



City of Danville

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

City Planning Commission

NOVEMBER 7, 2022

3:00 P.M.

CITY COUNCIL CHAMBERS – 4th FLOOR MUNICIPAL BUILDING

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
- IV. PUBLIC HEARING ITEMS
 - 1. A Special Use Permit Application PZ22-219, filed by Equitable Property Company, LLC, requests a Special Use Permit to allow an automobile and light vehicle repair establishments according to Article 3.N.C.2. of the Danville Zoning Ordinance at 216 Collins Drive (Parcel ID#77774).
 - 2. Special Use Permit Application PZ22-199, filed by Gerrick Gann on behalf of Hometown Sheds requests a Special Use Permit to allow outdoor display in excess of 15% of the net developable lot area at 4750 Riverside Drive (Parcel ID#72296) according to Article 3.M.H.7. of the Danville Zoning Ordinance.
 - 3. Rezoning request PZ22-215, filed by Paul Shelton requesting to rezone 2.6 acres on Franklin Turnpike (Parcels 54394, 54395, and 54396) from Old Town Residential (OT-R) to Multifamily Residential (M-R).
- V. PLANNING DIRECTOR'S REPORT
- VI. APPROVAL OF MINUTES FROM OCTOBER 11, 2022
- VII. ADJOURNMENT



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

City Planning Commission

STAFF REPORT

DATE: November 7, 2022
TO: Planning Commission
FROM: Renee Burton, Planning Division Director
RE: SPECIAL USE PERMIT APPLICATION – 216 COLLINS DRIVE

A Special Use Permit Application PZ22-219, filed by Equitable Property Company, LLC, requests a Special Use Permit to allow an automobile and light vehicle repair establishment according to Article 3.N.C.2. of the Danville Zoning Ordinance at 216 Collins Drive (Parcel ID#77774).

BACKGROUND

216 Collins Drive, zoned PS-C, Planned Shopping Center Commercial was previously used as an office. The applicant proposes to alter the existing footprint of the structure and create a two-bay drive through oil change facility with up to 6 employees on each shift. The site plan has been submitted and is under review. The site plan includes an updated parking, lighting and landscape plan.

STAFF ANALYSIS AND RECOMMENDATION

Automobile and light vehicle repair establishments are allowed with a Special Use Permit in the Planned Shopping Center Commercial district. 216 Collins Drive is adequately served by public utilities and the commercial development in the area is in character with a drive through facility of this nature.

The Planning Division recommends that Planning Commission recommend approval of Special Use Permit Application PZ22-219 for City Council approval with the following conditions.

1. No overnight storage of vehicles.
2. Operations limited to no more than two (2) drive through bays
3. Vehicle repair be limited to oil changes, fluid replenishment and minor repairs. No body or engine repair.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

- Recommend continuation to a future meeting.
- Recommend approval as submitted.
- Recommend approval with conditions determined by the Planning Staff.
- Recommend approval with conditions determined by the Planning Commission.
- Recommend denial.

ATTACHMENTS

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



City of Danville
Community Development
Planning Division

**PLANNING COMMISSION
SPECIAL USE PERMIT APPLICATION**

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ22-00219 PC Meeting Date: 11/7/22
Date Received: 10/11/22 Received By: Renee
Parcel ID: 77774 Address: 216 Collins
Existing Zoning: PS-C Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 216 Collins Drive; Parcel ID 77774
Applicant: Equitable Property Company, LLC c/o Land Deleot, President
Applicant's Address: 3201 Trevor Street, Suite 200 Nashville, TN 37209
Applicant's Phone Number: (615) 669-5480 (O); (615) 948-6807 (M)
Applicant's E-mail: land@equitabletn.com

Describe Proposed Development: SUP to permit automobile and light vehicle repair in a Planned Shopping Center Commercial (PS-C) District. A drive-thru oil change business is proposed.

Article 6 Section B. General Standards and Criteria for Special Use Permit Review. Please explain how the Special Use Permit request meets the following review standards and criteria:

1. The proposed use shall be: a. in harmony with the adopted Comprehensive Plan; b. in harmony with the intent and purpose of the zoning district in which the use is proposed to be located; and c. in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development.

The property is zoned for, and occupied by, commercial uses as part of the Piedmont Drive/Mt. Cross Road Planning Area.

Adjacent properties are similarly-zoned and developed for retail commercial and business service uses.

2. The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities:

The existing commercial building will be demolished and replaced with a new building within the established footprint, using the two existing vehicular entrances for one-direction travel, and limiting site disturbance. Public water and sewer are available for use.

3. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance:

This is an existing, commercially-occupied site. The current building and grounds do not represent a preservation interest.

4. The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods:

While positioned differently, the new building will be maintained within the existing site footprint. The two service bays

be oriented to minimize view of the bay doors from exterior roads. Site disturbance will be limited.

*Egn. Table Property Company, LLC
BY: William H. Shawwahe, POA*

Applicant Signature

J. W. Balthus

Property Owner Signature
(if not applicant)

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee as established by the City Council.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

Special Limited Power of Attorney

Special Use Permit Application

1. I am the owner of Parcel ID 77774 (216 Collins Drive). I am authorized to take the action indicated herein and sign this Special Limited Power of Attorney:
2. I do hereby make, constitute and appoint:

Name: William H. Shewmake, Woods Rogers Vandeventer Black, PLC

901 East Byrd Street Suite 1550 Richmond, VA. 23219

(804) 343-5035 (O) (804) 241-0453 (M) Wshewmake@woodsrogers.com

to act as my true and lawful attorney-in-fact for and in my place and stead with full power and authority I would have if acting personally to seek a special use permit and to complete necessary related documents and to set forth and offer such legally acceptable voluntarily conditions including any additions, amendments, modifications or deletions thereto that in our discretion are deemed reasonable, appropriate and necessary.

3. This special limited power of attorney shall expire upon final action or withdrawal of the application to which this form applies.
4. Witness the following signature:

Print: J. W. Bolton, Jr. J. W. Bolton, Jr.
Property Owner Name Signature Property Owner

STATE OF VA

COUNTY/CITY OF RICHMOND, to-wit:

This day 10/12/22 J. W. Bolton, Jr. personally appeared before me, CHRISTOPHER PECCI, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Special Limited Power of Attorney are true to the best of his knowledge and belief.

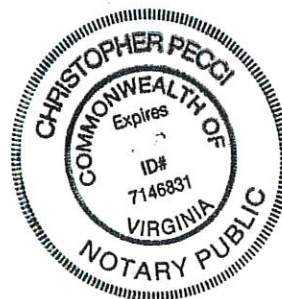
Given under my hand this 10th day of OCTOBER, 2022.

Christopher Pecci

Notary Public

Registration No: 7146831

My Commission expires: 12-31-23



Take 5 Oil Change

Quick Lube

Special Use Permit Narrative

The following provides a general overview of the proposal for the applicant to operate a Take 5 oil change business on the property:

Use

A drive-thru oil change business is proposed. Services provided include changing engine oil and filters (oil, cabin, engine air), checking under hood fluids and replenishing these fluids as needed, filling tires with air, replacing wiper blades, and providing coolant exchange. Service times are approximately ten (10) minutes per vehicle. Patrons remain in their vehicles during servicing. Such use is classified as light automobile repair, necessitating a special use permit in the PS-C, Planned Shopping Center District.

Facility

The existing building on the property will be demolished and replaced with an approximately 1,200 square foot building containing two (2) service bays. These service bays will be oriented in an east/west direction thereby minimizing the view of bay doors from both Collins and Piedmont Drives. While positioned differently on the site, the new building will be maintained within the existing site footprint.

Access

Vehicular access to the facility will be provided from Collins Drive using the two existing entrances for one-direction travel (one way in and one way out).

Hours/Days of Operation

The business is planned to be open to the public from 7 a.m. to 7 p.m. Mondays through Fridays, from 8 a.m. to 6 p.m. on Saturdays, and from 9 a.m. to 5 p.m. on Sundays.

Employees

Generally, six (6) employees would be on the site at any given time, to include a manager, an assistant manager, and four team members.

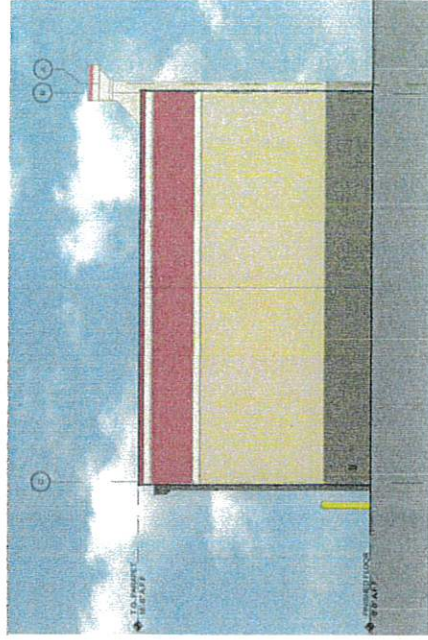
Stormwater Management

Existing stormwater management infrastructure would be used with the new building, thereby limiting site disturbance.

