original public hearing, with a time extension for statements to be returned. A full report will be presented to the City Planning Commission on November 12, 2018.

Recommendation:

Planning staff recommends approval of Special Use Permit application PLSUP20180000255, filed by River City Auction Co., on behalf of Sellers Brothers Inc., with the following conditions:

1. A total of thirteen (13) paved parking spaces, including a handicap space, be provided on the property and/or adjacent properties which are owned by the same owner;
2. A paved driveway be provided to connect the paved parking spaces to the public street right-of-way; and
3. The hours of operation are to be limited between 8:00 a.m. and 10:00 p.m. Sunday through Friday and 8:00 a.m. and 11:00 p.m. on Saturday.

The proposed conditions will bring the property into conforming status, allow the property owner more than adequate time to install the required paved parking, and protect the residential surroundings.

Alternatively, if City Council passes a zoning code amendment which allows the City Planning Commission to waive or reduce parking requirements, the Commission may consider waiving the parking requirements. The proposed code amendment includes conditions for such a waiver or reduction, based on research into parking requirements. Staff do not believe the applicant meets the proposed conditions, and does not recommend waiving or reducing the required on-site parking spaces.

City Planning Commission Alternatives:

1. Recommend approval of the request as submitted;
2. Recommend approval of the request subject to conditions recommended by staff;
3. Recommend approval of the request subject to conditions by the Planning Commission;
4. Recommend denial of the request; or
5. Recommend tabling the request.

Attachments:

- Application
- Property Ownership/Zoning Map
- Data Sheet
- Existing Land Use Map (2015 Aerial)
- Resolution

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: Auction House Auction Establishment

CASE NUMBER: PLSUP 2018 0000 255

EXISTING ZONING: HR-C

PROPOSED ZONING: HR-C

TAX MAP NUMBER: Parcel ID 77078

RECEIVED BY: Bryce Johnson

DATE FILED: 9/10/18

PLANNING COMMISSION DATE: 10/8/18

CITY COUNCIL DATE: 11/12/18

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

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

99.7 FT (.86 AC) 101 South Boston Rd

Gross Area/Net Area: 3058 sq ft Property Address: 2179 S. Boston Rd Danville VA

Property Location: N S E W Side of: Danville

Between: CRYSTAL LAKE and Gough St.

Proffered Conditions (if any, please attach): NA

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. *3058 sq. ft existing building
USE - AUCTION HOUSE*
- Vehicular circulation system with points of ingress and egress. *AVAILABLE OFF CRYSTAL LN ASPEN
CURRENT TRAFFIC PATTERN*
- Existing on-site buildings, separation dimensions and paved areas. *NONE*
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided. *LOADING REAR OF BUILDING 12x20 PARKING AVAILABLE ALL AROUND BUILDING
ALL OFF STREET*
- Net acreage. *~ 86*
- Gross and net square footage of building (s) (proposed and existing). *EXISTING 3058 sq. ft
NONE PROPOSED*
- Required landscaping and buffer areas. *ALREADY IN PLACE*

Please provide a brief description of the proposed development:

NO NEW DEVELOPMENT

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

1. NAME: Lee Sellers Brothers Inc. TELEPHONE: 434 822-8263

MAILING ADDRESS: 2145 S. Boston Rd Danville VA 24540

SIGNATURE: _____ DATE: _____

SIGNATURE: H. C. Sellers Jr. DATE: 8/3/18

EMAIL ADDRESS: [Signature]

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: River City Auction Co. TELEPHONE: 434 251-2202

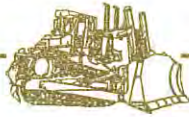
MAILING ADDRESS: 428 Piney Forest Rd Danville VA 24540

EMAIL ADDRESS: RSmithSmith-Sud @ GMAIL.COM

SIGNATURE: [Signature] DATE: 8/3/18

Sellers Brothers, Inc.

2145 SOUTH BOSTON ROAD
DANVILLE, VIRGINIA 24540
(434) 822-8263
FAX: (434) 822-6203



August 23, 2018

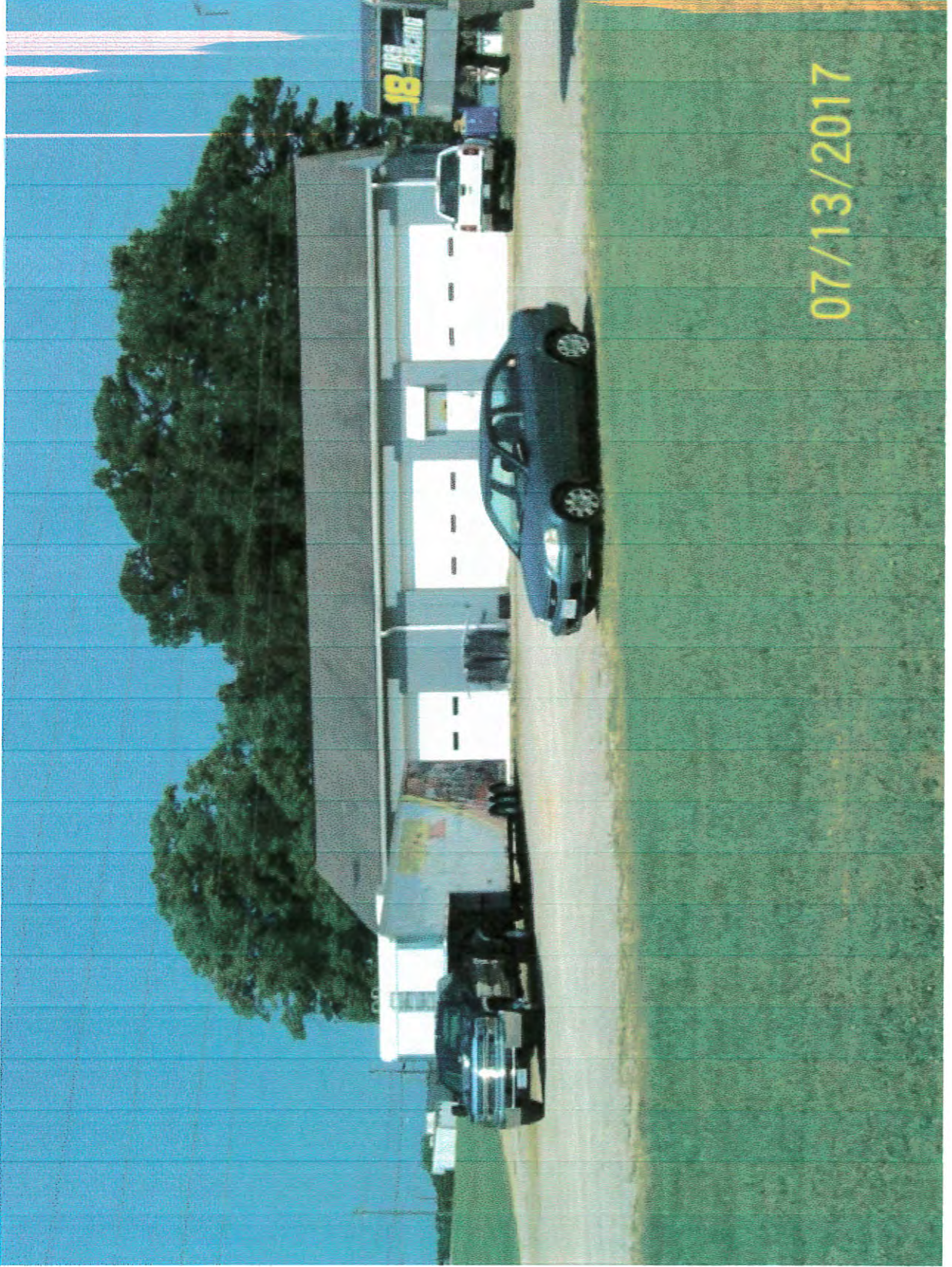
City of Danville
P. O. Box 3300
Danville, VA 24543

