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

City Planning Commission

JUNE 10, 2019
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, 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.*

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.*

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.*

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.*

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.*

IV. APPROVAL OF MINUTES FROM MAY 13 AND JUNE 3

V. ADJOURNMENT

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

City Planning Commission

City Planning Commission
Meeting of June 10, 2019

Subject:

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.

Background:

An application has been filed by Barry Davis seeking a Zoning Code Amendment to allow for short-term rentals of an entire home within residential districts. Mr. Davis has also submitted a Special Use Permit application for this use at 500 Plum St. On April 9, Planning Commission considered a similar request from City Council, but voted to postpone discussion. On May 13, Planning Commission voted to continue discussion of the Zoning Code Amendment in a work session. On June 3, Planning Commission discussed the request, and voted to hear it at the next business meeting.

Short-term rental is a term generally used to describe the use of a building to host visitors from out of town, typically no longer than a week or two. This use may occur in either a residential or commercial building. Visitors who choose to stay in a home are typically no different than those who might use a hotel. They are simply choosing a different venue for temporary lodging. These visitors could include families on vacation, parents visiting children in college, people on business trips, a potential employee in town for a job interview, and other short-term guests. A thirty (30) day limit is often used to describe the difference between a short-term rental and a regular residential rental, which may include a period as short as a month. For zoning purposes, the specific time limit is not as important as the fact that a short-term rental be categorized separately from an ordinary residential rental. The use and its impact is different than an ordinary residential rental.

Across the country, short-term rentals have become an issue due to the prevalent use of online rental platforms which allow residential properties to be used for temporary lodging. This has allowed travelers to opt to stay in residential properties, similar to hotels and motels while traveling. As a result, short term rental uses typically now fall into one of five categories staff classify as: (1) homestay, (2) whole home rental, (3) bed and breakfast, (4) hotel/motel, and (5) boarding house. The table below very briefly summarizes typical zoning regulations of these uses, when a locality addresses them.

Table 1: Typical Types of Short-Term Rentals and Related Restrictions
(Note that definitions and terminology widely varies for homestays and whole home rentals)

Classification	Primary Residence of Host?	Food Provided?	Permitted in Residential Districts?	Addressed in Danville Zoning Code?
Homestay	Yes	No	By Right	Yes
Whole Home Rental	No	No	Special Use Permit (if at all) or By Right, subject to limited frequency of visits and other restrictions (if at all)	No
Bed and Breakfast	Yes	Yes	Special Use Permit in specific districts (if at all)	Yes
Hotel/Motel	No	Yes/Optional	No	Yes
Boarding House	Yes	No	Special Use Permit in specific districts (if at all)	Yes

The following issues should be considered when discussing short-term rentals:

1) **Taxation**: Danville currently imposes a lodging tax which applies to all short-term rentals.
2) **Presence of a Host**: Like most localities, Danville currently requires a host be present for residential short-term rentals. Most localities still require an on-site host. When a host is not present, the short-term rental is likely in violation of local zoning regulations, is located in a specific zoning district, or is limited to a specific number of guest visits each year.
3) **Enforcement:** Regulations regarding short-term rentals can be difficult to enforce. This specifically applies to limitations on the number of guests, and the frequency of visits.
4) **Registration**: Virginia law permits localities to require an annual registration of short-term rentals. This registration may require a fee in order to maintain and enforce the registry. However, registration excludes short-term rentals which are otherwise licensed as a business, such as hotels.
5) **Terminology**: There is not yet much consistency in the names used for new types of short-term rentals. Some localities have begun to use a single term for all short-term rentals in residential districts, and number the types as "Type 1, Type 2, etc…" Other localities still use different terms, such as presented in this report.

6) **Effect on Housing and the Neighborhood**: Research and case studies indicate that short-term rentals can reduce the availability of quality affordable housing. Short-term rentals can also result in residential areas which are primarily for tourist housing, rather than housing for local residents.
7) **Relation to the Comprehensive Plan**: The *Danville: 2030 Comprehensive Plan* contains goals which recommend the City support housing rehabilitation, specifically in distressed and historic neighborhoods. The *Plan* also suggests the continued use and reuse of existing buildings.

Recommendation:

Staff recommend that Planning Commission recommend an amendment to 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 code amendment should include zoning definitions, safety standards, and a short-term rental registry. Staff's suggested code amendment is attached.