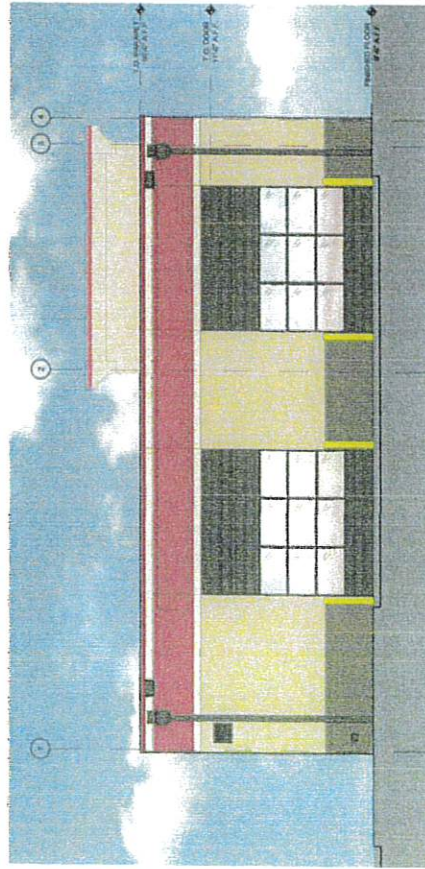
As part of the operation, all vehicle fluids would be collected in sliding drain pans located in pits below each vehicle. Contents of the pans would be vacuumed into an above ground oil tank designed and consistent with regulations and accepted industry standards.



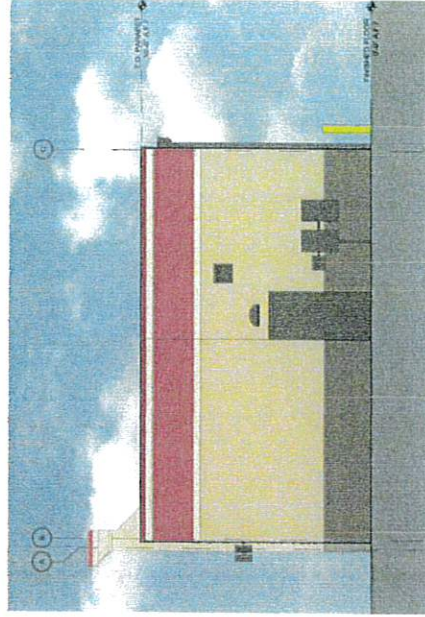
4 EAST ELEVATION
Scale: 1/4"=1'-0"



3 SOUTH ELEVATION
Scale: 1/4"=1'-0"



2 WEST ELEVATION
Scale: 1/4"=1'-0"



1 NORTH ELEVATION - FACING COLLINS DR.
Scale: 1/4"=1'-0"

MATERIAL LEGEND

PREFINISHED ROOF DRAIN SLUDDER, DOWNSPOUT, ENTRY DOOR COLOR TO MATCH SW 6016 TURKISH COFFEE	ELF.S. WAINSCOT COLOR TO MATCH SW 6587 STURDY BROWN	ELF.S. PRIMARY COLOR TO MATCH SW 7883 STONEBRAR	ELF.S. ACCENT BAND COLOR TO MATCH SW 7878 COTTAGE CREAM	ELF.S. SECONDARY COLOR, METAL DOPING COLOR TO MATCH SW 8871 POSITIVE RED
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TAKE 5 - DANVILLE, VA

PROPOSED ELEVATIONS - RJa Project #2245 - 06/21/2022

****NOTE:** THESE ELEVATIONS ARE PRELIMINARY USE ONLY AND SHALL NOT BE USED FOR FINAL PRICING, PERMITTING, CONSTRUCTION OR AS AN EXHIBIT IN ANY OFFICIAL AGREEMENTS. NOTE STRUCTURAL COLUMN LOCATION IS TO BE DETERMINED. WINDOW AND DOOR LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.



ROBERT JOHNSON
architects
1011 West Main Street
Charlottesville, VA 22908
T 804.734.1955
E info@rjaarchitects.com



PRELIMINARY SITE PLAN FOR TAKE 5 - DANVILLE

216 COLLINS DRIVE, CITY OF DANVILLE, VIRGINIA

PROJECT CONTACT LIST

OWNER
BOLTON J W SR & ELISE C
470 PINEY FOREST RD
DANVILLE, VA 24540
CONTACT: BOLTON J W SR & ELISE C

DEVELOPER
QUICK LUBE OF CAROLINA, LLC
1520 W MAIN STREET SUITE 203
RICHMOND, VA 23220
CONTACT: GRIFFIN ASH
EMAIL: GRIFIN@PARTNERS.LC.COM

ARCHITECT
ROBERT JOHNSON ARCHITECTS
1001 E. MAIN STREET
CHARLOTTE, NC 28208
TEL: (980) 819-0812
CONTACT: ERIC HOOD
EMAIL: ERIC@RJAARCHITECTS.COM

CIVIL ENGINEER
Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1700 WILLOW LAWN DRIVE, SUITE 200
RICHMOND, VA 23220
TEL: (804) 673-3882
FAX: (804) 673-3883
CONTACT: LAURA ANDERSON
EMAIL: LAURA.ANDERSON@KIMLEY-HORN.COM

VICINITY MAP (1" = 500')



SHEET LIST

Sheet Number	Sheet Title
CA-100	COVER SHEET
CV-100	EXISTING CONDITIONS
CS-101	SITE AND UTILITY PLAN
GS-101	GRADING PLAN
GP-101	PLANTING PLAN
CP-101	PLANTING NOTES & DETAILS
DL-101	LIGHTING PLAN
CL-101	LIGHTING DETAILS

PROJECT DATA

SITE STATISTICS

TAX PARCEL ID: 77774
ZONING: RESIDENTIAL
OWNER: PAC PLANNED SHOPPING CENTER
OWNER: BOLTON J W SR & ELISE C
PROPERTY FOREST RD
ADJACENT TO: 1001 E MAIN ST
EXISTING USE: COMMERCIAL
PROPOSED USE: AUTOMOTIVE OIL CHANGE FACILITY
PROPOSED BUILDING: 10,000 SQ FT
BUILDING HEIGHT: 10' 6"
TOTAL PARCEL SITE AREA: 0.057 ACRES
PROPOSED SITE AREA: .057 ACRES
TOTAL SITE AREA: .057 ACRES
TOTAL SITE AREA: .057 ACRES
BUILDING COVERAGE: 6.0% (USE 1% BLDG FOOTPRINT / 17,747 SF FTL)
FLOOD ZONE: DESIGNATED UNSHADED X
FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE
EFFECTIVE DATE: SEPTEMBER 30, 2019
WATER: CITY OF DANVILLE
WATER SUPPLY: CITY OF DANVILLE
SOURCE OF TOPOGRAPHIC TOPOGRAHIC SURVEY WAS PERFORMED BY FIDELITY AND DREXEL, INC IN 1986
DRAINAGE: HORIZONTAL CONTROL BASED UPON VIRGINIA STATE PLANE
THE VERTICAL DATUM FOR THIS PROJECT IS BASED ON NAVD 1988
LATITUDE: 36.59624
LONGITUDE: -77.89624
RECEIVING STATION: 1001 E MAIN ST - SANDY CREEK
VIRGINIA CODE: 1037 - 40310/10307
SITE ELEVATIONS
FRONT: 40 FT
SIDE: 40 FT
REAR: 30 FT
PARKING REQUIREMENTS
PARKING REQUIRED: 15 SPACES/1000 + 1 SPACES/SERVICE BAY + 1 SPACES/EMPLOYEE
15 SPACE + 1 SPACES + 1 SPACES/1000 + 1 SPACES/1000 + 1 SPACES/1000
PARKING PROVIDED: 75 SPACES
HANDICAP SPACES REQUIRED: 15 SPACES
HANDICAP SPACES PROVIDED: 15 SPACES
RELEVANT EXCEPTION TO REQUIRED PARKING AS REQUIRED PER NUMBER OF EMPLOYEES = 4 SPACES