To Whom It May Concern:

Rita Smith of River City Auction Company has our permission to apply for a special use permit (for an auction house) on our property located at 2179 South Boston Road, Danville, VA.



Bert Sellers
President

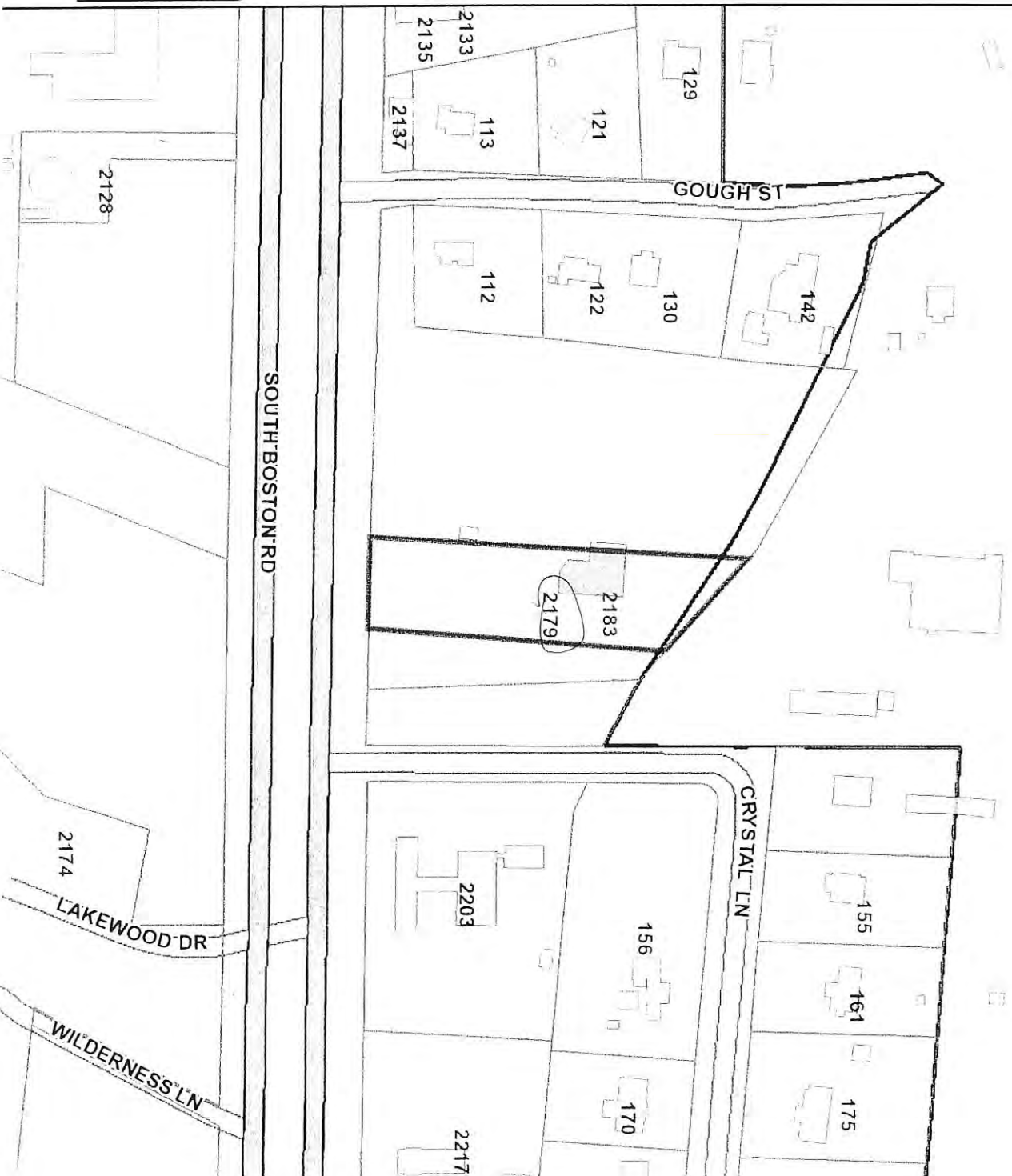


DANVILLE

VIRGINIA

- ☐ Buildings
- ☐ Parcels
- ☐ Street Names
- ☐ House Numbers

Parcel ID: 77078



N

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. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Date: 8/23/2018