Staff also recommend that Planning Commission acknowledge that short-term rentals may be taxed. As discussed during the Commission's June 3 work session, staff recommend that the financial issue be handled by City Council.

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

City Planning Commission Options (Taxes):

1. Recommend City Council review the taxes and registration fees of short-term rentals, although no specific fees are suggested.
2. Recommend City Council consider short-term rental taxes/fees, with specifics provided by Planning Commission.
3. Make no motion regarding taxes and registration fees.

Attachments:

A. Code Amendment
B. Application
C. Sample Short-Term Rental Application
D. Chart Comparing Local Regulations to Other Virginia Cities
E. Regulations and Definitions from Other Virginia Cities

Article 2: - General Regulations

Y. – Specific Use Standards

1. Short-Term Rentals (as defined in Article 15, Section B of this Chapter)

    a. No host shall operate or advertise a residential property for a short-term rental without first registering with the Zoning Administrator or their designee.

    b. Registration shall include providing information regarding the host or responsible party, property owner, location of the short-term rental, and acknowledgement of the standards of this Section.

    c. The host shall register with the Commissioner of Revenue to collect and remit the Town's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation". A business license shall not be required.

    d. The registration shall be valid from January 1st (or from whatever date the registration first occurs) through December 31st of the calendar year, and shall be renewed annually for operation and advertising to continue.

    e. If operating a homestay, the property shall be the primary residence of the host. This shall be indicated through two (2) forms of documentation.

    f. The owner or operator shall permit at least one (1) inspection each year by the Zoning Administrator, or other official(s) designated by the City to ensure compliance with City regulations.

    g. On the property, the host shall only provide short-term occupancy services for compensation for guests including lodging, food, beverages, and other incidental items typically found within a residence. The host shall not prepare food or beverages for the guests, provide event services, or provide unrelated services for compensation.

    h. The minimum contract rental period for guests shall be eighteen (18) hours.

    i. There shall be no on-site outdoor signage as accessories to the short-term rental.

    j. Parking shall be limited to the property containing the short-term rental, or the portion of the street right-of-way immediately adjacent to the property. This shall not apply to the CB-C, Central Business Commercial District.

k. Every sleeping room shall have at least two (2) means of ingress/egress, including the primary entrance and windows.

l. There shall be one (1) conspicuously posted placard or similar notice indicating means of ingress/egress posted in each sleeping room.

m. There shall be one (1) working smoke detector in each sleeping room (for both guests and the operator/owner).

n. There shall be one (1) one working smoke detector per floor.

o. There shall be one (1) working carbon monoxide detector per floor.

p. There shall be one (1) working fire extinguisher per floor, accessible for use by guests.

q. There shall be a physical booklet or similar notice informing guests of the location of working fire extinguishers, the City requirements for the rental, contact information for the responsible party and Zoning Administrator, and proof of inspection.

r. Proof of registration shall be indicated on any advertising of the short-term rental.

s. The Zoning Administrator shall have the authority to revoke registration if there are three (3) or more substantiated complaints, zoning or building violations, or illegal activities within a twelve (12) month time period.

Article 3.A: - SR-R, SANDY RIVER RESIDENTIAL

C. – Uses Permitted by Special Use Permit

25. Short-Term Rental, Entire Furnished Home

Article 3.B: - T-R, THRESHOLD RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

25. Short-Term Rental, Entire Furnished Home

Article 3.C: - S-R, SUBURBAN RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

29. Short-Term Rental, Entire Furnished Home

Article 3.D: - NT-R, NEO-TRADITIONAL RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

18. Short-Term Rental, Entire Furnished Home

Article 3.E: - OT-R, OLD TOWN RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

29. Short-Term Rental, Entire Furnished Home

Article 3.F: - A-R, ATTACHED RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

22. Short-Term Rental, Entire Furnished Home

Article 3.G: - M-R, MULTIFAMILY RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

26. Short-Term Rental, Entire Furnished Home

Article 3.I: - TO-C, TRANSITIONAL OFFICE

B. – Permitted Uses

19. Short-Term Rental, Entire Furnished Home

Article 3.J: - N-C, NEIGHBORHOOD COMMERCIAL

B. – Permitted Uses

15. Short-Term Rental, Entire Furnished Home

Article 3.K: - CB-C, CENTRAL BUSINESS DISTRICT

B. – Permitted Uses

30. Short-Term Rental, Entire Furnished Home

Article 3.L: - TW-C, TOBACCO WAREHOUSE DISTRICT

B. – Permitted Uses

43. Short-Term Rental, Entire Furnished Home

Article 15. – DEFINITIONS

B. – Definitions

Primary Residence. The dwelling in which a resident occupies as their usual home. If a person maintains more than one residence, the primary residence shall be the dwelling where the resident lives for more than half the calendar year.

