



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

City Planning Commission

JULY 8, 2019
3:00 P.M.
CITY COUNCIL CHAMBERS

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEM FOR PUBLIC HEARING
 1. *Special Use Permit application PLSUP20190000240, filed by Bridge Street Lofts LLC on behalf of 401 Bridge Street LLC, requesting a Special Use Permit for residential uses in a structure with non-residential use on the first floor, and a waiver of density requirements in accordance with Article 3.L, Section C, Items 9 and 13 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 401 Bridge St, otherwise known as Grid 2713, Block, 006, Parcel 000001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop fifty-two (52) residential units with first floor commercial space, and a waiver of all density and parking requirements.*
 2. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia 1986 more specifically Article 3.I entitled "TO-C, Transitional Office", Section C entitled "Uses Permitted by Special Use Permit" by adding Item 24 for hotels and motels.*
 3. *Special Use Permit application PLSUP20190000241, filed by Mid-Atlantic Prospects LLC requesting a Special Use Permit for a hotel in accordance with Article 3.I, Section C, Item 24 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 990 Main St and 108 Holbrook St, otherwise known as Grid 1720, Block 009, Parcel 000001 and Grid 1716, Block, 014, Parcel 000001. The applicant is seeking to redevelop existing office buildings into a boutique hotel site.*
- IV. OTHER BUSINESS
- V. APPROVAL OF MINUTES FROM JUNE 10, 2019
- 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 July 8, 2019

Subject:

Special Use Permit application PLSUP20190000240, filed by Bridge Street Lofts LLC on behalf of 401 Bridge Street LLC, requesting a Special Use Permit for residential uses in a structure with non-residential use on the first floor, and a waiver of density requirements in accordance with Article 3.L, Section C, Items 9 and 13 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 401 Bridge St, otherwise known as Grid 2713, Block, 006, Parcel 000001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop fifty-two (52) residential units with first floor commercial space, and a waiver of all density and parking requirements.

Background:

Bridge Street Lofts LLC, the applicant, is proposing to redevelop a vacant building at 401 Bridge St. The first floor will contain commercial space. Multifamily residential dwellings will be on all floors. The property is located in the TW-C, Tobacco Warehouse Commercial District.

A Special Use Permit is required to allow residential uses with first floor commercial uses in this district. A Special Use Permit may also be granted to waive the density requirement of twenty-four (24) dwellings per acre, and allow the requested fifty-two (52) units on the approximately half acre of land. In the TW-C District, parking is not required for commercial uses with 20,000 sq. ft. or less. As part of the Special Use Permit, the applicant wishes this parking waiver to be intact for all on-site uses.

The site was originally developed as a downtown storage warehouse. Records suggest the property has not been in use for several years. The most recent activity was in 2014, when the current property owner obtained building permits for redevelopment. However, the permits have since been voided due to inactivity.

The request is similar to previous requests for mixed-use developments in the River District. There have yet to be any negative impacts from the mixed use developments, even though they each required a Special Use Permit without related conditions. The only conditions for the permits have been to address density and potential impacts from unrequired parking, which may be requested separately.

Seven (7) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on July 8, 2019.

Recommendation:

The Planning staff recommends the City Planning Commission recommend approval of Special Use Permit application PLSUP20190000240, filed by Bridge Street Lofts LLC on behalf of 401 Bridge Street LLC, requesting a Special Use Permit for residential uses in a structure with non-residential use on the first floor, and a waiver of density requirements in accordance with Article 3.L, Section C, Items 9 and 13 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 401 Bridge St, otherwise known as Grid 2713, Block, 006, Parcel 000001 of the City of Danville, Virginia Zoning District Map, subject to the following conditions:

1. There shall be no more than fifty-five (55) multifamily residential units; and
2. There shall be bike parking sufficient for a total of six (6) bicycles, preferably covered.

This would allow mixed-use development at 401 Bridge St. The density cap is to prevent unlimited density, but also permit some flexibility in the requested number of units. The bicycle parking is to help offset the waived parking requirement and deal with increased multimodal transportation demand associated with downtown revitalization.

Additionally, staff recommend that Planning Commission consider amending the Zoning Ordinance during a work session. The amendment could address switching mixed-use development to be By Right rather than by Special Use Permit, in the downtown districts.

City Planning Commission Options:

1. Recommend approval of Special Use Permit application PLSUP20190000240 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20190000240 subject to conditions by staff.
3. Recommend approval of Special Use Permit application PLSUP20190000240 subject to conditions by the Planning Commission.
4. Recommend denial of Special Use Permit application PLSUP20190000240 as submitted.
5. Tabling of Special Use Permit application PLSUP20190000240 by Planning Commission.

And (optional)

1. Request a work session to discuss a Zoning Code Amendment regarding uses in the TW-C, Tobacco Warehouse Commercial and CB-C, Central Business Commercial Districts.
2. Request a public hearing for consideration of a Zoning Code Amendment regarding uses in the TW-C, Tobacco Warehouse Commercial and CB-C, Central Business Commercial Districts.
3. Do nothing.

Attachments:

- A. Application
- B. Property Ownership/Zoning Map
- C. Data Sheet
- D. 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: Mixed-Use → Multifamily residential above commercial;
→ density waiver for apartment units

CASE NUMBER: PLSUP20190000240

EXISTING ZONING: TW-C, Tobacco Warehouse

PROPOSED ZONING: No change

TAX MAP NUMBER: PIN 24374

RECEIVED BY: Bryce Johnson

DATE FILED: June 17, 2019

PLANNING COMMISSION DATE: July 8, 2019

CITY COUNCIL DATE: August 8, 2019

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

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

City of Danville Tax Parcel # 24374

Gross Area/Net Area: 0.47 acre Property Address: 401 Bridge Street

Property Location: N S E W Side of: Bridge Street

Between: Newton and Wilson

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. - *existing*
- Vehicular circulation system with points of ingress and egress. - *NA*
- Existing on-site buildings, separation dimensions and paved areas. - *existing*
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided. - *NA*
- Net acreage. *0.47*
- Gross and net square footage of building (s) (proposed and existing). *57,000 / 57,000*
- Required landscaping and buffer areas. - *NA*

Please provide a brief description of the proposed development:

*(52) apartments + 3,000 sq ft commercial space.
Applicant requests specific relief from any and all
density and parking requirements.*