Parcel ID: 77078
Address: 2179 SOUTH BOSTON RD
Owner: SELLERS BROTHERS INC
 PO BOX 1136
 DANVILLE, VA 24543
Mail-To: SELLERS BROTHERS INC
 PO BOX 1136
 DANVILLE, VA 24543



Value Information	
Land / Use:	\$17,200
Improvement:	\$60,400
Total:	\$77,600.00

Building Information	
Year Built:	1998
Total Rooms:	0
Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	0
Finished Square Feet:	3,098

Additional Information			
State Code:	4631 Auto Repair Svc & Garage	Approx Acres:	0.86
Land Use:	Commercial	Legal Description:	99.7 FT (.86 AC) NO 1 SOUTH BOSTON RD
Tax Map:	4719-005-000003.000	Zone:	HRC Highway Retail Comm
Notes: Sellers Garage & Speed Shop - Puryear RacingDB 04-1856: 8 lists. (Map P180A A 3)			

Building

Building Information - 1			
Property Class:	Commercial	Finished Square Feet:	3,098
Style:	No Data	Basement Square Feet:	0
Year Built:	1998	Total Rooms:	0
Condition:	No Data	* Bathrooms are not included in total room count.	
Story Height:	No Data		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		
Features:		Size:	
Space Heater		100 %	
Concrete Block		100 %	

Improvements

Bldg #:	Improvement:	Size:
1	Concrete Paving	2,080

Land

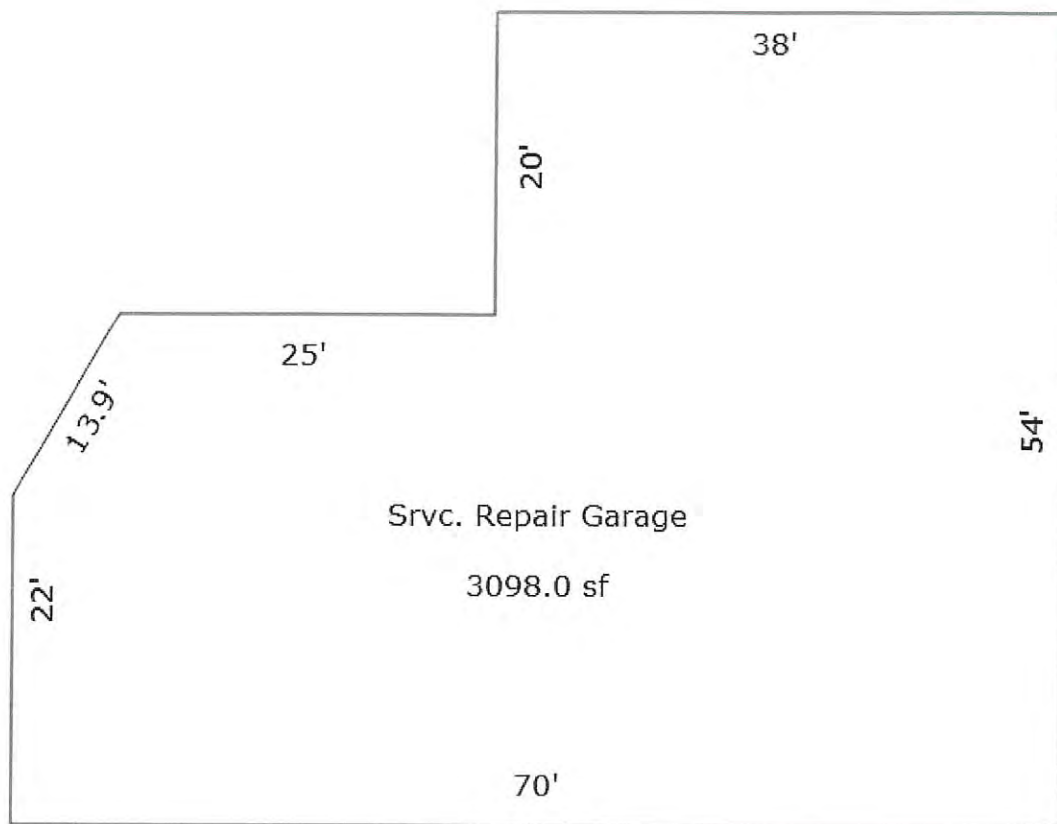
Land Code:	A36 20000 Per Acre	Rate:	\$20,000
Acres:	0.86	Adj. Rate:	\$20,000
Sq. Ft.:	37,462	Base Value:	\$17,200
Front:	0	Adj. Amount:	\$0
Effective Front:	0	Value:	\$17,200
Depth:	0		