Short-Term Rental, Entire Furnished Home. A furnished structure designed as a single-family dwelling, but used for temporary guest accommodations in exchange for payment. Such lodging shall allow no more than two (2) families or eight (8) guests at any time, whichever is more.

Short-Term Rental. Any furnished residential-style property which provides sleeping accommodations for monetary compensation for a period no more than thirty (30) consecutive calendar days. Such lodging shall have no food prepared for guests by the owner or operator, nor shall banquet/event facilities be provided. This definition specifically excludes establishments which are otherwise licensed as businesses with the City or State such as licensed bed and breakfast establishments, hotels, and motels.

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: PLCA20190000162 DATE FILED: April 11, 2019

RECEIVED ~~FROM~~ By: Bryce Johnson

SECTION AFFECTED: Article 3 - 39N + Article 15

PLANNING COMMISSION DATE/ACTION: ~~April~~ May 13, 2019

CITY COUNCIL DATE/ACTION: June 4, 2019

INFORMATION TO BE PROVIDED BY THE APPLICANT

Zoning Code Section: article 3 . E +15

Purpose for proposed amendment: Short term rental Whole House

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

1. NAME (PLEASE PRINT OR TYPE): BARRY DAVIS

ADDRESS: 406 PLUM ST. DANVILLE, VA. 24540

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
Community Development
Planning Division

Residential Short-Term Rental Application

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

434-799-5260 office • 434-797-8919 fax • johnsbw@danvilleva.gov

Site Information		
Property Owner		
Rental Type (Circle)	Homestay	Whole Home
Address		
City, State, Zip		
Phone		
Email		

Responsible Party An individual must be identified as the responsible party for emergencies or concerns related to the rental property.	
Name	
Address	
City, State, Zip	
Phone	
Email	

I have read the attached regulations regarding short-term rentals and understand that any City approvals or permits may be revoked if I fail to comply with the provisions of City Code. I give my consent to City Zoning Administrator, or their designee, to verify compliance with the requirements and grant a right of access to make necessary inspections to ensure compliance.

_____ _____
Property Owner Signature Date

_____ _____
Responsible Party (if different than property owner) Date

City of Danville
Community Development
Planning Division

Short-Term Rental Requirement Checklist:

- ☐ Photo copy of two (2) forms of documentation indicating the property is the permanent residence of the owner or operator.
- ☐ If required, a Special Use Permit has been obtained (Whole Home Rental only)
- ☐ The owner or operator shall permit at least one (1) inspection each year by the Zoning Administrator to ensure compliance with City regulations.
- ☐ No additional services provided on-site (ex: prepared food, event services)
- ☐ No on-site advertising for the rental
- ☐ Parking is limited to the property or portion of street immediately adjacent to property (not applicable in the CB-C, Central Business Commercial District)
- ☐ Site Inspection:
  - ☐ Every sleeping room has at least two (2) means of ingress/egress, including the primary entrance.
  - ☐ One (1) conspicuously posted placard or similar notice indicating means of ingress/egress in each sleeping room.
  - ☐ One (1) working smoke detector in each sleeping room (for both guests and the operator/owner).
  - ☐ One (1) one working smoke detector per floor.
  - ☐ One (1) working carbon monoxide detector per floor.
  - ☐ One (1) working fire extinguisher per floor, accessible for use by guests.
  - ☐ A physical booklet or similar notice notifying guests of the location of working fire extinguishers, the City requirements for the rental, contact information for the responsible party and Zoning Administrator, and proof of inspection (copy of this signed form).

Certification:
To the best of my knowledge, this property has been inspected and meets the requirements for a short-term rental in the City of Danville, Virginia.