MISS UTILITY OF VIRGINIA



CALL BEFORE YOU DIG
811

COVER SHEET

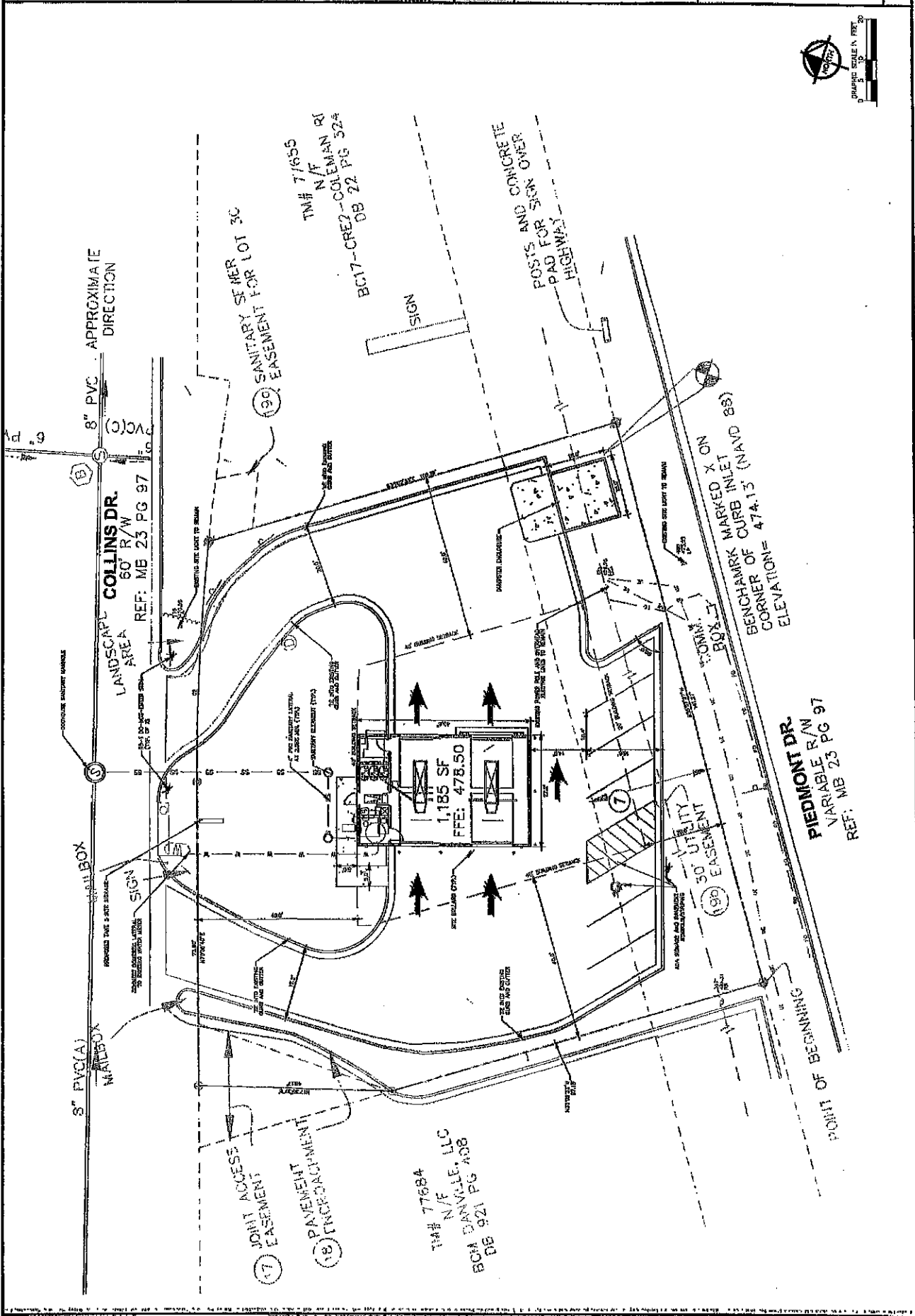
TAKE 5
216 COLLINS DRIVE
QUICK LUBE
PREPARED FOR

CA-100

Kimley-Horn
1700 WILLOW LAWN DRIVE, SUITE 200
RICHMOND, VA 23220
TEL: (804) 673-3882
FAX: (804) 673-3883
WWW.KIMLEY-HORN.COM