Transfers

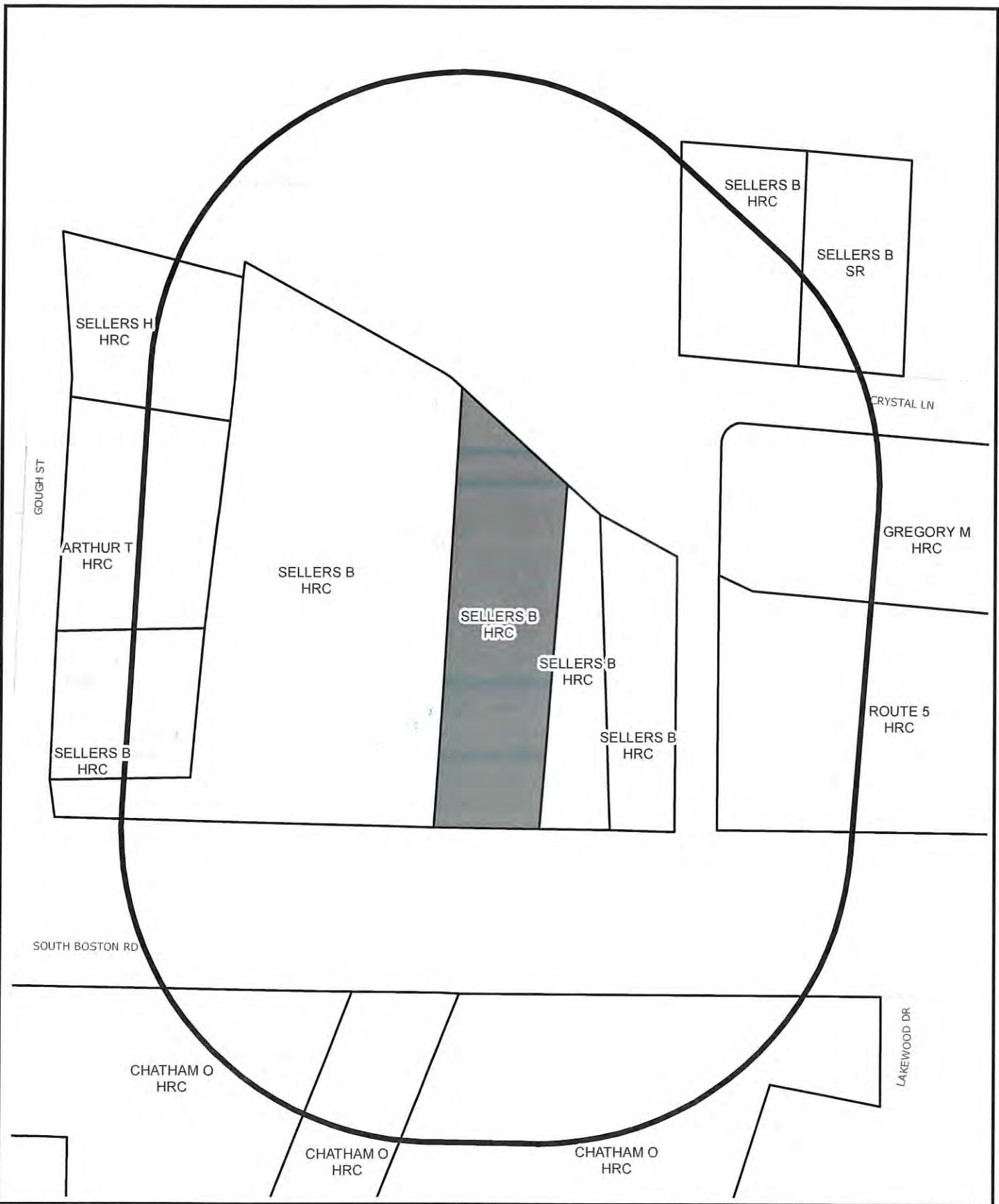
Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 04	1856	\$0	4/19/2004	SELLERS HUBERT C	SELLERS BROTHERS INC
D 99	73	\$0	1/6/1999	<i>No Data</i>	<i>No Data</i>

Assessments

Year	Land	Use	Improvements	Total
2018	\$17,200	\$0	\$60,400	\$77,600
2017	\$17,200	\$0	\$60,600	\$77,800
2016	\$17,200	\$0	\$60,600	\$77,800
2015	\$17,200	\$0	\$61,300	\$78,500
2014	\$17,200	\$0	\$61,300	\$78,500
2013	\$17,200	\$0	\$47,800	\$65,000
2012	\$17,200	\$0	\$47,800	\$65,000
2011	\$17,200	\$0	\$48,600	\$65,800
2010	\$17,200	\$0	\$48,600	\$65,800
2009	\$17,200	\$0	\$48,300	\$65,500
2008	\$17,200	\$0	\$48,300	\$65,500
2007	\$17,200	\$0	\$39,900	\$57,100
2006	\$17,200	\$0	\$39,900	\$57,100
2005	\$5,000	\$0	\$33,700	\$38,700
2004	\$5,000	\$0	\$33,700	\$38,700
2003	\$3,000	\$0	\$32,600	\$35,600
2002	\$3,000	\$0	\$32,600	\$35,600
2001	\$3,000	\$0	\$31,400	\$34,400
2000	\$3,000	\$0	\$19,500	\$22,500