_____
Property Address

_____ _____
Zoning Administrator Date

Types of Residential Short-Term Rentals:

Short-Term Rental (Broad Category for both Homestay and Whole Home Rental)	
Definition	Any residential-style property which provides sleeping accommodations on a daily, weekly, or similar short-term basis for monetary compensation. Such lodging shall have no food prepared for guests by the owner or operator, nor shall banquet/event facilities be provided. This definition specifically excludes establishments which are otherwise licensed as businesses with the City or State such as licensed bed and breakfast establishments, hotels, and motels.
Requirements	Zoning inspection to ensure compliance with Zoning Ordinance Safety requirements listed on approval form
Homestay	
Definition	A single family dwelling, occupied by its owner or operator, containing sleeping accommodations as an accessory use to the principal use as a private residence. Such lodging shall have no food prepared for guests by the owner or operator, no more than two (2) room accommodations, no more than five (5) guests at any time, and a thirty (30) consecutive calendar day limit for any guests.
Requirements	Host must live on the property No more than two (2) sleeping rooms or more than five (5) guests at any time See Short-Term Rental for additional standards
Whole Home Rental	
Definition	A structure designed as a single-family dwelling, but used for temporary guest accommodations in exchange for payment. Such lodging shall allow no more than two (2) families or eight (8) guests at any time, whichever is more.
Requirements	Special Use Permit if in a residential district No more than two (2) families or eight (8) guests at any time, whichever is more See Short-Term Rental for additional standards

Table 1: Short-Term Rental Regulations Comparison[1]

City	Types	Permitted in Residential Districts?	Additional Comments
Blacksburg	Homestay Type A Rental	By Right: all residential districts Special Use: no residential districts	Subject to registration Subject to additional regulations and safety standards Host must be present for Type A Rental
	Homestay Type B Rental	By Right: all residential districts Special Use: no residential districts	
Bristol	None defined		Short-term rentals can be permitted by Special Use Permit if the City finds them to be compatible with the zoning district
Charlottesville	Homestay	Ry Right: most residential districts (excludes only the mobile home district) Special Use: no residential districts	Annual registration for all short-term rentals, with $100 annual fee Subject to additional regulations, including safety standards Host must be present for all rentals
	Bed and Breakfast	By Right: some medium and high density residential districts Special Use: no residential districts	
	Inn	By Right: no residential districts Special Use: some medium and high density residential districts	
Christiansburg	Homestay	By Right: all residential districts Special Use: no residential districts	Annual registration for all homestays Subject to additional regulations, including safety standards Host must be present

[1] For detailed information, please consult the related zoning regulations for each City.

City	Types	Permitted in Residential Districts?	Additional Comments
Colonial Heights	Bed and breakfast:	By Right: over half of the residential districts, which are medium and high density residential districts Special Use: no residential districts	Host must be present
Danville	Bed and Breakfast	By Right: no residential districts Special Use: all residential districts	Currently reviewing regulations
	Homestay	By Right: all residential districts Special Use: no residential districts	
Franklin	Bed and Breakfast	By Right: no residential districts Special Use: some low, medium, and high density residential districts	Host must be present
Hopewell	Bed and Breakfast	By Right: some low, medium, and high density residential districts Special Use: no residential districts	Host must be present
Lynchburg	Bed and Breakfast	By Right: no residential districts Special Use: all residential districts	The City is currently revising its regulations; City Council last heard the issue at their May 24 meeting, but postponed discussion until August Potential new regulations will include new definitions and safety standards

City	Types	Permitted in Residential Districts?	Additional Comments
Manassas	Bed and Breakfast	By Right: no residential districts Special Use: some low and medium density residential districts	Host must be present
Martinsville	Bed and Breakfast Homestay	By Right: some medium-high residential districts Special Use: no residential districts	Host must be present for Bed and Breakfast Homestay
	Bed and Breakfast Inn	By Right: one medium-high residential district Special Use: one medium-high residential district	
Petersburg	Bed and Breakfast	By Right: No residential districts Special Use: some medium and high density residential districts	Host must be present
Richmond	Lodginghouse	By right: By Right: some high density residential districts Special Use: no residential districts	Annual registration for all short-term rentals, and a $50 annual fee Although not specifically defined yet, Short-Term Rentals are permitted as an accessory use with a Special Use Permit in any residential district The City has been reviewing Short-Term Rental regulations since 2015
	Tourist Home on Highway	By Right: some high density residential districts Special Use: no residential districts	
	Tourist Home Off Highway	By Right or Special Use no residential districts	