DATE: 10/11/2022
DRAWN BY: LJA
CHECKED BY: LJA
SCALE: AS SHOWN
PROJECT NO: 113418019



101-101
CS-101

TAKE 6
216 COLLINS DRIVE
QUICKLUBE
PREPARED FOR

**SITE AND UTILITY
PLAN**

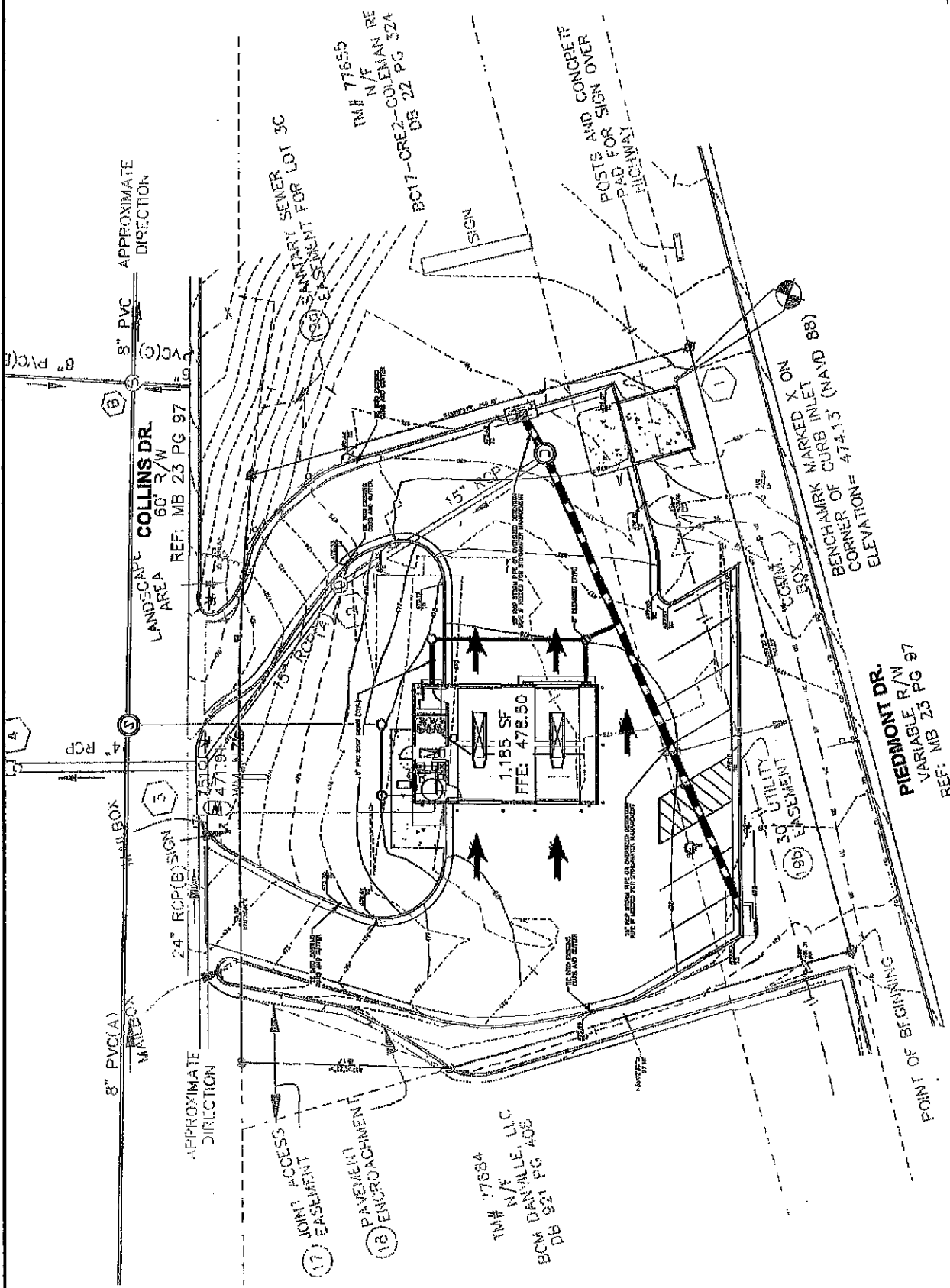


GRADING PLAN

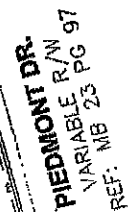


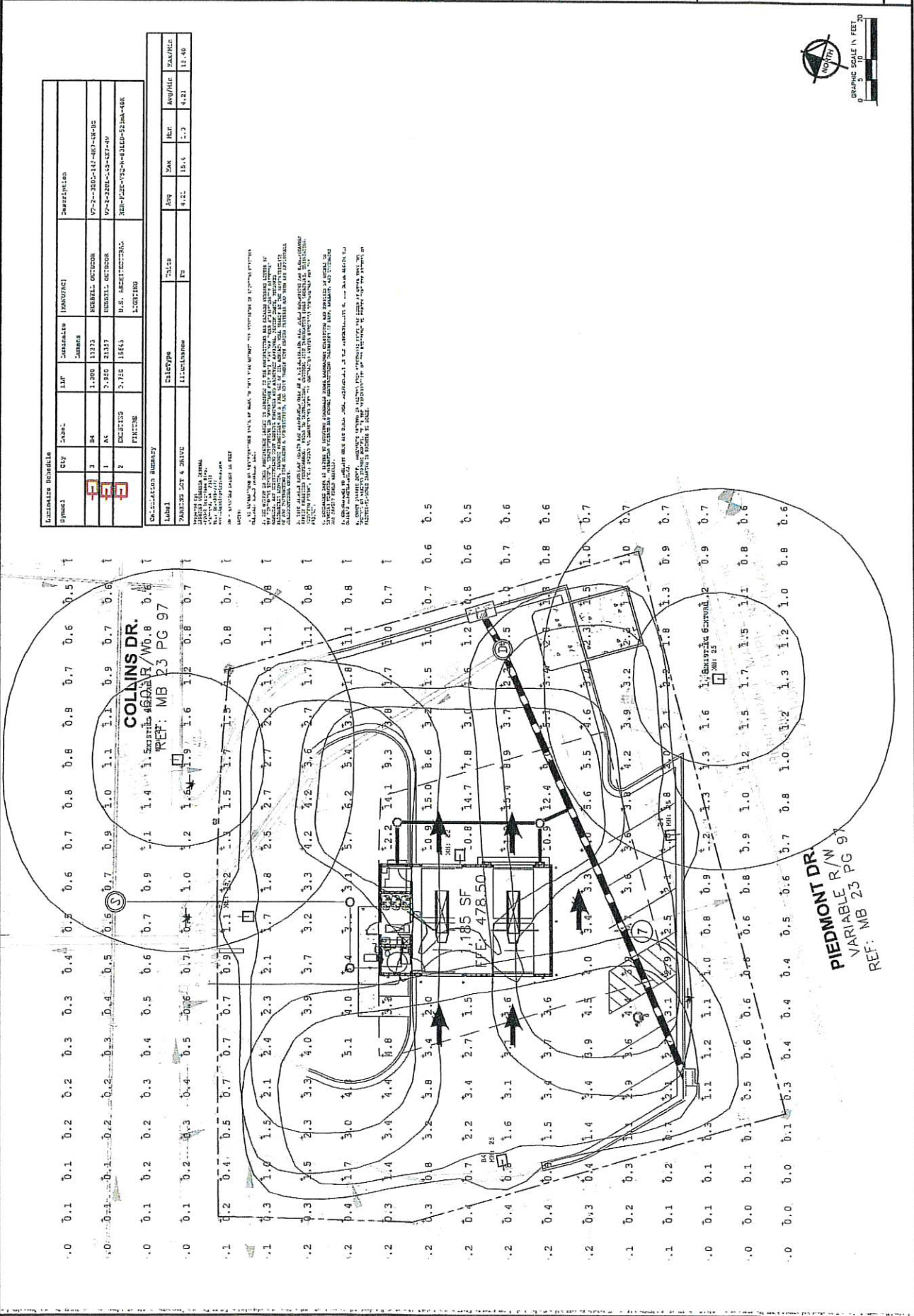
Kimley»Horn

10/11/2022
DATE
113418019
KMS PHOTO
STATE AS BLOWN
REMOVED BY LPA
REMOVED BY LPA
ORDERED BY DUC



PLANTING PLAN

[illegible][illegible]



SYMBOL	TYPE	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	1.000	11173	REBAR/OUTDOOR	1	1.000-1.000-1.000-1.000
2	2.000	21157	REBAR/OUTDOOR	2	2.000-2.000-2.000-2.000
3	3.000	31157	REBAR/OUTDOOR	3	3.000-3.000-3.000-3.000
4	4.000	41157	REBAR/OUTDOOR	4	4.000-4.000-4.000-4.000
5	5.000	51157	REBAR/OUTDOOR	5	5.000-5.000-5.000-5.000
6	6.000	61157	REBAR/OUTDOOR	6	6.000-6.000-6.000-6.000
7	7.000	71157	REBAR/OUTDOOR	7	7.000-7.000-7.000-7.000
8	8.000	81157	REBAR/OUTDOOR	8	8.000-8.000-8.000-8.000
9	9.000	91157	REBAR/OUTDOOR	9	9.000-9.000-9.000-9.000
10	10.000	101157	REBAR/OUTDOOR	10	10.000-10.000-10.000-10.000

NOTES:

1. ALL SPOTS ARE TO BE INSTALLED AT THE HEIGHTS SHOWN ON THIS PLAN.
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10. ALL SPOTS ARE TO BE INSTALLED AT THE HEIGHTS SHOWN ON THIS PLAN.

SPECIAL USE PERMIT REQUEST DATA SHEET 216 COLLINS DRIVE

PUBLIC HEARING DATE: NOVEMBER 7, 2022
PLANNING COMMISSION AT 3PM

LOCATION OF PROPERTY: 216 COLLINS DRIVE (PARCEL ID 77774)

PRESENT ZONE: PS-C PLANNED SHOPPING CENTER COMMERICAL

PROPOSED ZONE: NO CHANGE

ACTION REQUESTED: A Special Use Permit Application PZ22-219, filed by Equitable Property Company, LLC, requests a Special Use Permit to allow an automobile and light vehicle repair establishments according to Article 3.N.C.2. of the Danville Zoning Ordinance at 216 Collins Drive (Parcel ID#77774).

PRESENT USE OF PROPERTY: VACANT

PROPOSED USE OF PROPERTY: AUTOMOBILE AND LIGHT VEHICLE REPAIR

FUTURE LAND USE DESIGNATION: COMMERCIAL

PROPERTY OWNER (S): J W & ELEASE C BOLTON

NAME OF APPLICANT (S): EQUITABLE PROPERTY COMPANY, LLC

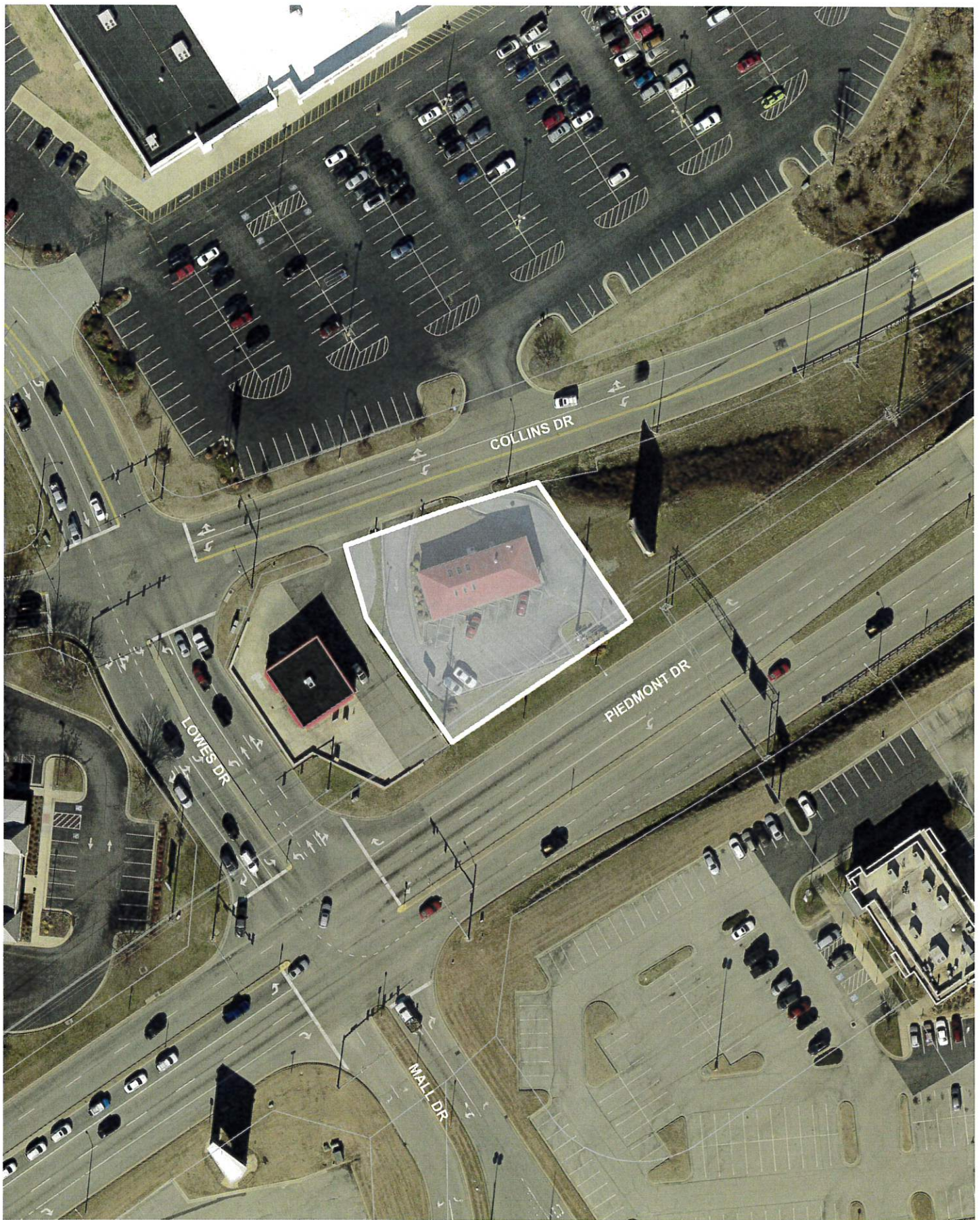
PROPERTY BORDERED BY: COMMERCIAL

ACREAGE: .4 ACRES TOTAL (APPROXIMATE)