Sketch by Apex Medina™



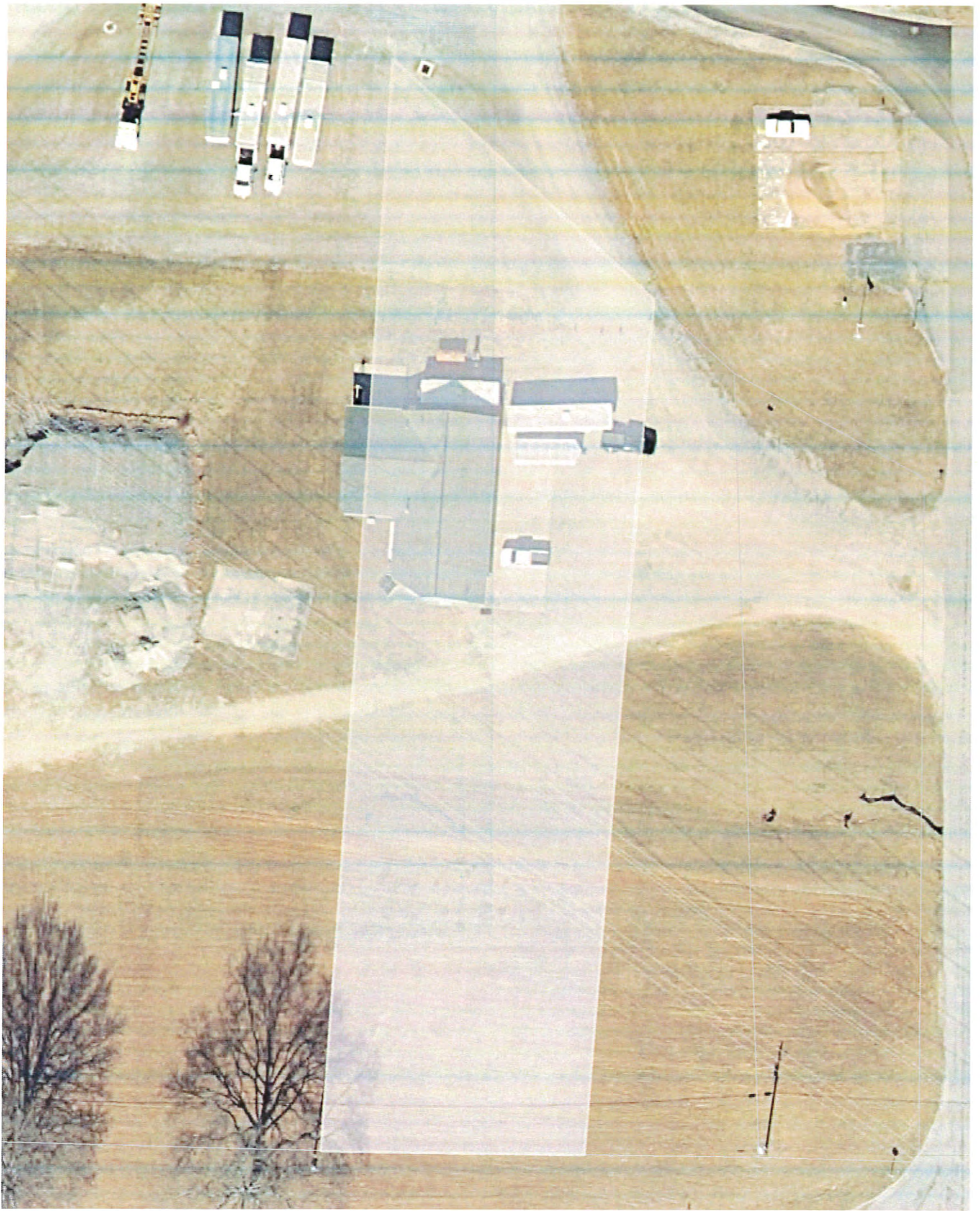
SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
9/18/2018

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.

SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATE:	November 12, 2018
LOCATION OF PROPERTY:	2179 South Boston Rd
PRESENT ZONE:	HRC – Highway Retail Commercial
PROPOSED ZONE:	Unchanged
ACTION REQUESTED:	Special Use Permit to operate an auction establishment
PRESENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Auction establishment
PROPERTY OWNER (S):	Sellers Brothers Inc.
NAME OF APPLICANT (S):	River City Auction Co
PROPERTY BORDERED BY:	Commercial to the North and South; Residential to the East and West
ACREAGE:	0.86 acres (37,461.6 square feet)
CHARACTER OF VICINITY:	Commercial/Residential
INGRESS AND EGRESS:	South Boston Rd, Crystal Ln
TRAFFIC VOLUME:	High



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/18/2018

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.



PLANNING COMMISSION MINUTES

October 8, 2018

MEMBERS PRESENT

Mr. Wilson
Mr. Garrison
Mr. Bolton
Mr. Petrick
Mr. Searce

MEMBERS ABSENT

Mr. Dodson
Mr. Jones

STAFF

Lisa Jones
Ken Gillie
Bryce Johnson
Alan Spencer

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

I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit application PLSUP20180000229, filed by William C. Doss requesting a Special Use Permit to operate a bed and breakfast in accordance with Article 3:E Section C, Item 3 of the Code of the City of Danville, Virginia 1986, as amended at 327 W Main St, otherwise known as Grid 1719, Block 022, Parcel 000023. The applicant is proposing to operate a bed and breakfast*

Mr. Searce opened the Public Hearing.

William Donahue, stated I reside at 307 West Main Street. I am opposed along with my spouse to the proposed application.

Mr. Wilson stated don't we normally hear from the presentation first?

Mr. Searce stated I just opened the public hearing.

Mr. Donahue stated would you prefer to hear from the applicant first?

Mr. Searce stated if the applicant would come forward to state your case.

Mr. William Doss spoke on behalf of the request. Mr. Doss stated I just want to clarify a couple of things. This is home state tourism somewhat different from the bed and breakfast in the first place and I don't offer any kind of breakfast. Home state tourism is a private network that people have to join. They have to give up their identity; it is a self-policing network which all guest almost have to review one another. I sent out letters to the neighbors and I don't know if the Donahue's received the letter because I only heard back from five of the neighbors. The two across the street said they would show up if I needed them to and that they supported what was going on here. It is very different in that re-guard from a BNB and it is a private network.

Mr. Donahue stated I'm back and my wife Ann is also here. I live just down the street from Mr. Doss. Now, first of all Mr. Doss has been operating this bed and breakfast probably for a

year now and has done that without coming here for a special use permit. Previously, in our district an application was made several years ago before this commission for similar purposes at 284 West Main Street and that was denied. It was denied due to public parking in our area is extremely difficult for the rest of us. As a matter of fact I have a church that resides next to me, a church across the street as a result of the fact that we also have an apartment building built along the drive. We also are a location that has bike paths that are on our street. As a result the application that is before you, this will extend at least the need potentially three or perhaps even six vehicles to be parked along the street. We really haven't taken care of the parking needs of the neighborhood. Second, the permit that you have before you would, in fact, allow for the operation of a special use banquet facility even though Mr. Doss stated that he does not intend to do that. In fact you would be granting the ability to operate a commercial enterprise in a residential neighborhood. So, I will ask the Planning Commission seriously think about the implications that this has for a residential neighborhood, which is really trying to very much move forward back to a residential operation dominating by private and some multi use facilities that could be a real beacon for our City.

Mr. Wilson stated you said that the neighborhood is moving forward back to?

Mr. Donahue stated there are some properties that have grants for multi-use. Those grants are now coming to a close. When they come to a close they will be going back to private residences. As they go back to private residences we will see congestion in the neighborhood reduce.

Mr. Fred Shanks stated I live at 345 West Main Street. My biggest concern is the largest investment that I make in my life is my home, which is in a neighborhood that I choose. I chose West Main to purchase because it was a transition neighborhood; multi- housing was being converted back to single family housing. My biggest concern is parking. Every year we have problems on West Main with Averett. We already had problems with parking and when you start introducing multi-family housing, which I consider this to be a type of multi-family housing, then you have new parking issues. So, having said that, that is my biggest concern.