City	Types	Permitted in Residential Districts?	Additional Comments
Roanoke	Bed and Breakfast	By Right: one agricultural residential district Special Use: some low, medium, and high density residential districts	Host must be present Subject to additional regulations
	Boarding House	By Right: no residential districts Special Use: one high density residential district	
	Homestay	By Right: no residential districts Special Use: all residential districts	
	Short-Term Rental	By Right: no residential districts Special Use: no residential districts	
Staunton	Bed and Breakfast	By Right or Special Use: no residential districts	Annual registration with a $50 annual fee Subject to additional regulations Host must be present
	Homestay	By Right: all residential districts as an accessory use Special Use: no residential districts	
Waynesboro	Bed and Breakfast	By Right: some medium and high density residential districts Special Use: some medium and low density residential districts	Host must be present

Blacksburg

Homestay means the accessory or secondary use of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for short term transient rental purposes in exchange for a charge for the occupancy. The primary use of the homestay unit shall remain residential. For each booking transaction, all applicable taxes must be collected and remitted to the town as required by chapter 22 by either the host or the associated hosting platform. Such accessory or secondary use shall not create a landlord/tenant relationship.

Type A rentals means rentals where the host is present during the homestay and no more than two (2) bedrooms of the homestay unit are rented.

Type B rentals means all other rentals, including ones where more than two (2) bedrooms of the homestay unit are rented or the host is not present during the homestay.

Notes by staff:

- Permitted in all districts
- Subject to registration and specific use/safety standards

Bristol

No definitions

Charlottesville

Bed and breakfast ("B & B") means a temporary lodging facility operated within a residential dwelling, which is owner occupied and managed or having a resident manager; having no more than eight (8) guest rooms; and wherein food service shall be limited to breakfast and light fare.

Bed and breakfast (Inn) means temporary lodging facility operated within a residential dwelling; which is owner occupied and managed or having a resident manager, having no more than (15) guest rooms; and wherein food service may be provided.

Homestay means a home occupation in which an individual who owns a dwelling and uses it as his or her permanent residence within a dwelling hires out, as lodging: (i) such dwelling, or any portion thereof, or (ii) a lawful accessory dwelling.

Notes by staff:

- "B & B" is permitted in the medium and high density residential districts
- "Inn" is permitted in medium and high density districts, subject to a Special Use Permit
- Homestay is permitted in all residential districts
- All short-term rentals require annual registration and specific use/safety standards

Christiansburg

Homestay means an accessory use to a dwelling where the host occupant offers their primary residence or a portion thereof to a guest party for short-term occupancy for compensation in accordance with Sec. 42-664.

Notes by staff:

- Permitted in all residential districts as a home occupation
- Subject to registration and specific use/safety standards

Colonial Heights

BED AND BREAKFAST - A dwelling, occupied by the owner, in which not more Than five (5) bedrooms are provided for overnight guests for compensation, on daily or weekly basis, with or without meals.

Notes by staff:

- Permitted in the medium and high density residential districts
- Includes specific use/safety standards

Franklin

BED AND BREAKFAST INN

A single-family dwelling which, incidental to single-family occupancy, offers not more than six bedrooms for short-term transient occupancy for compensation and where food service for resident guests is limited to breakfast only.

Notes by staff:

- Permitted in over half of the residential districts, subject to the equivalent of a Special Use Permit. These districts vary in terms of character and density.

Hopewell

Bed and breakfast: A private, owner-occupied business with four (4) to six (6) rooms where overnight accommodations and a morning meal are provided to transients for compensation and where the bed-and-breakfast inn is operated primarily as a business.

Notes by staff:

- Permitted in less than half of the residential districts, which vary in character and density

Lynchburg

Bed and breakfast or tourist home: A dwelling, occupied as such, in which sleeping accommodations in less than six rooms with not more than four persons per room are provided or offered for transient guests for compensation, under the management of the occupants of that dwelling for dwelling purposes. A tourist home or bed and breakfast shall not be deemed a home occupation.