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

1. NAME: *401 Bridge Street LLC* TELEPHONE: *703-567-6923*
MAILING ADDRESS: *3179 Wilson Boulevard, Arlington, VA 22201*
SIGNATURE: *[Signature]* DATE: *6/17/19*
SIGNATURE: *—* DATE: *—*
EMAIL ADDRESS: *erik@wishneff.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: *Bridge Street Lofts LLC* TELEPHONE: *804-925-0109*
MAILING ADDRESS: *3210 Chamberlayne Avenue, Richmond, VA 23227*
EMAIL ADDRESS: *ross.fick@gmail.com*
SIGNATURE: *[Signature]* DATE: *6/17/19*

Parcel ID: 24374
Address: 401 BRIDGE ST
Owner: 401 BRIDGE STREET LLC
925 MEADOW CT
WINCHESTER, VA 22601
Mail-To: 401 BRIDGE STREET LLC
925 MEADOW CT
WINCHESTER, VA 22601



Value Information

Land / Use:	\$20,600
Improvement:	\$309,700
Total:	\$330,300.00

Additional Information

State Code:	4431 Storage Warehouse	Approx Acres:	0.47
Land Use:	Commercial	Legal Description:	95.66 FT NO 1C (.472AC)
Tax Map:	2713-006-000001.000		BRIDGE ST
		Zone:	TWC Tobacco Warehouse Comm

Notes:

Storage Warehouse (Vacant) Additional interest in this lot by deed to Benton, Michael G. & Phyllis Crews w/sur, recd 12/14/06 as Inst# 06-5999 & cons. \$2,900. DB 04-6309: 3 lists. (Map 95-1-4)

Building

Building Information - 1

Property Class:	Commercial	Finished Square Feet:	48,557
Style:	No Data	Basement Square Feet:	0
Year Built:	0	Total Rooms:	0
Condition:	No Data	<i>* Bathrooms are not included in total room count</i>	
Story Height:	No Data		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		
Features:		Size:	
Brick, Solid		100 %	
Freight Power #		2 Unit	
Dry Sprinklers		100 %	
No HVAC		100 %	
Sprinklers		100 %	

Building Information - 2

Property Class:	Commercial	Finished Square Feet:	48,557
Style:	No Data	Basement Square Feet:	0
Year Built:	0	Total Rooms:	0
Condition:	No Data	<i>* Bathrooms are not included in total room count</i>	
Story Height:	No Data		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		
Features:		Size:	
Sprinklers		100 %	
No HVAC		100 %	
Brick, Solid		100 %	

Improvements

Bldg #:	Improvement:	Size:
1	Canopy	1

Land

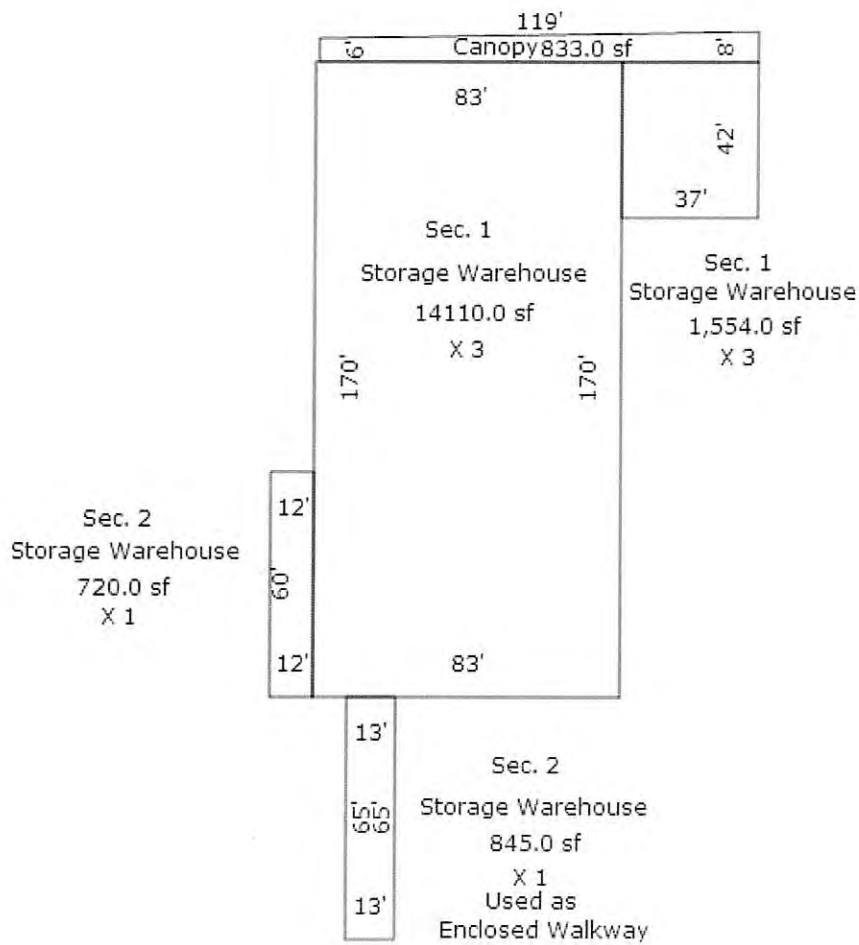
Land Code:	CSF100 Per Sq Ft 1	Rate:	\$1
Acres:	0.47	Adj. Rate:	\$1
Sq. Ft.:	20,560	Base Value:	\$20,560
Front:	0	Adj. Amount:	\$40
Effective Front:	0	Value:	\$20,600
Depth:	0		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 12	4257	\$795,500	12/28/2012	REMINGTON PROFESSIONAL BUILDINGS LLC	401 BRIDGE STREET LLC
D 06	6288	\$675,000	12/29/2006	BENTON MICHAEL G	REMINGTON PROFESSIONAL BUILDINGS LLC
D 04	6309	\$345,000	12/1/2004	DIBRELL BROTHERS INC	BENTON MICHAEL G & PHYLLIS CREWS
D 613	390	\$0	4/27/1979	<i>No Data</i>	<i>No Data</i>

Assessments

Year	Land	Use	Improvements	Total
2018	\$20,600	\$0	\$309,700	\$330,300
2017	\$20,600	\$0	\$310,700	\$331,300
2016	\$20,600	\$0	\$310,700	\$331,300
2015	\$20,600	\$0	\$297,100	\$317,700
2014	\$20,600	\$0	\$297,100	\$317,700
2013	\$20,600	\$0	\$279,900	\$300,500
2012	\$21,300	\$0	\$279,900	\$301,200
2011	\$21,300	\$0	\$298,000	\$319,300
2010	\$21,300	\$0	\$298,000	\$319,300
2009	\$21,300	\$0	\$342,400	\$363,700
2008	\$21,300	\$0	\$342,400	\$363,700
2007	\$21,300	\$0	\$139,100	\$160,400
2006	\$41,600	\$0	\$301,200	\$342,800
2005	\$39,500	\$0	\$193,200	\$232,700
2004	\$19,300	\$0	\$79,800	\$99,100
2003	\$19,300	\$0	\$60,900	\$80,200
2002	\$19,300	\$0	\$60,900	\$80,200
2001	\$21,400	\$0	\$35,400	\$56,800
2000	\$21,400	\$0	\$35,400	\$56,800