Mrs. Ann Donahue stated, I know that my husband and me have discussed this at length. I just want to make sure that you understand about the parking. We chose this house and we love it and we love the neighborhood. We live next door to a four apartment building, it has two, two-bedrooms and two, one-bedroom. They have parking for three cars, one in the driveway and two in the front. They have been very gracious to us, we have made it clear that we are neighbors and let's be neighborly and please keep our space in the front so we can park our vehicles. If we continue to get more vehicles in the area no one will respect that. If you don't live in the area, you don't respect the people that are homeowners in the area. The people that try to keep their homes up in the City and in our area the homes are not being kept up the way that they should be. There are no parking rules from what I understand. I have a sign in front of my house that says parking by permit only. I don't know what that means, you guys could look that up because I would love to know, because I don't think it means anything anymore because it is a free for all.

Mr. Doss stated I would like to respond to those. First of all, as I mentioned the neighbors who contacted me said that they would show up if I needed them to, are the neighbors on both sides of me. Parking is not a problem, I have room for four vehicles in my drive way and parking for two cars right in front of my house. I never have any more guests than two

cars. The point was said that I had not applied for a special use permit prior to this meeting. I didn't apply for a permit because I didn't think that home stay vacations came under the bed and breakfast rule. I didn't think it was a bed and breakfast. That is why I haven't applied. As soon as I got a notice from Bryce, I took the listing down, but make no mistake there is no parking problem at my next door neighbors' or the people across the street; they can show up and attest for that. Number two: there has been a lot of talk about keeping houses up and I started doing this because I moved into a house that is very much a money pit. I had a very inadequate inspection and inspector that my real estate agent no longer uses. You have so many of the details before you, the roof that I thought was going to cost \$25,000 to \$30,000 to put on my house. I had eight roofers that came and would not give me an estimate and the ninth roofer came and told me \$65,000 and that was to replace the slate on that and I knew that I was in trouble. I now have a porch that has two piers that need replacing and I'm facing \$16,000 to \$20,000 on this. This house is going to continue to go downhill if I don't have something to plug the financial hole with. I have spent since I got into this house approaching \$100,000 of my life savings and my retirement and everything that I have. I don't do this for a joy ride, this is my house that is going to go downhill if I don't find something to plug the hole. So, I have understanding of what the neighbor said about houses going downhill that is why I have applied for this. Make no mistake about the parking it is no problem.

Mr. Searce stated it's hard to tell a whole lot from this picture. Can you get in your back yard from your property and put a parking area back there?

Mr. Doss stated we could but it's not necessary. My driveway has room for four vehicles and I don't remember ever having more than two vehicles with guests there so there isn't any need for that. No need for it when the driveway has room for four vehicles. I don't need to pave my back yard. I have room for all the vehicles parking there. I don't have room for banquet facilities.

Mr. Bolton stated how many parking spaces in front of the house on the street do you have?

Mr. Doss stated I have two and I can get four in my driveway.

Mr. Bolton stated how many cars do you have?

Mr. Doss stated I have a pickup truck and a Honda accent.

Mr. Bolton stated general speaking would you leave if you have guest for the weekend or would you stay?

Mr. Doss stated I'm always there.

Mr. Wilson stated you said that you have two street parking but that's really public parking.

Mr. Doss stated it is.

Mr. Wilson stated it's not really yours to manage so if students from Averett park there then that eliminates two parking spaces. Then you have four in your driveway and you have two vehicles so you will be down to two parking spaces.

Mr. Doss stated I have room for four vehicles in my driveway.

Mr. Wilson stated you keep saying that you have neighbors that will come here that will speak on your behalf. This is the Planning Commission meeting so that is implying that we are going to come back again?

Mr. Doss stated no, I told them that I didn't think it was necessary because I only heard back from five neighbors. I thought that any neighbors that object to it would call me.

Mr. Wilson stated no community meeting with neighbors?

Mr. Doss stated no.

Mr. Wilson stated so there is no offering of food in this arrangement?

Mr. Doss stated I put bottled water in the rooms.

Mr. Donahue stated I would like to come forward just one more time. I would like to clarify a couple of things. First off, the folks that are Mr. Doss's on side operate multi use residential for profit businesses. I just want you to keep that in mind.

Mr. Wilson stated in their homes?

Mr. Donahue stated no they are actually a multi business that has recently been renovated and the other has been operating for nine years and continues to go downhill. So quiet frankly they have no reason to object. They don't really care. Second, the other thing that I would like for you to keep in mind the fact that Mr. Doss told you that he has run into the same thing that anyone that owns an old, historic home knows they are money pits. We have all put tons of money into our properties to keep them up. What he has also told you that his property has continued to decline, which it has and he has actually told her that unless you allow him to operate this as a commercial property it will decline further at a faster rate. As a commercial property, not as an occasionally used shared family home, as a commercial property, so that he will not go under because of his inability to finance what he purchased. I find that very interesting.

Mr. Petrick stated do you know the status of permit parking on Main Street?

Mr. Johnson stated I don't know anything about the permit code.

Mr. Petrick stated it's been there for years I don't think it has been enforced for years.

Mr. Johnson stated I made a note to look into that.

Mr. Donahue stated I can inform you about that. The special use parking permits actually were enforced many years but Mr. Gwaltney, City Manager, had that stricken off the books.

Mr. Petrick stated I lived on College Avenue it was a tremendous problem with students at the time and it worked great and I thought it was still enforced.

Mr. Donahue stated no, it has been stricken off the books. I would imagine that Clarke could find out when that occurred.

Mr. Searce closed the Public Hearing.

Mr. Gillie stated it was my understanding it was not enforceable. They are, as Mr. Wilson pointed out public parking is public parking. So, designating parking only for certain members of the public was an issue. I believe that is why it was removed and it was no longer that people that live in this neighborhood. Then those neighbors had guest and other things and it was an enforcement nightmare. It basically became unenforceable and was removed years ago.