CHARACTER OF VICINITY: COMMERCIAL

INGRESS AND EGRESS: COLLINS DRIVE

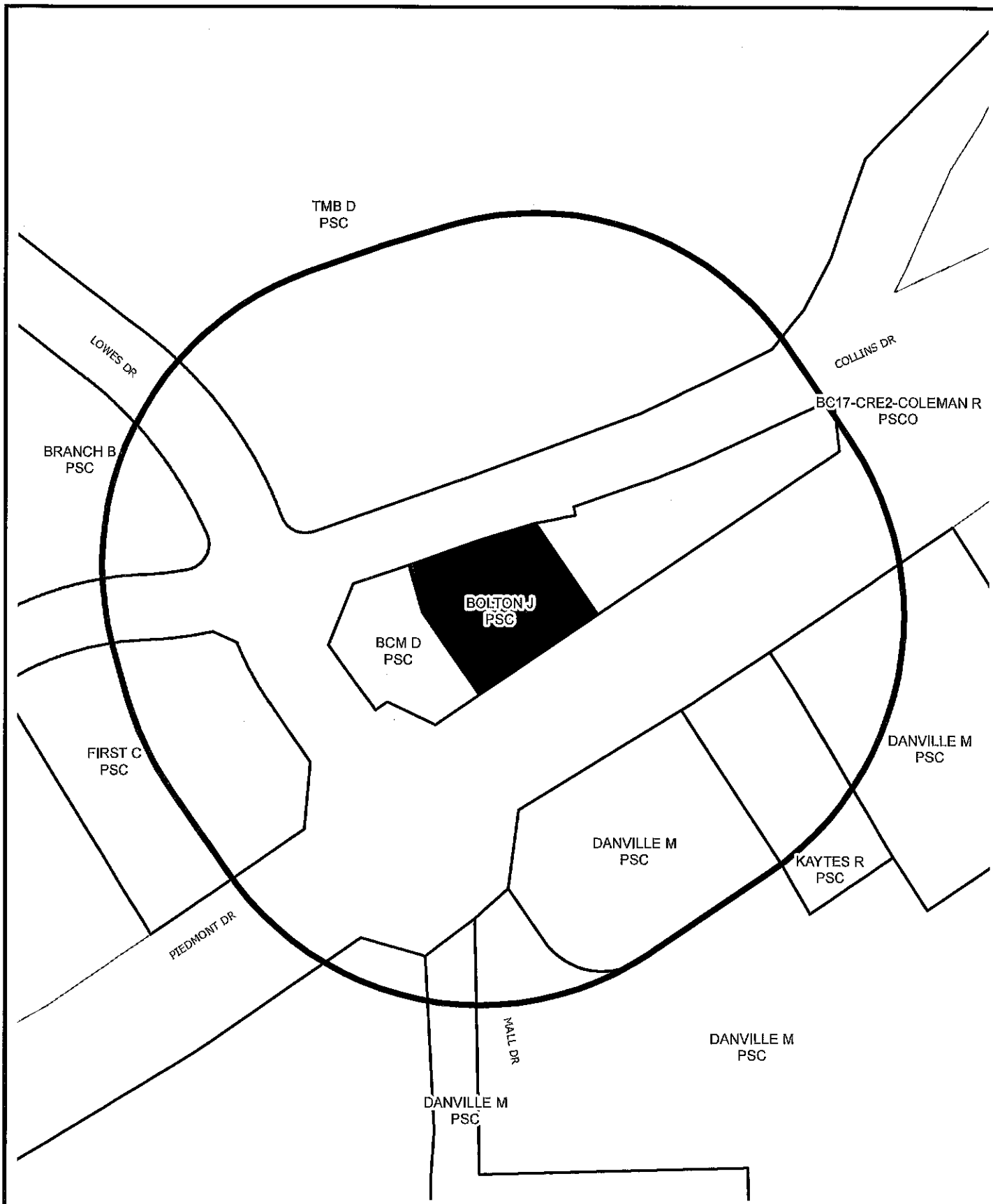
TRAFFIC VOLUME: HIGH



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/12/2022

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.

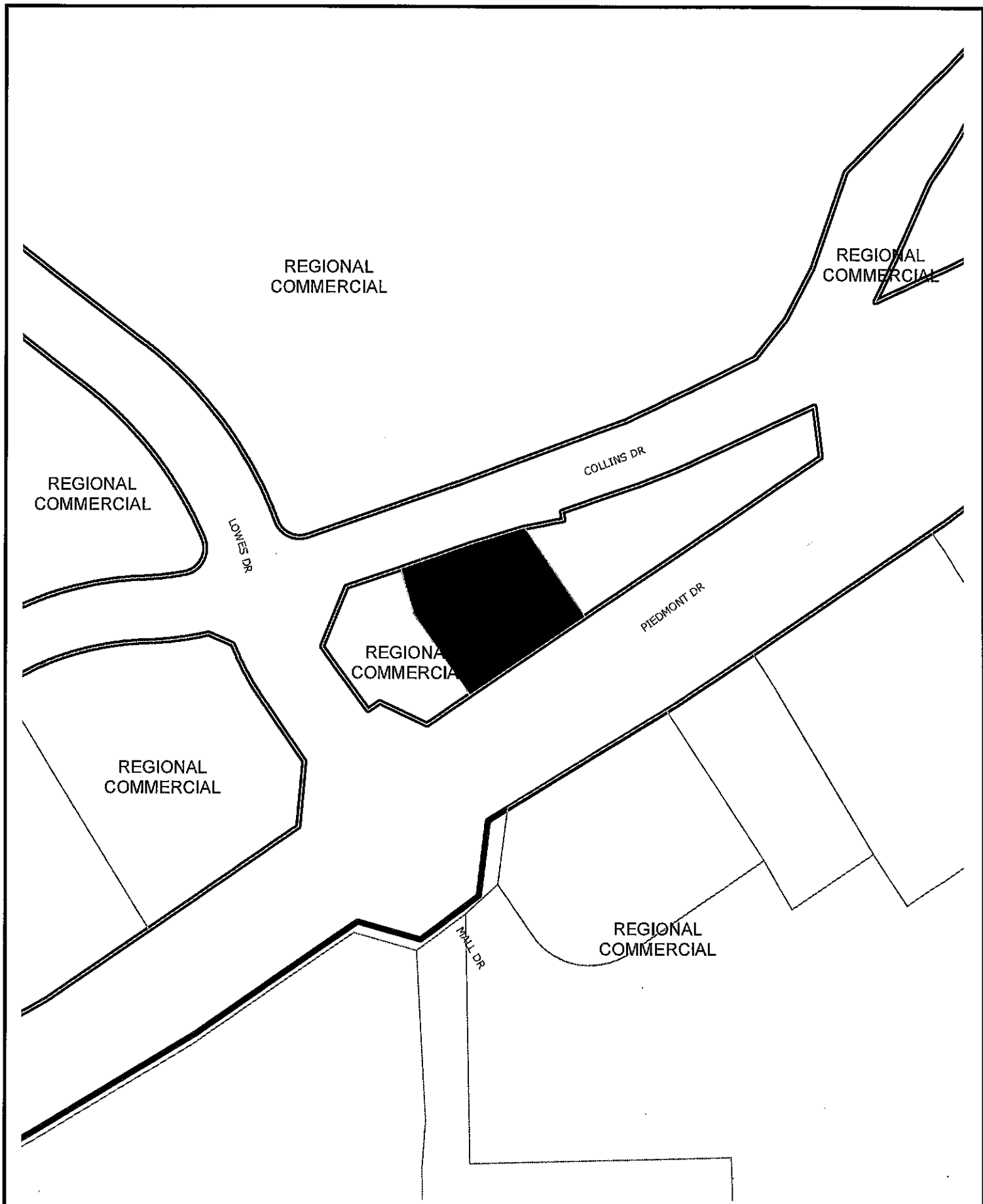


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
10/12/2022

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/12/2022

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

City Planning Commission

STAFF REPORT

DATE: November 7, 2022
TO: Planning Commission
FROM: Renee Burton, Planning Division Director
RE: SPECIAL USE PERMIT APPLICATION – 4750 RIVERSIDE DRIVE

Special Use Permit Application PZ22-199, filed by Gerrick Gann on behalf of Hometown Sheds requests a Special Use Permit to allow outdoor display in excess of 15% of the net developable lot area at 4750 Riverside Drive (Parcel ID#72296) according to Article 3.M.H.7. of the Danville Zoning Ordinance.

BACKGROUND

The property was previously used as retail for vehicle accessories. The applicant proposes retail for residential accessory structures with outdoor display of 18% of the net developable lot (See attached exhibit).

STAFF ANALYSIS AND RECOMMENDATION

Subject to special use permit approval, outdoor storage, loading and display areas of retail goods in excess of 15% of net developable lot area may be approved under special circumstances when the applicant can provide expanded and enhanced screening, buffers and landscaping.

Screening of outdoor display and product sales areas only may be waived by administrative action of the Director of Planning/Zoning Administrator, provided that loading and storage areas not related to displays shall be screened.

The Planning Division recommends that the Planning Commission endorse Special Use Permit Application PZ22-199 for City Council approval with the following conditions:

- That outdoor storage be limited to 20% to allow flexibility in building placement and variety of structure sizes.
- That the applicant maintains a minimum of seven (7) open parking spaces.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

- Recommend continuation to a future meeting.
- Recommend approval as submitted.
- Recommend approval with conditions determined by staff.
- Recommend approval with conditions determined by the Planning Commission.
- Recommend denial.

ATTACHMENTS

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



City of Danville
Community Development
Planning Division

**PLANNING COMMISSION
SPECIAL USE PERMIT APPLICATION**

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Address: _____
Existing Zoning: _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 4750 Riverside Drive, Danville VA 24541
Applicant: Hometown Sheds, LLC
Applicant's Address: 1833-C Anthony Rd, Burlington NC 27215
Applicant's Phone Number: 336-852-3166
Applicant's E-mail: dan@htsheds.com
Describe Proposed Development: Display of sheds and other portable storage
buildings as well as outdoor play products prior to sale and delivery.