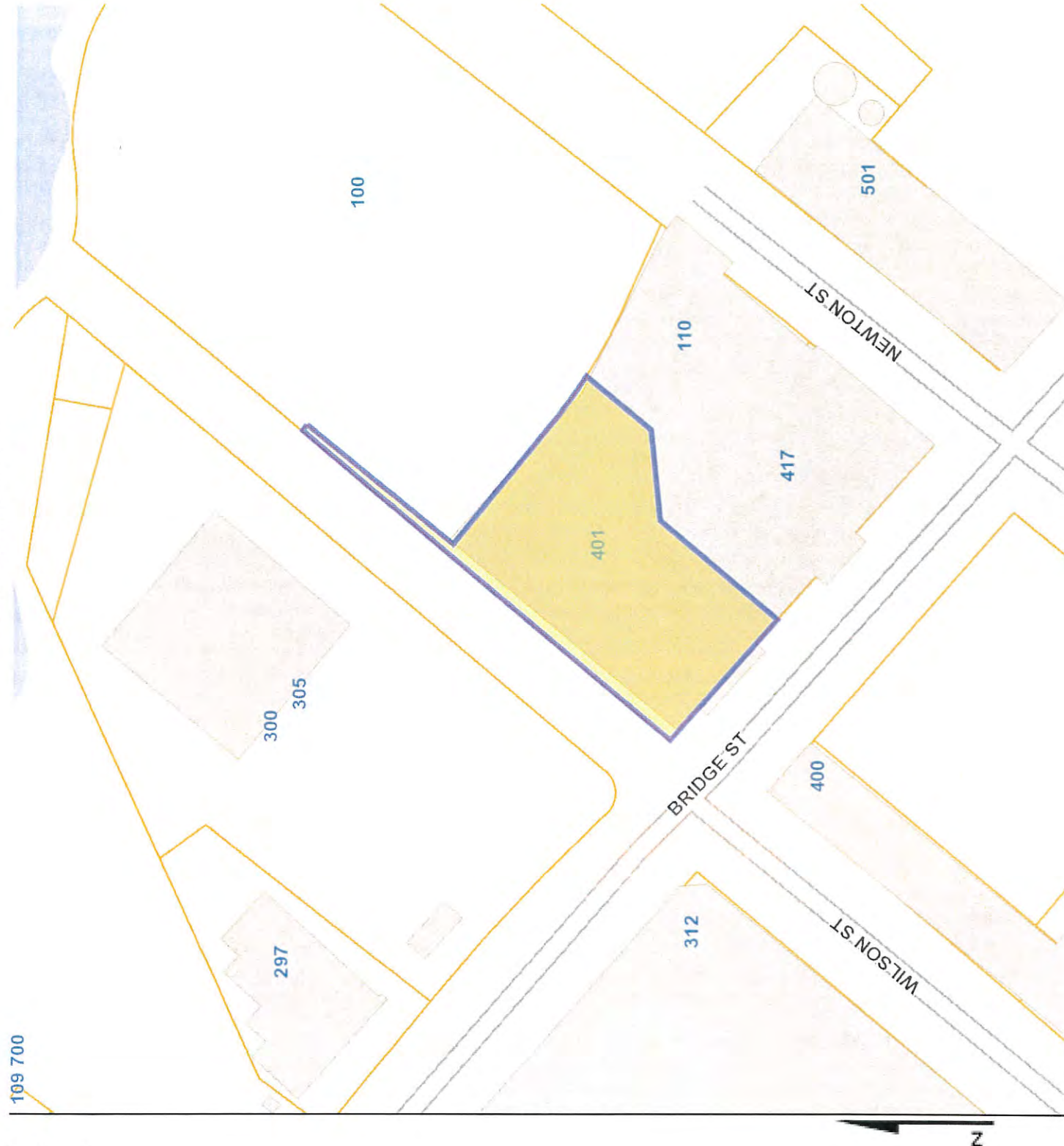


Sketch by Apex Medina™



- Buildings
- Parcels
- Street Names
- House Numbers

Parcel ID: 24374



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, it's 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: 6/17/2019

SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATES: Planning Commission at 3pm on July 8, 2019
City Council (tentative) at 7pm on August 6, 2019

LOCATION OF PROPERTY: 401 Bridge St

PRESENT ZONE: TW-C, Tobacco Warehouse Commercial District

PROPOSED ZONE: No Change

ACTION REQUESTED: Apartments above commercial space, and a waiver of any density requirements to permit fifty (50) apartment units

PRESENT USE OF PROPERTY: Vacant structure

PROPOSED USE OF PROPERTY: Multifamily residential (second and third floors) and commercial (first floor)

FUTURE LAND USE DESIGNATION: Mixed use (both residential and commercial uses)