Mr. Garrison stated then why are the signs still up then?

Mr. Gillie stated I just don't think anyone has ever taken them down.

Mr. Petrick stated is there any consideration to the fact under the classification that it was going to be operated under a banquet facility?

Mr. Johnson stated no. We looked at the requirements and it all looked to be there, especially for other incidents. The last time we met, there was an application to waive a parking requirement and public parking seem to be acceptable. This is another case, there is parking around it as well.

Mr. Wilson stated parking is the primary concern of people that have spoken today. Out of the seven opposes there are three that no oppose. I'm thinking out loud right now.

Mr. Searce stated it is a difficult issue.

Mr. Wilson stated to me my gut says that this project is not completely ready for a vote. Parking issues and it appears to me that we need a little more time to figure this out. Is there a way where the neighbors will not have so much anxiety? Are there other ways on this property that we can push this out.

Mr. Johnson stated since parking is a concern, you could add the condition that wasn't raised to my attention. You could add a condition to your recommendation. You could specify that they can't use the banquet halls and how you see fit for this conversation today. You can also table it for further discussion if you so desire.

Mr. Searce stated would you have to pave the back yard?

Mr. Johnson stated City parking is required to have some kind of paved strips.

Mr. Bolton stated what is the current drive way?

Mr. Johnson stated my understanding it was concrete.

Mr. Bolton stated I have a question for staff. One of the neighbors stated that there is a multi-family dwelling there under variance. I assume they have a special use permit?

Mr. Johnson stated for variance that would have gone to board of zoning appeals.

Mr. Bolton stated do they expire?

Mr. Johnson stated if they have been vacant for two or more years then yes, they expire.

Mr. Wilson stated well I don't live in that area but I certainly have had a long relationship with that area. It is a complicated area, it's a beautiful neighborhood. I do think there is an urban reality of multi-use in AIR BNB situations in our ongoing culture now. I just feel like this is not quite ready for us. I think we need to explore parking options and conversations with neighbors. It really concerns me to have this kind of thing in that neighborhood. So, I probably would like to see us give it another go.

Mr. Johnson stated you can table this for further discussion among the neighbors.

Mr. Wilson made a recommendation that we table the request with the idea to further explore ways to resolve this parking concern in a neighboring way. Mr. Petrick seconded the motion. The motion was approved by a 5-0 vote.

2. *Special Use Permit application PLSUP20180000255, filed by River City Auction Co., on behalf of Sellers Brothers Inc., requesting a Special Use Permit to operate an auction establishment in accordance with Article 3.M, Section C, Item 1 of the Code of the City of Danville, Virginia, 1986, as amended at 2179 South Boston Rd, otherwise known as Grid 4719, Block 005, Parcel 000003 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an.*

Mr. Searce opened the Public Hearing.

Mr. Bert Sellers, stated I own the property that we are talking about here, and Hampton Wilkins and Rita Smith are here representing River City Auction. They are proposing to rent my building and operate an Auction Gallery to maybe bring in State Sales and have a sale maybe once a month and if the business picks up allows them to have more than once a month. How many board members have been out to look at my property? I have pictures of it so that won't help you out any. This property shares a driveway going into my construction company. The building in question is setting approximately a hundred and thirty feet off of Crystal Lane. In trying to gather up thirteen parking spaces it will cost me approximately \$30,000 dollars. I had a paving company come out and look at it. I had Art Stanley come out and look at it Saturday and we measured it up to be at \$30,000 bill. The pavement on this property will not enhance what they are going to do at all. I see no reason it's a nice gravel lot, pretty much a dust free parking lot and I keep the property looking nice. Basically, I live on the property adjoining to it and I try to keep it looking nice. The truck and trailers and heavy equipment that I have going in and out of my property will be going across this pavement in which will require a heavy duty application of asphalt. I don't want to do that. For what I'm going to get out of it the revenue it's going to create, I obviously can't afford to spend \$30,000 for something that is not going to help the situation at all. I've had several opportunities to rent this property for a body shop or repair shop. I don't want that kind of stuff on the side of 58. The City of Danville needs things to look good so when the people come into town I want my property to look good. I keep my grass mowed and I keep my building painted; it's not an eye sore when you come into town. Quite frankly I don't understand how going into an auction house threw up a flag so we would have to do a lot of paving. I don't understand. Maybe you can help me understand but I don't think paving is going to enhance this piece of property for what it is going to be used for. I wish you folks would consider letting me rent it to River City Auction and conduct the business they want to conduct without paving.

Mr. Wilson stated did I understand you say you would be willing to do some paint and fixing?

Mr. Sellers stated I have a concrete slab adjoining the front of this building. I planned to put handicapped parking on that but it will be gravel. It's a dust free parking lot. Kenny you might not consider it a dust free parking lot but I do because I have trucks and trailers in there all the time and my personal residence joins this property so I have every reason to maintain it. I just don't think paving will help it. If I am required to pave it then I'm going to abandon renting it to them and we have an opportunity to get a business into a vacant building right now. I think will be a benefit to the City in more ways than one.

Mr. Bolton stated do you feel that the overflow parking you have that is going to be on the gravel surface is adequate for any parking that you may have?

Mr. Sellers stated yes sir. I own all the land adjacent to it and the overflow parking can park there, it is kind of unique. This piece of property adjoins where my construction company is so the overflow parking would be down in the county. The parking would be no issue at all.

Mr. Wilson stated are there any restrictions on what can be auctioned? What you said earlier it's like an Estate Auction?

Mr. Sellers stated as far as I know there are no restrictions. The Estate has a lot of things for sale. It could be antique car it could be a rifle, glassware or coins.

Mr. Wilson stated it's not going to be a car auction?

Mr. Sellers stated no.

Mr. Searce closed the Public Hearing.

Mr. Bolton stated according to Article 8, Section E of the Zoning Ordinance, an auction establishment requires more paved parking than the previous use. Is it true that is required or do we have some leeway here?