Article 6 Section B. General Standards and Criteria for Special Use Permit Review. Please explain how the Special Use Permit request meets the following review standards and criteria:

1. The proposed use shall be: a. in harmony with the adopted Comprehensive Plan; b. in harmony with the intent and purpose of the zoning district in which the use is proposed to be located; and c. in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development.

There are several other businesses in the area with outside displays, such as new and used vehicle dealers, automotive shops, etc. and our displays will not clash with them or with the character of adjacent properties.

2. The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities:

Our displays will not impede access to any essential public services and will
not be located in areas that impair the use of said essential services.

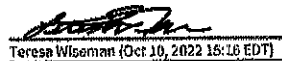
3. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance:

The displays will be entirely located in an area that is zoned for commercial business use and will not impact the ecology, scenery, or historic importance of the area.

4. The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods:

The displays are portable in nature and will be sited and landscaped so that development or use of adjacent properties and surrounding neighborhoods are not impacted.


Applicant Signature


Teresa Wiseman (Oct 10, 2022 15:16 EDT)

Property Owner Signature
(if not applicant)

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee as established by the City Council.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

156

sf 72507

SPRING AVE

4750

Business

P/P/P

P/P/P

US 58

RIVERSIDE DR

US 58 Business

VFW DRIVE

72200

72208

P - Parking

SPECIAL USE PERMIT REQUEST DATA SHEET 4750 RIVERSIDE DRIVE

PUBLIC HEARING DATE: NOVEMBER 7, 2022
PLANNING COMMISSION AT 3PM

LOCATION OF PROPERTY: 4750 RIVERSIDE DRIVE (PARCEL ID 72296)

PRESENT ZONE: HR-C HIGHWAY RETAIL COMMERCIAL

PROPOSED ZONE: NO CHANGE

ACTION REQUESTED: A Special Use Permit request PZ22-199, filed by Garrick Gann on behalf of Hometown Sheds, requests a variance from Article 3.M. of Chapter 41 of the Code of the City of Danville, Virginia that requires screening and limits size of outdoor sales or display, at 4750 Riverside Dr (Parcel # 72296).

PRESENT USE OF PROPERTY: RETAIL

PROPOSED USE OF PROPERTY: SAME

FUTURE LAND USE DESIGNATION: COMMERCIAL

PROPERTY OWNER (S): DARMA LLC

NAME OF APPLICANT (S): GERRICK GANN ON BEHALF OF HOMETOWN SHEDS

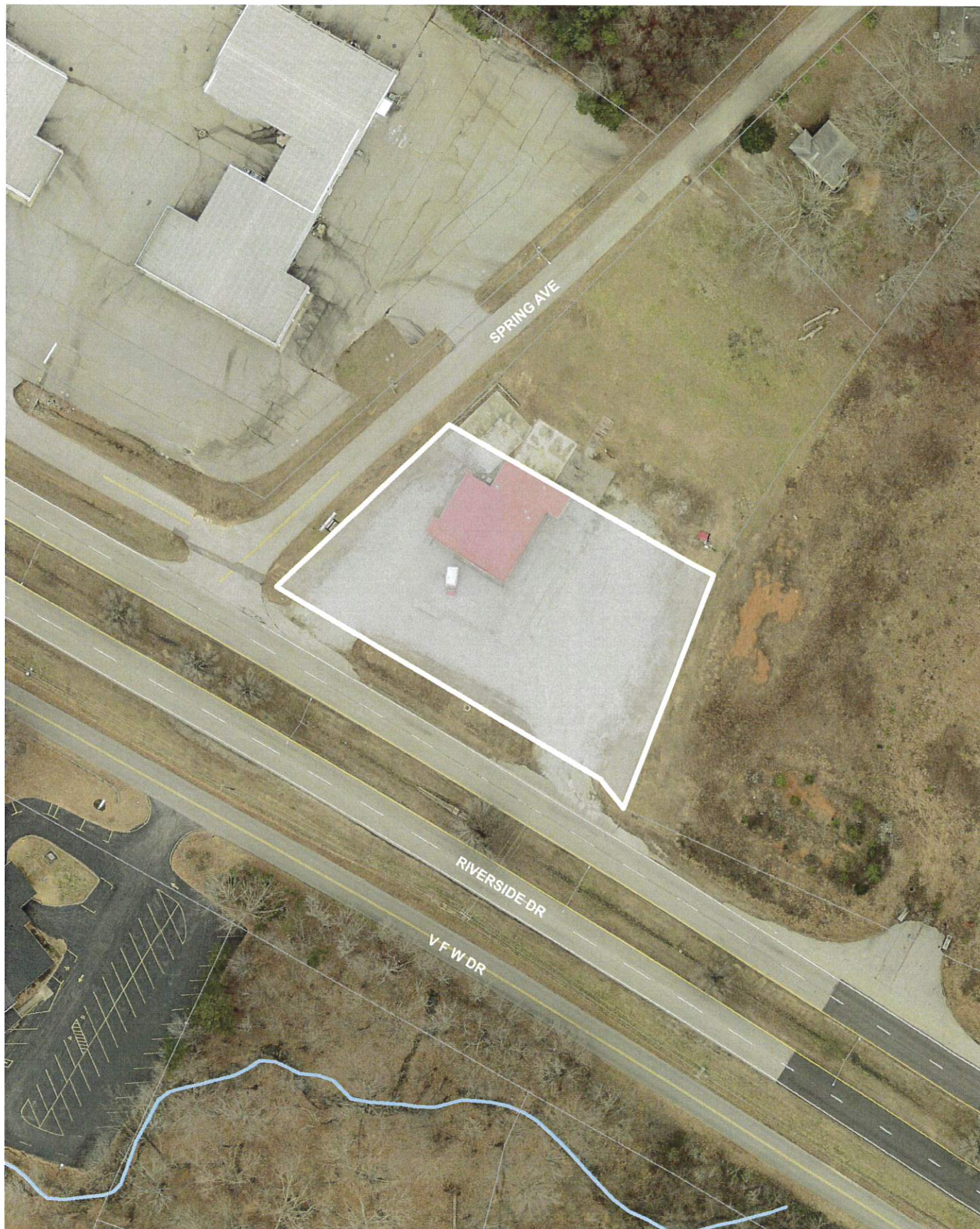
PROPERTY BORDERED BY: RESIDENTIAL TO NORTH AND EAST, COMMERCIAL TO SOUTH AND WEST

ACREAGE: .77 ACRES TOTAL (APPROXIMATE)