Notes by staff:

- Permitted in all residential districts, subject to a the equivalent of a Special Use Permit
- Subject to limitations on the number of rooms and visitors (number depends on the district)
- The City is currently reviewing new regulations, including specific use/safety standards

Manassas

Bed and breakfast means the use of land as an owner-occupied, single-family detached dwelling offering transitory lodging or sleeping accommodations to the public for compensation in accordance with the requirements of section 130-91.

Notes by staff:

- Permitted in over half of the residential districts, by Special Use Permit only. These districts are typically low and medium density districts.
- Includes specific use/safety standards

Martinsville

Bed and breakfast home stay. Owner occupied business that has less than five (5) rooms and serves only a morning meal and only to overnight guests. The property is shared as a business and a residence.

Bed and breakfast inn. Small owner operated business offering overnight lodging and meals with less than ten (10) rooms. Owner may or may not live on site and business may operate a restaurant. The building's primary use is as a business.

Notes by staff:

- Homestay is permitted in the medium and high density residential districts
- Inn is permitted in one medium-high residential district

Petersburg

Bed-and-breakfast inn. A structure or building containing sleeping and eating accommodations for compensation and allowing only overnight transient guests and which is operated in accordance with all pertinent city code requirements and regulations.

Notes by staff:

- Permitted in less than half of the residential districts, by Special Use Permit only. These districts tend to be medium and high density districts.
- Includes use/safety standards

Richmond

Lodginghouse means a building containing any number of lodging units, when the total of all such units in the building are occupied or intended to be occupied by a total of more than two persons, with or without board, and not available for occupancy for periods of less than one week, as distinguished from a group home or shelter, as defined in this section, and from a tourist home, hotel or motel where occupancy is available to transient guests on a daily basis. In addition to the foregoing, existence of any one or more of the following characteristics constitutes prima facie evidence that a dwelling use is being used as a lodginghouse: separate rental agreements for different occupants; exterior locking mechanisms on interior doors of rooms for occupants; separate entrances from the exterior of the building for individual occupants; and normally common areas of dwelling unit, such as the living room, family room or dining room, being used as sleeping areas or not being available on an equal or common basis to all occupants.

Tourist home means a building containing not more than ten guestrooms, with or without kitchens and with or without board, intended to be rented for compensation for occupancy by the traveling public and similar transient guests on a daily basis and in which access to individual guestrooms is provided exclusively from within the building, as distinguished from a hotel, motel, lodginghouse, group home, shelter or similar form of housing.

(Not yet adopted, but under review for adoption) *Short-term rental means a room or group of rooms, all within a single unit of a dwelling use permitted in the district in which such dwelling use is located, used or intended for use as temporary lodging by the traveling public and similar transient guests in return for compensation on a daily basis. The term "short-term rental" is intended to be distinguished from hotels, motels, tourist homes and lodginghouses, shelters, group homes, and similar forms of housing.*

Notes by staff:

- Although, Short-Term Rental is not currently defined, the City is currently it in all residential districts by a Special Use Permit only. Short-Term Rental is being treated as an accessory use to a residential dwelling.
- Since 2015, the City has been reviewing zoning code amendments for short-term rentals, including specific use/safety standards
- Lodinghouses and Tourist Homes are permitted in some multifamily residential districts

Roanoke

Bed and breakfast: A building or buildings in which bedrooms are provided for overnight guests for compensation on a daily basis, and, which may offer breakfast meals to such guests. A bed and breakfast use may include meeting hall functions as an accessory use where permitted by this Chapter.

Homestay: An establishment that offers for compensation a portion of any dwelling unit for overnight stays to guests, and not meeting the definition of a bed and breakfast.

Short-term rental: An accommodation for transient guests where, in exchange for compensation, a dwelling unit is provided for lodging for thirty (30) days or less and which is not a "boarding house" or "group care facility" as defined in this chapter. Such use may or may not include an on-site manager. For the purposes of this definition, a dwelling unit shall include only dwelling, single family, attached; dwelling single-family detached; dwelling, two-family; dwelling multifamily; dwelling townhouse or rowhouse; and accessory apartment, and shall exclude other group living or other lodging uses specifically listed or defined in this chapter.