Mr. Johnson stated as with other applications you have considered before you could waive or reduce it. It is required in the zoning ordinance as it stands.

Mr. Bolton stated can we waive this or do we have to change the code?

Mr. Johnson stated you would have to change the code.

Mr. Bolton stated so it's not as simple as us saying we waive this. I would like it to be and I think we should try to help him. If we are not legally able to do that, then what can we do to make it simple? Can we change the ordinance now today?

Mr. Gillie stated you can't change the article today. You have to advertise it for the public hearing. Like any other case when there is an intensification case of use it has to be brought to current standards. That building has been there for a while but the use is changing and it's getting more intensive. So it has to be brought up to current standards. We don't have the ability to wave bringing it up to current standards. If you wish to create that then you will have to table this, advertise for a code change to amend article, the legal nonconforming

section of it as well as the parking section and hold another public hearing for next month then route it through the same time as this case. The Planning Commission can't waive it. The only time you can waive anything is the parking spaces are six spaces or less you can waive the requirement for paving. You can go with some other surface. This one doesn't fall under that.

Mr. Wilson stated is this a City Code?

Mr. Gillie stated this is a City Code.

Mr. Searce stated so there is nothing any difference in the way that we can handle this since it's a special use permit were not changing the zoning just a special use permit.

Mr. Gillie stated correct.

Mr. Garrison stated I was curious why this was added to conditions this was discussed with Mr. Sellers during the application process so why was this added?

Mr. Johnson stated as a specification during the cost concerns to clarify and yes this is what we were expecting.

Mr. Garrison stated so there is no opportunity for us to waive this?

Mr. Johnson stated no.

Mr. Sellers stated can I ask one question? This property is being used for years and years for retail business of a much higher intensity. The only thing that flagged this property to go through the paving is when we said it's going to be an auction house. This is a much less intense use. I understand that you are bound by what your governing rules are but a little common sense will tell you if I rent it to a body shop it would be a hundred cars a week in there and I don't have to pave it. Something doesn't make sense with the system and how its working out here and I certainly understand that your hands are tied if that is what your ordinances are but I think you need to reconsider you ordinances especially in this case.

Mr. Wilson stated I think that is what we are sitting here saying.

Mr. Sellers stated I'm not going to rent it to body shop or repair shops. Is it anything that you can do to give us a variance or change description in what we are doing with it?

Mr. Bolton stated what is your time frame?

Mr. Sellers stated these people are ready to go to work and they would move in tomorrow. The only reason is waiting on this hearing right here.

Mr. Garrison stated my question is if they use this building for a by- right use, am I correct?

Mr. Gillie stated if it's a by-right use of the same intensity as it was before if you put another body shop in there then we would not be here, because it is a change of use. It triggers the portion zoning code that says if you increase the intensity then it has to meet all the current requirements. This case, the auction establishment, they said they are only going to have two people in their but auctions can have fifty or sixty people go in there. You have to meet

the requirements of what the code is. Our hands are tied in this case and that's why we are here. The conditions we put that on all the cases its one of those things that has to be done before we will issue approval.

Mr. Searce stated is it a possibility we table it and try to change the code where the special use permits parking requirements be a case by case basis.

Mr. Gillie stated you can do that. It's up to City Council to adopt that code change. You can table this, advertise for public hearing next month and direct staff to advertise it and present that.

Mr. Searce stated that will enable us in some cases to say no, its got to be done and some cases like this one the ability to say let's think about all the options and say we are waiving this case.

Mr. Gillie stated it's up to City Council on whether they will adopt it or not but yes, you could go that route.

Mr. Bolton stated what is the quickest that we can get this done? Give me a time frame.

Mr. Johnson stated the quickest way be to recommend it as conditions and then move forward as Mr. Gillie stated: table it and hear it again for next month.

Mr. Searce stated that is the only way that I see it.

Mr. Garrison stated it seems to me that there are things within our zoning code like this that need to be looked at and I don't have the objection to doing this one on a piecemeal basis. I really do think we need to look at the whole zoning code and whether there are things in there like this. We had the Arnett Blvd. situation where something that required special use permit but the woman couldn't put a convenience store there without coming before us or Council. I think we are looking at a lot of zoning where there is a much worse use requiring special use permit.

Mr. Garrison made a motion that we table this and also as part of that motion that planning staff bring back to us a consideration for code change so that we can pass both of them at the same time at the next meeting. Mr. Petrick seconded the motion. The motion was approved by a 5-0 vote.

Mr. Sellers stated he would like to offer an option. I own the land next door and Kenny said this is going to be a much higher intensity use and I don't know how or why he came up with that. I own the property next door in the county I will designate parking for this when they have Auction's on Saturday nights to help these people get started with their business. They can use all of my land. I will offer thirty acres for parking and you won't have to worry about this parking right here and I will put a sign up parking for Auction only.

Mr. Searce stated I understand what you are doing, but we have to operate by what the code says. We are trying to change it and let you do just that. I believe that our hands are tied and this is the fastest that we can do this.

Mr. Bolton made a motion that we adopt a resolution for approval of the final Major Subdivision Plat for the creation of three lots on Green Acre Dr. Mr. Garrison seconded the motion. The motion was approved by a 5-0 vote.

- 2. Review of a Final Major Subdivision Plat for the creation of three (3) lots on Baldwin St.*

Mr. Bolton made a motion that we adopt a resolution for approval of a final Major Subdivision Plat for the creation of three lots on Baldwin St. Mr. Petrick seconded the motion. The motion was approved by a 5-0 vote. Mr. Wilson abstained.

- 3. Review of a request by Danville Dental Properties, LLC for permission to place a freestanding sign in the public right-of-way.*

Mr. Garrison made a motion that we adopt a resolution for approval the request by Danville Dental Properties, LLC subject to the conditions recommended by staff. Mr. Wilson seconded the motion. The motion was approved by a 5-0 vote.

I. MINUTES

The August 13, 2018 minutes were approved by unanimous vote.

II. OTHER BUSINESS

With no further business, the meeting adjourned at 4:15 p.m.

APPROVED