PROPERTY OWNER (S): 401 Bridge Street LLC

NAME OF APPLICANT (S): Bridge Street Lofts LLC

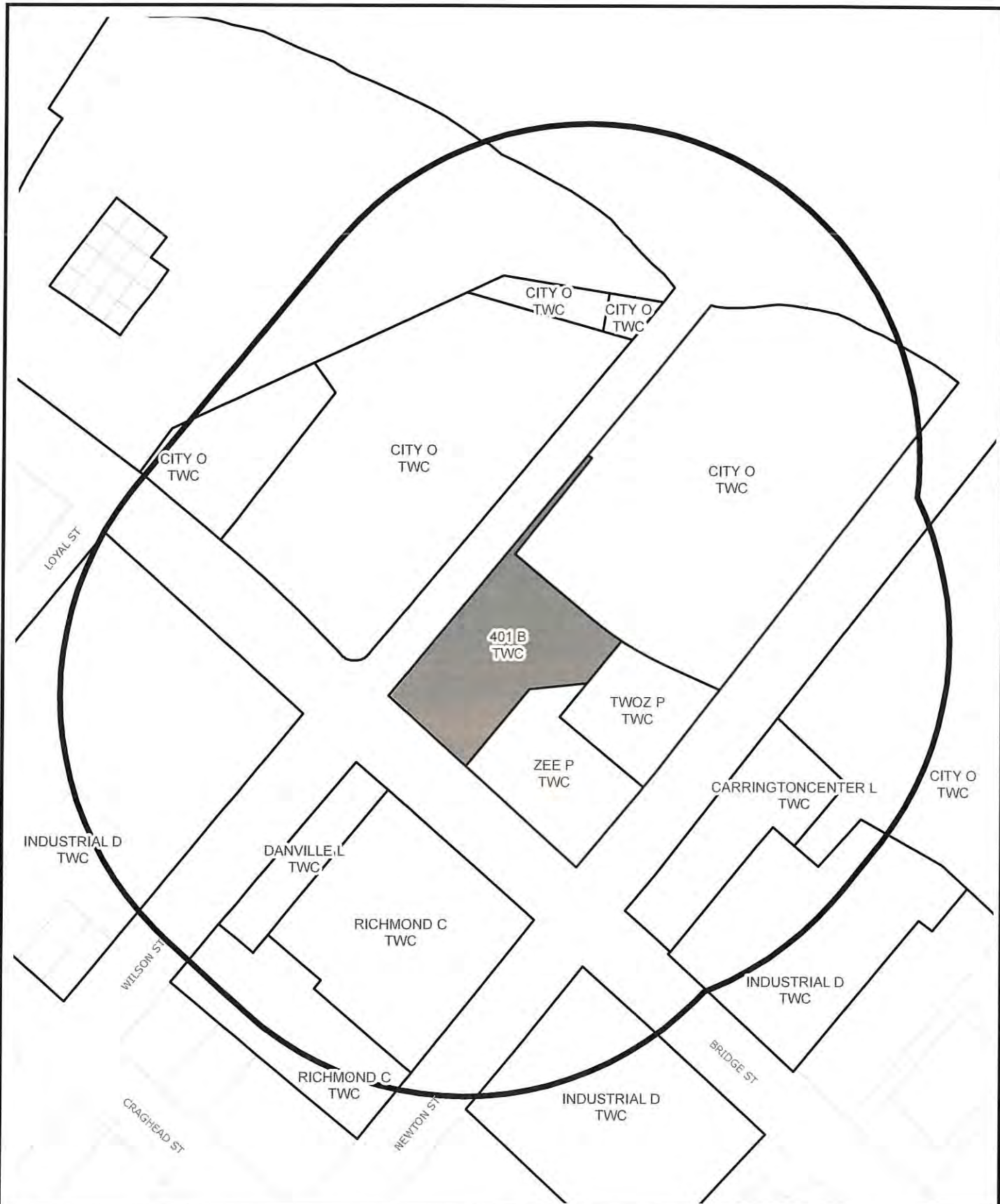
PROPERTY BORDERED BY: Mixed use on all sides
Public use and Riverwalk Trail to the north

ACREAGE: 0.47 acres (20,473.2 sq. ft.)

CHARACTER OF VICINITY: Mixed use including residential and commercial uses

INGRESS AND EGRESS: Bridge St. and Wilson St.

TRAFFIC VOLUME: Low (both Bridge St. and Wilson St.)



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
6/18/2019

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2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
6/18/2019

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

City Planning Commission

City Planning Commission
Meeting of July 8, 2019

Subject:

Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia 1986 more specifically Article 3.I entitled "TO-C, Transitional Office", Section C entitled "Uses Permitted by Special Use Permit" by adding Item 24 for hotels and motels.

and

Special Use Permit application PLSUP20190000241, filed by Mid-Atlantic Prospects LLC requesting a Special Use Permit for a hotel in accordance with Article 3.I, Section C, Item 24 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 990 Main St and 108 Holbrook St, otherwise known as Grid 1720, Block 009, Parcel 000001 and Grid 1716, Block, 014, Parcel 000001. The applicant is seeking to redevelop existing office buildings into a boutique hotel site.

Background:

The applicant is proposing to redevelop two (2) medical office buildings into a hotel at 990 Main St. and 108 Holbrook St. As proposed, the hotel will contain up to forty (40) suites. This use is currently not permitted in the TO-C, Transitional Office District in which the properties are located. Therefore, the applicant is requesting to allow hotels by Special Use Permit in this zoning district. The applicant is also requesting a Special Use Permit for the development.

The Zoning Ordinance currently defines hotels and motels as follows:

A building or portion thereof or a group of buildings which provide sleeping accommodations in six (6) or more separate units or rooms for transients on a daily, weekly, or similar short-term basis for reasonable monetary compensation, whether such establishment is designated as a hotel, inn, automobile court, motel, motor lodge, tourist cabin, tourist court, tourist home or otherwise. A hotel or motel shall be deemed to include any establishment which provides residential living accommodations for transients on a short-term basis, such as an apartment hotel, but not to include a homeless shelter.

Hotels and motels are currently permitted by right in most commercial districts, and most industrial districts. The use is not permitted in any residential district, the N-C Neighborhood Commercial District, TO-C Transitional Office District, or the LED-I Light Economic Development Industrial District. Hotels and motels are required to provide one (1) parking space per rental unit, one space per employee on shift, and additional parking as needed for other on-site uses (ex: eating and assembly uses).

The *Danville 2030: Comprehensive Plan* contains a goal of promoting heritage tourism, such as related to the historic district in which the subject parcels are located. Although there are local hotel options, a preliminary study for the City's Department of Economic Development indicates that there are insufficient short-term rental options. Additional hotels may be needed to meet current and future demand for tourists and other visitors.

Thirty-five (35) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on July 8, 2019.

Recommendation (Code Amendment):

The Planning staff recommend the City Planning Commission recommend approval of an amendment of the Zoning Ordinance to Article 3.I entitled "TO-C, Transitional Office", Section C entitled "Uses Permitted by Special Use Permit" by adding Item 24 for hotels and motels. The amendment will read as follows:

Article 3.I: - TO-C, Transitional Office

C. – Uses Permitted by Special Use Permit.

24. Hotel/motel

The Code Amendment would allow hotels and motels by Special Use Permit in the TO-C, Transitional Office Commercial District. The use of a Special Use Permit will allow the use to be evaluated on a case-by-case basis. Associated conditions should aim to maintain the district's purpose as a transitional district between residential and commercial districts.