CHARACTER OF VICINITY: COMMERCIAL

INGRESS AND EGRESS: RIVERSIDE DRIVE

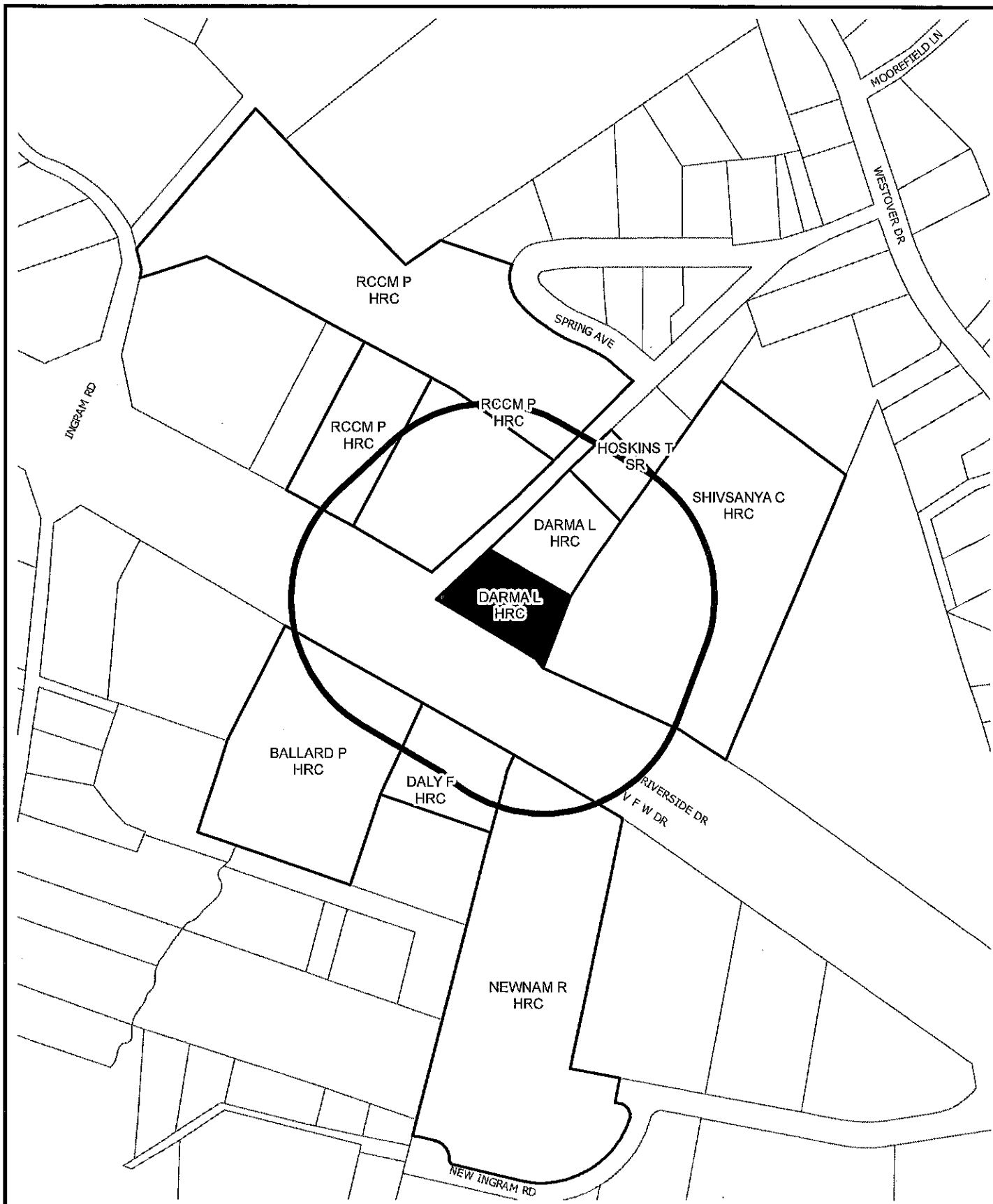
TRAFFIC VOLUME: HIGH



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/6/2022

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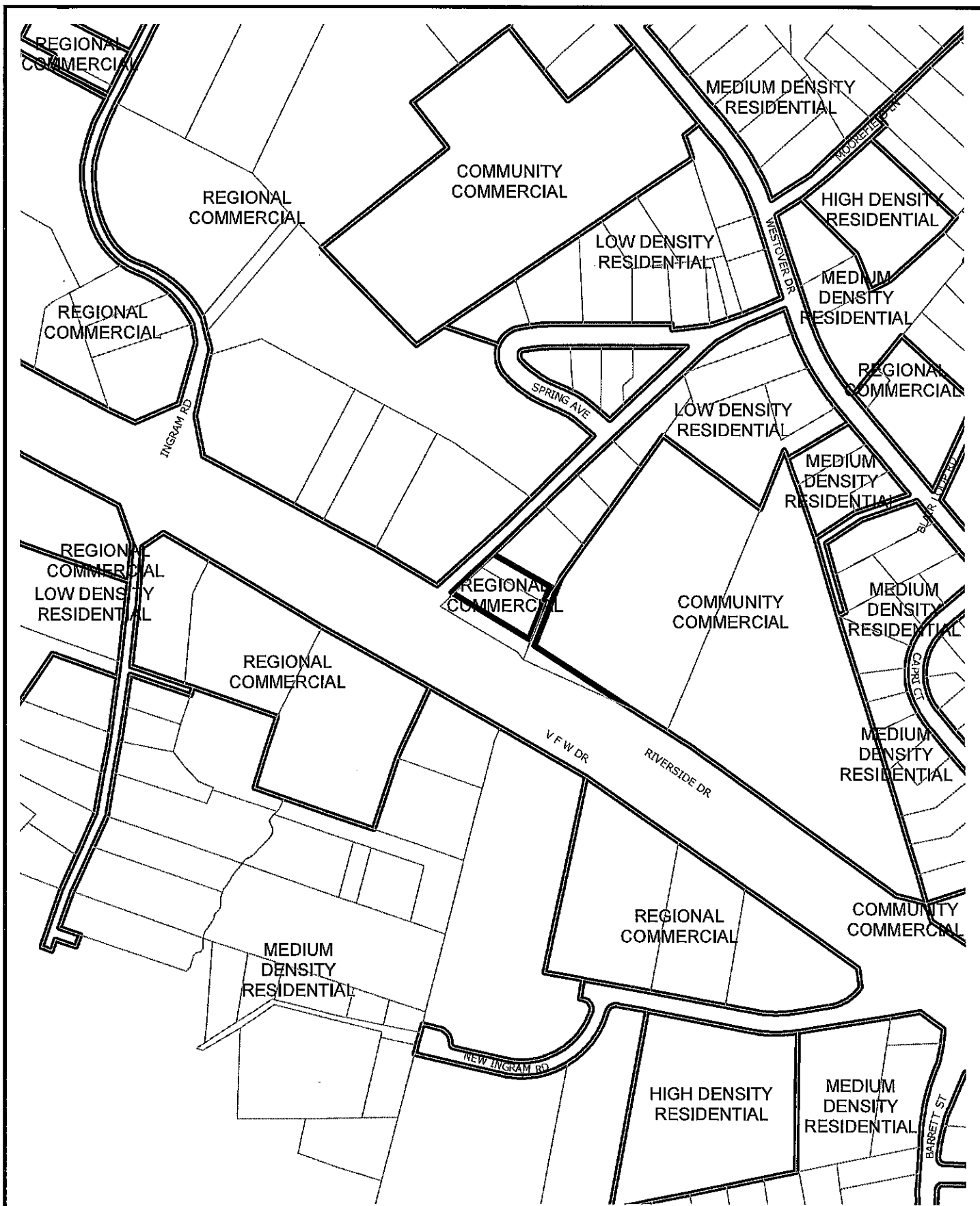


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
9/6/2022

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/6/2022

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

City Planning Commission

STAFF REPORT

DATE: November 7, 2022
TO: Planning Commission
FROM: Renee Burton, Planning Division Director
RE: SPECIAL USE PERMIT APPLICATION – FRANKLIN TURNPIKE (PARCELS 54394, 54395, & 54396)

Rezoning request PZ22-215, filed by Paul Shelton requesting to rezone 2.6 acres on Franklin Turnpike (Parcels 54394, 54395, and 54396) from Old Town Residential (OT-R) to Multifamily Residential (M-R).

BACKGROUND

Parcels 54394, 54395 and 54396 are located at the corner of Franklin Tpke, Conway Rd and Conway Dr. The three (3) parcels are vacant, and City records show single family residential use until the early 2000's.

The property and surrounding area were zoned OT-R, Old Town Residential in the City-Wide rezoning approved in 2004. The area has changed a great deal since that time. Franklin Turnpike has been upgraded to a multi-lane transportation network with new sidewalks, signals and turn lanes. Many of the surrounding homes have been redeveloped into office space and small business retail operations. Multi-family development has also occurred in the vicinity of the subject property and just past the City/County line.

STAFF ANALYSIS AND RECOMMENDATION

The properties are currently undeveloped. The proposed rezoning would change the potential development from single family dwellings to multiple family dwellings. Currently, the property owner has shared no plans for development.

The City of Danville is experiencing a need for housing. According to our current Housing Study (excerpt below), Danville's market could support up to 140 units of multi-family development in our suburban areas. This City is updating this study and staff believe the new document will show an increase in these numbers based on our positive economic forecast.

Staff believes this location would be suitable for multi-family development given its location along Franklin Turnpike, its access to public utilities and the growth surrounding the project.

SUBURBAN

UNIT TYPE	UNITS	MODELS	RENT RANGE
Conventional Suburban Apartments	140	Studio, One-, Two- and Three-Bedroom	\$650 - \$1,250
Integrated-Use	100	Studio, One-, Two - & Three Bedroom	\$750 - \$1,600
Townhouse	80	Two- & Three-Bedroom	\$1,200 - \$1,650
Senior	150	One-, & Two-Bedroom	\$800 - \$1,150
Total	470		

The Planning Division recommends that the Planning Commission approve Rezoning Application PZ22-215 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

- Recommend continuation to a future meeting.
- Recommend approval as submitted.
- Recommend approval with conditions determined by the Planning Commission.
- Recommend denial.

ATTACHMENTS

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

REZONING



The City Council, with the advice of the City Planning Commission, is authorized by the Municipal Code to change the zoning of 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 rezoning with a department representative and receives a rezoning 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 rezoning 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 rezoning should attend. Those attending may present testimony and evidence for and against the proposed rezoning. 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 rezoning should attend. Those attending may present testimony and evidence for and against the proposed rezoning. 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 rezoning, 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 zoning ordinance shall be filed with the Danville Circuit Court within thirty (30) days of the date of Council's decision.