City Planning Commission Options (Code Amendment):

1. Recommend approval of the requested code amendment
2. Recommend approval of the requested code amendment with modifications by City Planning Commission
3. Recommend denial of the requested code amendment
4. Table the requested code amendment

Recommendation (Special Use Permit):

The Planning staff recommends the City Planning Commission recommend approval of Special Use Permit application PLSUP20190000241, filed by Mid-Atlantic Prospects LLC requesting a Special Use Permit for a hotel in accordance with Article 3.I, Section C, Item 24 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 990 Main St and 108 Holbrook St, otherwise known as Grid 1720, Block 009, Parcel 000001 and Grid 1716, Block, 014, Parcel 000001, subject to the following conditions:

1. The property owner or applicant shall restructure the existing parking to comply with current (2019) parking regulations specifically regarding landscaping, buffers, and trees; and
2. Guest occupancy shall be limited to a maximum total of forty-five (45) rental units for both properties combined.

The Special Use Permit would allow for the properties to be redeveloped into a hotel. The recommended conditions bring the parking into compliance, match the applicant's conceptual plans, and place a reasonable density limit on the use.

City Planning Commission Options (Special Use Permit):

1. Recommend approval of Special Use Permit application PLSUP20190000241 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20190000241 subject to conditions by staff.
3. Recommend approval of Special Use Permit application PLSUP20190000241 subject to conditions by the Planning Commission.
4. Recommend denial of Special Use Permit application PLSUP20190000241 as submitted.
5. Tabling of Special Use Permit application PLSUP20190000241 by Planning Commission.

Attachments:

- A. Application
- B. Property Ownership/Zoning Map
- C. Data Sheet
- D. Existing Land Use Map (2015 Aerial)

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:

DATE FILED: June 19, 2019

RECEIVED FROM: *By Bryce Johnson*

SECTION AFFECTED: *Article 3.1, Section C → TO-C District, Special Use Permit*

PLANNING COMMISSION DATE/ACTION: *July 8, 2019*

CITY COUNCIL DATE/ACTION: *August 6, 2019 (Tentative)*

INFORMATION TO BE PROVIDED BY THE APPLICANT

Zoning Code Section: *ARTICLE 3.1: TO-C, TRANSITIONAL OFFICE; SECTION C.- USES PERMITTED BY SPECIAL USE PERMIT*

REQUEST: *TO ADD HOTELS AND MOTELS AS A PERMITTED USE UNDER THIS SECTION (SPECIAL USE PERMIT)*

Purpose for proposed amendment:

THIS CHANGE WILL ALLOW A 35-40 UNIT BOUTIQUE HOTEL CONCEPT WITHIN A VACANT COMMERCIAL BUILDING. THE BUILDING IS LOCATED IN CLOSE PROXIMITY TO ALEXANDER UNIVERSITY AND SOUTH HEATH AND THERE ARE CURRENTLY NO LODGING OPTIONS WITHIN WALKING DISTANCE. BOTH WELCOME A LARGE NUMBER OF VISITORS TO OUR COMMUNITY ON AN ANNUAL BASIS. (108 HOLBROOK STREET & 990 MAIN STREET)

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

1. NAME (PLEASE PRINT OR TYPE): *MID-ATLANTIC PROSPECTS LLC*

ADDRESS: *PO BOX 586
REANOCK, VA 24004*

EMAIL:

TELEPHONE:
SIGNATURE:

2. NAME (PLEASE PRINT OR TYPE): _____

ADDRESS:

TELEPHONE:
SIGNATURE:

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

NAME (PLEASE PRINT OR TYPE): _____

ADDRESS:

EMAIL:

TELEPHONE:
SIGNATURE:



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: Hotel

PL SUP 20190000241

CASE NUMBER: ↓

EXISTING ZONING: TO-C, Transitional office

PROPOSED ZONING: No change

TAX MAP NUMBER: PID 21382 + 21383

RECEIVED BY: Bryce Johnson

DATE FILED: June 20, 2019

PLANNING COMMISSION DATE: July 8, 2019

CITY COUNCIL DATE: August 6, 2019
(Tentative)

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

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

Gross Area/Net Area: 1.41 ACRES Property Address: 990 MAIN ST. + 108 HOLBROOK ST.

Property Location: N S E (W) Side of: MAIN STREET

Between: CHAMBER STREET and HOLBROOK 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:

TO CONVERT THIS COMMERCIAL BUILDING INTO A 35-40
ALL-SUITE BOUTIQUE HOTEL. EXTERIOR IMPROVEMENTS WILL
INCLUDE ADDING LANDSCAPING TO EXISTING PARKING LOT. (AS SHOWN
IN ATTACHED *NOTE* THIS IS A CONCEPTUAL DRAWING*)

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

1. NAME: MID-ATLANTIC PROSPECTS LLC TELEPHONE: _____

MAILING ADDRESS: PO BOX 586; ROANOKE, VA 24004

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: _____

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: _____

EMAIL: BrentGcochran@gmail.com

TELEPHONE: 540-597-6914
SIGNATURE: *Brent G Cochran*

2. NAME (PLEASE PRINT OR TYPE): Brent G. Cochran

ADDRESS: P.O. Box 586
Roanoke, VA 24004

TELEPHONE:
SIGNATURE:

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

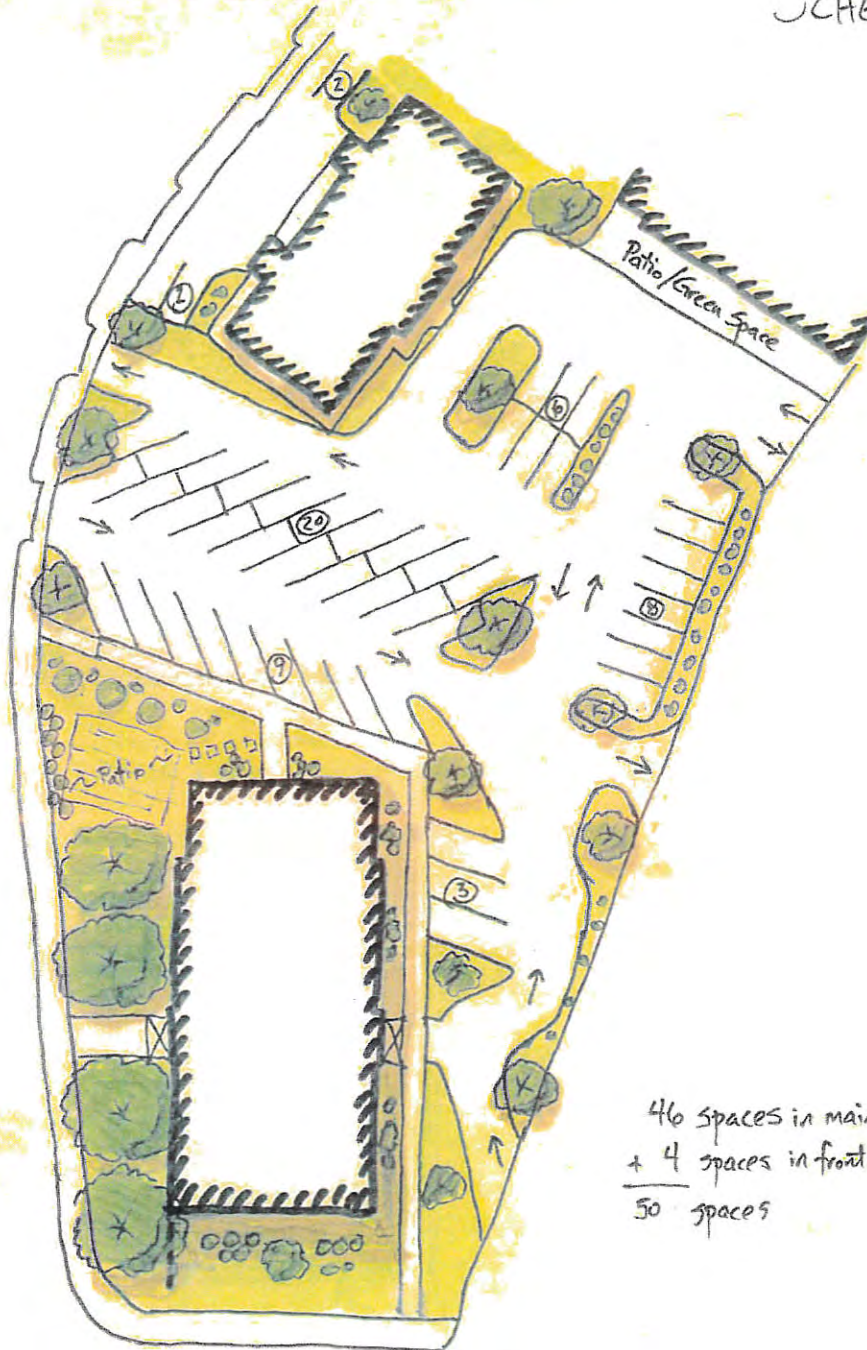
NAME (PLEASE PRINT OR TYPE): _____

ADDRESS:

EMAIL:

TELEPHONE:
SIGNATURE:

SCHEME 1



46 spaces in main lot
 + 4 spaces in front of 108 Holbrook St.
 50 spaces

SCHEME 2



45 spaces in main lot
 + 4 spaces in front of 108 Hollbrook

 49 spaces

SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATES: Planning Commission at 3pm on July 8, 2019
City Council (tentative) at 7pm on August 6, 2019

LOCATION OF PROPERTY: 990 Main St. and 108 Holbrook St.

PRESENT ZONE: TO-C, Transitional Office Commercial

PROPOSED ZONE: No Change

ACTION REQUESTED: Code amendment for hotel/motel by Special Use Permit, and Special Use Permit for hotel/motel

PRESENT USE OF PROPERTY: Unused, previously office space

PROPOSED USE OF PROPERTY: Boutique Hotel

FUTURE LAND USE DESIGNATION: Community Commercial

PROPERTY OWNER (S): Mid-Atlantic Properties LLC

NAME OF APPLICANT (S): Mid-Atlantic Properties LLC

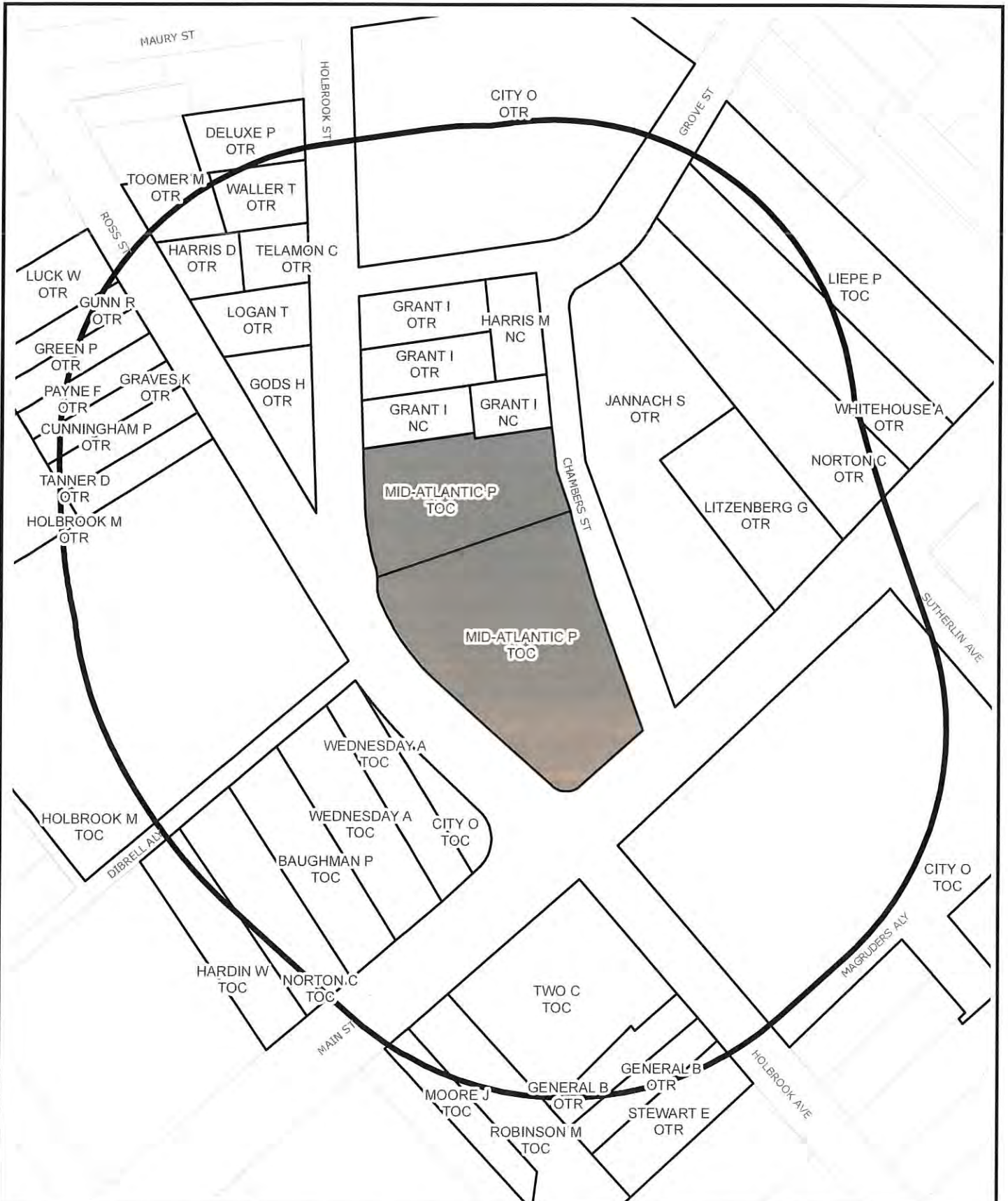
PROPERTY BORDERED BY: Mix of residential and commercial to the north, south, and west; residential to the east

ACREAGE: 990 Main St: 0.93 acres (40,510.8 sq. ft.)
108 Holbrook St: 0.48 acres (20,908.8 sq. ft.)
Total: 1.41 acres (61,419.6 sq. ft.)

CHARACTER OF VICINITY: Medium density (buildings are relatively close together) commercial and residential

INGRESS AND EGRESS: Main St. and Holbrook St.

TRAFFIC VOLUME: Medium (Main St.) and Low (Holbrook St.)



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
6/19/2019

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.



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
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PLANNING COMMISSION MINUTES

June 10, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Mr. Jones

STAFF

Ken Gillie
Bryce Johnson
Clarke Whitfield
Lisa Jones

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

I. ITEMS FOR PUBLIC HEARING

- 1) *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, VA 1986, more specifically Article 2 entitled "General Regulations", various sub-articles and sections of Article 3 entitled "Zoning Districts", and Article 15 entitled "Definitions", Section B entitled "Definitions". The purpose is to allow for short-term rentals of an entire home within residential districts.*

Mr. Searce opened the Public Hearing.

Paul Liepe from the Old West End. Mr. Liepe stated I'm opposed to this proposal for three reasons. One, is possible density of short term rentals. I would like to see something added to the proposal that has some limitations. Second, I would like to see something in there that deals with the possibility of people renting these properties for the purpose of having a blowout party. Maybe Air B&B saying no parties and I suggest it might also be included in our ordinances. Thirdly, I'm concerned in spite of all the work that you have done on this that it only addresses part of the issue. My suggestion to you would be to consider the issues and table this for another meeting or until those issues can be addressed.

Mr. Wilson stated can you point out number two again I want to fully understand what you said?

Mr. Leipe stated with regard to parties many Air B&B's rental agreements say there are no parties allowed. What I'm concerned about is somebody could come in and rent a home, a single family dwelling for the only purpose of having a blowout party. I think that should be included in the ordinance.

Mr. Searce closed the Public Hearing.

Mr. Bolton made a motion to recommend approval for code amendment as attached. Mr. Petrick seconded the motion. The motion was approved by a 6-0 vote.

Mr. Bolton made a motion to recommend City Council to review the taxes and registration fees. Mr. Garrison seconded the motion. The motion was approved by a 6-0 vote.

- 2) *Special Use Permit application PLSUP 20190000161, filed by Barry Davis requesting a Special Use Permit for a short-term rental of an entire home in accordance with Article 3.E, Section C, Item 29 of the Code of the City of Danville, Virginia 1986 as amended at 500 Plum St., otherwise known as Grid 2710, Block 006, Parcels 000007 and 000008 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop a house to rent on Airbnb.*

Mr. Searce opened the Public Hearing.

Present on behalf of this request was R.J. Lackey, here to represent the landowner. I'm just here to answer any questions that you may have.

Mr. Searce closed the Public Hearing.

Mr. Petrick a motion that we recommend approval of Special Use Permit PLSUP20190000161 as submitted by staff. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

- 3) *Rezoning application PLRZ20190000196, filed by World Media Enterprises, requesting to rezone from OT-R Old Town Residential to TW-C Tobacco Warehouse District Parcel ID#s 22511 and 26632, otherwise known as Grid 2718, Block 019, Parcels 000012 and 000011 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for a downtown parking lot.*

Mr. Searce opened the Public Hearing.

Present on behalf of this request was Bennis Butler. Mr. Butler stated I represent World Media Enterprises which is the parent company of the Register and Bee. Also, with me today is Mr. Kevin Todd, who is the General Manager of the Register and Bee. The two subject parcels join the Register and Bee building on the East side and front Franklin Street. The present and growing need for parking in this area is obvious with the anticipated growth. Although TW-C Zoning permits curb parking, curb parking does not always satisfy customer needs nor will curb parking satisfy demand looking forward. The area is currently on the rise with a wide variety of mixed- use businesses and residential including office, single family housing, multi- family homes, industrial, government, education, entertainment and churches. All of these are in a three block radius of the subject property. In summary, if improved the anticipated future use for parking meets a growing need. It is consistent with the City's future plans and it is complimentary to existing usages and I thank you for your consideration.

Mr. Petrick stated is this going to be free public parking is that what we are talking about?

Mr. Butler stated I'm particularly requesting lifting that restriction. We anticipated that it would be parking developed actually for the use of the facilities that presently exist now, mainly the Register and Bee building. Although it is within code as I just stated there are only twenty seven parking spaces with the Register and Bee building and that's with an occupancy of

25% in that building of 3600 square feet. So, you can easily see that where that building 100% occupied using the current code standard of one parking space per 300 square feet that there is a great need.

Mr. Searce closed the Public Hearing.

Mr. Garrison made a motion to recommend approval of Rezoning application PLRZ20190000196. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

- 4) *Request to amend Chapter 41, entitled "Zoning Ordinance" of the Code of the City of Danville, VA 1986, more specifically various sections and subsections of Article 3.D entitled "NT-R, Neo-Traditional Residential District" and Article 15 entitled "Definitions". The purpose is to allow a manufactured housing pilot project.*
- 5) *Rezoning application PLRZ20190000199, filed by Danville Redevelopment and Housing Authority requesting to rezone from OT-R Old Town Residential and TW-C Tobacco Warehouse Commercial to NT-R Neo-Traditional Residential District Parcel ID#s 24445, 22244, 22727, 23040, 21602, 21038, 22726, 20856, 26312, 20862, 21471, 25184, 22082, 20860, 21603, 20881, 22885, 23320, 23677, 23662, 23661, otherwise known as Grid 2713, Block 001, Parcels 000001 through 000004 and 000006 through 000012, Grid 2714, Block 001, Parcels 000001 and 000002, Grid 2714, Block 002, Parcels 000001 through 000003, Grid 2717, Block 010, Parcels 000005 through 000007, Grid 2717, Block 011, Parcels 000001 and 000003, and Grid 2718, Block 014, Parcel 000002. The applicant is proposing a planned residential development involving manufactured housing.*
- 6) *Special Use Permit application PLSUP20190000208, filed by Danville Redevelopment and Housing Authority requesting a Special Use Permit for Manufactured Home Dwellings in accordance with Article 3.D, Section C, Item 18 of the Code of the City of Danville, Virginia 1986 as amended at Grid 2713, Block 001, Parcels 000001 through 000004 and 000006 through 000012, Grid 2714, Block 001, Parcels 000001 and 000002, Grid 2714, Block 002, Parcels 000001 through 000003, Grid 2717, Block 010, Parcels 000005 through 000007, Grid 2717, Block 011, Parcels 000001 and 000003, and Grid 2718, Block 014, Parcel 000002. The applicant is proposing a planned residential development involving manufactured housing.*

Mr. Searce opened the Public Hearing.