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: 2.62 Acres Property Address: Parcel ID's 54384, 54395, 54396 see attached City Sheets and Maps

Property Location: N S E ☒ Side of: Franklin Turnpike

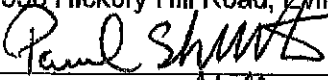
Between: Conway Drive and Annhurst Drive

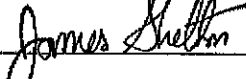
Proffered Conditions (if any, please attach): None

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

1. NAME: Paul & James Shelton TELEPHONE: 434-660-8326

MAILING ADDRESS: 538 Hickory Hill Road, Evington, VA 24550

SIGNATURE:  DATE: 08/09/2023

SIGNATURE:  DATE: 08/09/2023

EMAIL ADDRESS: pshelton@wclynchburg.org

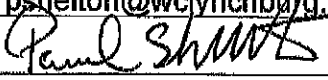
APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: Paul Shelton TELEPHONE: 434-660-8326

MAILING ADDRESS: 538 Hickory Hill Road, Evington, VA 24550

EMAIL ADDRESS: pshelton@wclynchburg.org

SIGNATURE:  DATE: 08/09/2022

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:

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

Rezoning from OTR to MR

SPECIAL USE PERMIT APPLICATION REQUEST DATA SHEET PZ22-215

PUBLIC HEARING DATES: NOVEMBER 7, 2022
PLANNING COMMISSION AT 3PM

LOCATION OF PROPERTY: PARCELS # 54394, 54395, 54396

PRESENT ZONE: OT-R OLD TOWN RESIDENTIAL

PROPOSED ZONE: M-R MULTIFAMILY RESIDENTIAL

ACTION REQUESTED: REZONE

PRESENT USE OF PROPERTY: VACANT

PROPOSED USE OF PROPERTY: MULTIFAMILY DEVELOPMENT

FUTURE LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL

PROPERTY OWNER (S): PAUL & JAMES D SHELTON

NAME OF APPLICANT (S): PAUL SHELTON

PROPERTY BORDERED BY: RESIDENTIAL

ACREAGE: APPROXIMATELY 2.6 ACRES TOTAL

CHARACTER OF VICINITY: RESIDENTIAL

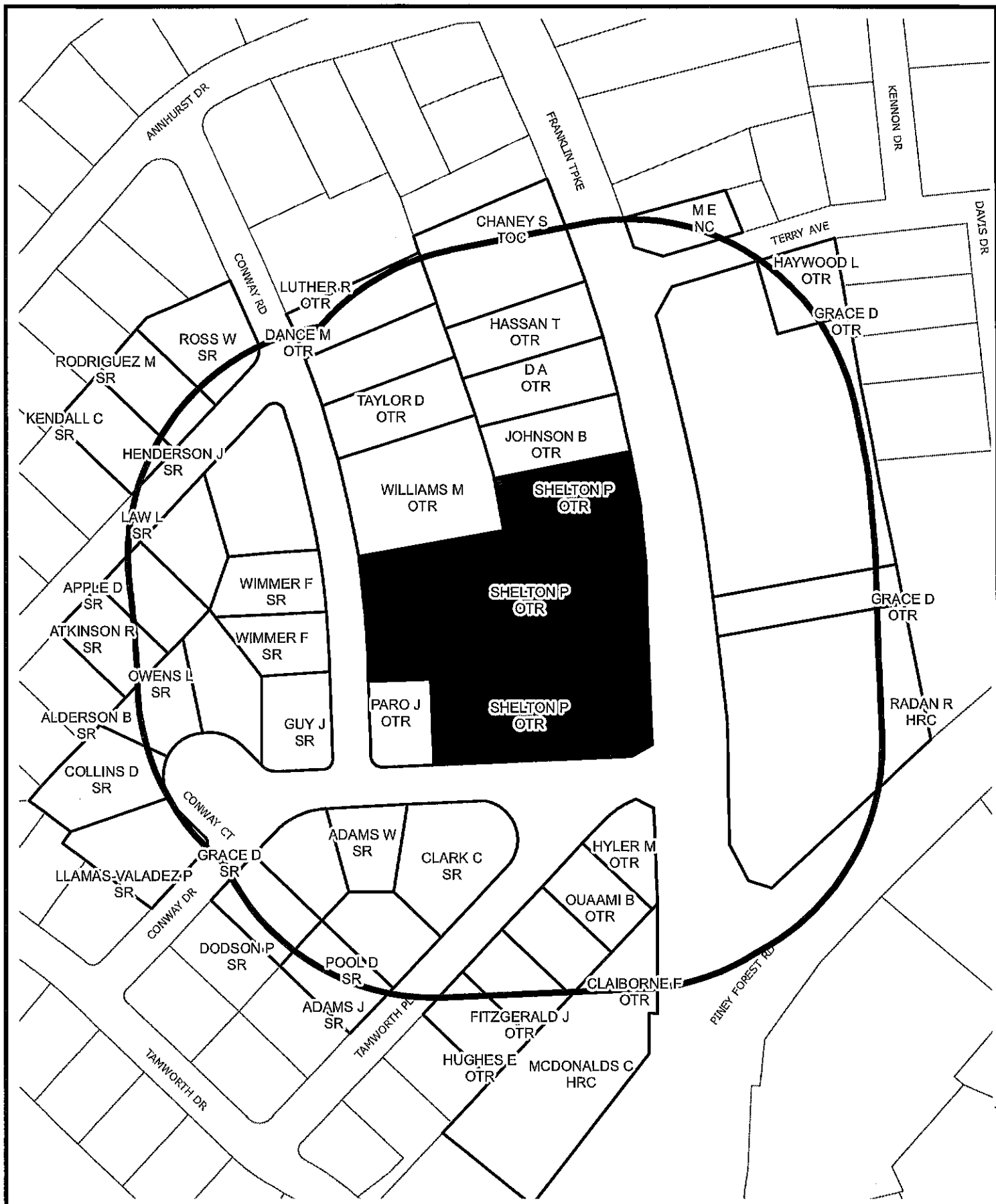
INGRESS AND EGRESS: CONWAY DRIVE



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/5/2022

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



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10/5/2022

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PLANNING COMMISSION MINUTES

OCTOBER 11, 2022

MEMBERS PRESENT

Mr. Bolton
Mr. Dodson
Ms. Evans
Mr. Garrison
Mr. Khan
Mr. Petrick

MEMBERS ABSENT

STAFF

Renee Burton
Lisa Jones
Shanika Williams
Clarke Whitfield

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

Mr. Kenneth Gillie, Director of Community Development, stated I just want to take the time to introduce Renee Burton who has been selected as the new City Planning Division Director. So, she will be the person who has replaced Mr. Plachcinski. You will see her at a lot of meetings and managing the comp plan and all the other things planning related. As you know, Renee has been a long-time City employee and then she left to do some consulting work for the City, but she is now back full time. So, I just wanted to take a minute to introduce her and tell her good luck.

Mr. Garrison stated thank you Mr. Gillie. It has been a while since we had a meeting too. Ms. Burton welcome.

Ms. Burton stated thank you.

ITEM FOR PUBLIC HEARING

Special Use Permit Application PZ22-00178 Philip W. Winstead has requested a Special Use Permit to operate a childcare facility at 3090 N Main Street (Parcel #59958) in accordance with Article 3.J.C. Item 4 of the Zoning Code.

Mr. Garrison opened the Public Hearing.

Mr. Philip Winstead, representing St. Luke's United Methodist Church, stated as you know, Danville used to be a city of churches. Now, we are a city of church buildings. Every church in Danville, not just St. Luke's, is looking for ways to utilize fine facilities. We have a beautiful facility, and we are planning to have a nice based childcare facility in our building. If that does not work out, it will not be there. I promise you. We are for the good of the people in the city and I hope it will work out for you, me, and everybody else. Any questions you have, I would be glad to answer.

Mr. Bolton stated other than normal landlord tenant relationships will the church be involved in the operation, the running, or anything, or are you just a landlord in there?

Mr. Winstead stated we are going to actually be just a landlord, but we are, right now, we're in negotiations with Just Kids who has been operating in the city for, I think, thirty plus years and they're also a Christian-based organization and we have not signed any paperwork, but that's what we're looking for.

Mr. Garrison closed the Public Hearing.

Mr. Bolton made a motion to recommend approval of Special Use Permit Application PZ22-00178 as submitted. Ms. Evans seconded the motion. The motion was approved by an 7-0 vote.

IV. PLANNING DIRECTOR'S REPORT

Ms. Burton stated first, I would like to take this time and it gives me the pleasure to introduce everyone to Ms. Shanika Williams. She is our associate planner within our department. So, if you see her, and have any questions.

Ms. Williams stated thank you.

Ms. Burton stated this time we all met last week with the consultants for the comprehensive plan update. So, we are getting that back on track. We are waiting to receive a scope of work from them and a new timeline and once I get that information, I will deliver it to the commission members so that you will be aware of that. There was a separate grant for resiliency that we had the opportunity for. We have received work back from them now that they have some additional information that is needed. So, we are working on that to return back to DCR the opportunities that we hope will add that to our comprehensive plan. Unless there are any other questions of the commissioners, that is all I have.

Mr. Garrison stated do you have any cases for next month yet?

Ms. Burton stated yes.

Mr. Garrison stated oh great. Two meetings in a row. Thank you.

Mr. Bolton stated do we have a replacement on the board yet?

Mr. Garrison stated we do not.

Ms. Burton stated we do not. Not at this time.

Mr. Garrison stated I checked that out just before I came in. It was originally on city council's work session for last week but that was pulled, because of some of them being away. We will hopefully have something within the next two weeks.

Mr. Clarke Whitfield, Attorney for the City of Danville, stated there is an appointment committee meeting prior to the next city council meeting and I am sure that is one of the vacancies that will be looked at and for recommendation to the city council.

Mr. Garrison stated they had four different things that they were recommended for on the work session. So, I am assuming they will do all of those and council should go ahead and approve those at their next meeting. So, hopefully that person will be sworn in and ready to go in November.

V. APPROVE MINUTES FROM JUNE 13, 2022.

The JUNE 13, 2022, minutes were approved by unanimous vote.

VI. ADJOURNMENT

With no further business, the meeting adjourned at 3:07 p.m.

APPROVED