There was discussion among Planning Commission and Planning Staff about whether staff should investigate the matter and if a work session should be held prior to any vote on staff recommendation. Mr. Garrison recommended to postpone the matter and hold an open work session on August 5. Mr. Wilson seconded the motion. The motion was approved by a 6-0 vote.

- 7) *Rezoning application PLRZ20190000201, filed by Habitat for Humanity, requesting to rezone from N-C Neighborhood Commercial and S-R Suburban Residential to NT-R Neo-Traditional Residential District Parcel ID#s 59958 and 51032, otherwise known as Grid 2918, Block, 004, Parcels 000033 and 000018 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop housing.*

Mr. Searce opened the Public Hearing.

Present on behalf of this request was Kimberly Baldrige, Executive Director for Habitat for Humanity and Christy Val affiliated Administrator. Ms. Baldrige stated obviously many folks in this room know what Habitat for Humanity is all about. Our vision of Habitat is a world where everyone has a decent place to live. So this development that we want to do just falls right along with the concept vision of Habitat not only here but worldwide as well. This affiliate has been established since 1991 and has had great success with building homes and neighborhoods. Not specifically of this nature but we have built homes in other neighborhoods and helped that neighborhood, specifically Danville Community College area as a way to increase home ownership and properties in that area. Home ownership gives people a pride of accomplishment and it gives them a sense of belonging to a neighborhood. The purpose of homes just knowing that you have something to deal with your home that you have actually put and sweated into the homes. These people partner with Habitat and we do not build these homes they are not given to people. They are actually hands on and they help us build their home. They pay a mortgage and it's a no interest mortgage. So, when St. Luke's came to Habitat approximately about 10 years ago, this project took forth and now the vision is here and we want to take this vision and continue forth and provide this housing for not only for the City of Danville but possibly some of Pittsylvania County residents as well because it sets right on that line of Danville and Pittsylvania County.

Mr. Searce stated what kind of housing is it?

Ms. Baldrige stated this is stick built homes and they are approximately 1050 square feet homes and they will be built on crawl spaces.

Mr. Searce stated are they duplexes?

Ms. Baldrige stated no they are single family. They are all single family detached.

Mr. Wilson stated I can say about this because the Church that I formally pastored built about 37 of these. These are good homes and typical size.

Mr. Petrick stated I noticed on the drawing here exceptional plan you got about 8 homes on the first phase?

Ms. Baldrige stated correct so obviously phase 2 will come in when we have the funding in place to build a road. We would have to build a road currently it is wooded so we want to start with first phase. Also, to make this an even better project St. Luke's not only donated the land but they have the money to build the first home. We are ready to get this projected started as soon as possible. This will affect about 30 families this year.

Mr. Bolton stated do the property owners finance or do you give it to them with a clear deed?

Ms. Baldrige stated no we actually hold the mortgages. We have a process with Virginia Housing Development that actually services the mortgage for us but we hold the mortgages.

Mr. Bolton stated do they have choice of rooms and sizes or are they all going to be the same?

Ms. Baldrige stated they will all be the same but the colors will be different.

Ms. Val stated typically no there will be some variation of cosmetic, siding and shutters would be the variations. Some design changes so there will be a little bit of a roof line here and there. So they will not be cookie cutter exactly. They will be similar but there will be some differences.

Mr. Garrison stated the first home will be built on the existing road.

Ms. Baldrige stated yes it will be front of Seminole and Springfield.

Mr. Garrison stated so phase 2 will require a new road?

Ms. Baldrige stated correct.

Mr. Searce stated looking at the design there looks like a creek there and it looks like there really won't have any impact on Green Acres at all? It looks like it falls down to a creek and it will be on the other side of the creek?

Mr. Sherman England resides at 334 Sandy River Drive. Mr. England stated the property that you question falls away from Seminole Drive down to the creek. The creek can't be used for anything it's really a gulley that ends in the condominiums. The condominiums are on the other side of the street.

Mr. Searce stated I'm looking at the map here and the cul de sac at the end of Swain Drive it will not have any access from Swain drive at all.

Mr. England stated we deeded that property to them several years ago so they could build the cul de sack.

Ms. Baldrige stated that is no connection between the road and this property.

Mr. Garrett Hairston resides at 407 Swain Drive. Mr. Hairston stated I just have a couple of questions. I just have a problem with opening up that cul de sac and my understanding that it's not going over the cul de sac?

Mr. Searce stated no it will not. Looking at the site map this project will be assessed from the other side.

Mr. Hairston stated so at this point the cul de sac is not being opened?

Ms. Baldrige stated no.

Mr. Hairston stated so you are talking about going around the property of Swain drive on the edges.

Mr. England stated it's not going to affect Swain Drive at all.

Ms. Baldrige stated you can only access this property from Seminole you can't get access from Swain at all.

Mr. Searce stated that screen right there shows the cul de sac at the bottom right there is where the cul de sac is and it will not have any impact because you would have to go down to the bottom and cross the creek. All the access will be coming in from Seminole drive and eventually as it continues to develop phase 2 will be on Springfield road. It will be just like regular housing two or three streets over.

Mr. Wilson stated so you are the only one that is here does this new information change anything for you.

Mr. Hairston stated it does in a sense but my biggest concern is opening up that street that has been closed for so long.

Mr. Wilson so does that take away your concern?

Mr. Hairston stated sure.

Mr. Searce closed the Public Hearing.

Mr. Garrison made a motion to recommend approval of Rezoning application PLRZ20190000201. Mr. Petrick seconded the motion. The motion was approved by a 6-0 vote.

II. Minutes

The May 10 and June 3, 2019 minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 4:57 p.m.

APPROVED