Notes by staff:

- Bed and breakfasts are permitted By Right in one residential district characterized as agricultural-residential
- Bed and breakfasts are permitted in most residential districts, subject to a Special Use Permit
- Homestay is permitted in all residential districts, subject to a Special Use Permit
- Short-term rentals are limited to use in the mixed-use districts
- All short-term rentals are subject to specific use/safety standards

Staunton

"Homestay" means the use of a residential dwelling unit or a portion thereof for occupancy for lodging purposes in exchange for charge for occupancy. The duration of any period of occupancy may not exceed 30 days; however, there shall be no limit to the frequency in which rentals to occupants may occur.

Notes by staff:

- Although not specifically defined, bed and breakfasts are limited in use to one commercial district
- Homestays are permitted in all residential districts as an accessory use
- Homestays are subject to annual registration and specific use/safety standards

Virginia Beach

Bed and breakfast inn. A residential structure of historical significance in which not more than thirteen (13) rooms are provided for lodging transients, for compensation, on daily or weekly terms, with breakfast.

Home sharing. A dwelling in which a room or rooms are offered for rental for compensation for a period of less than thirty (30) consecutive days by an owner who utilizes the dwelling as his principal residence and occupies the dwelling during any such rental period.

Principal residence. Principal residence shall be the location where a person lives fifty (50) percent or more of the time. A person shall not have more than one (1) principal residence.

Short term rental. A dwelling that does not meet the definition of home sharing in which a room or rooms, or the entire dwelling are rented for less than thirty (30) consecutive days for compensation.

Notes by staff:

- Short-term rentals generally require the equivalent of a Special Use Permit in most residential districts
- Short-term rentals are permitted by right in one preexisting overlay district. Other neighborhoods may apply to be incorporated into a Short-Term Rental Overlay District.
- All short-term rentals must be registered and are subject to specific use/safety standards

Waynesboro

BED AND BREAKFAST: A building containing up to five guest rooms for an overnight stay which are rented at a daily rate and where breakfast is typically the only meal served to guests. (See also §4.4.4.)

INN: A lodging establishment providing overnight accommodations with 6 or more but less than 20 guest bedrooms in accordance with the applicable requirements of §4.4.4.

Notes by staff:

- Bed and breakfasts are permitted in most residential districts, but require a Special Use Permit in the more restrictive districts which are low density
- Inns are permitted in two residential districts, which are characterized as medium-high density
- All short-term rentals are subject to specific use/safety standards

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

City Planning Commission

City Planning Commission
Meeting of June 10, 2019

Subject:

Special Use Permit application PLSUP 20190000161, filed by Barry Davis requesting a Special Use Permit for a short-term home rental 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, Parcel 000008 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop a house to rent on Airbnb.

Background:

Barry Davis, the applicant, is requesting to operate an entire home as a short-term rental without an on-site host at 500 Plum St. This property is located in the OT-R, Old Town Residential District. The only permitted short-term rentals in this district require a host to live on the property. The applicant has also requested a code amendment to allow an entire home to be rented for temporary lodging, without the presence of an on-site host. That code amendment is presented separately.

The property includes two parcels (Parcel ID#s 00708 and 03466) which were consolidated on March 27, but do not yet reflect on the tax map. The site is currently vacant. A house was previously located on the property, but was demolished earlier this year. The applicant now has a building permit to build a new single-family dwelling. He is waiting to start construction until he has approval to use the new structure as a short-term rental without a host.

On September 4, 2018, the applicant was granted a Special Use Permit for a bed and breakfast at 418 Plum St., about fifty (50) ft. northwest of 500 Plum St. Since that time, the issue of short-term rentals, including bed and breakfast establishments, has been a major topic of consideration by both Planning Commission and City Council. Part of that discussion should address the term used to classify this type of use.

Forty (40) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on May 13, 2019.

Recommendation:

Staff recommends the City Planning Commission recommend approval of Special Use Permit application PLSUP 20190000161, filed by Barry Davis requesting a Special Use Permit for a short-term home rental (or other designated term for 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, Parcel 000008 of the City of Danville, Virginia Zoning District Map.

The Special Use Permit would permit the applicant to rent out an entire home as a short-term rental, but without any permanent on-site host. Conditions are not necessary if City Council adopts an ordinance specifying standards for all short-term rentals.

City Planning Commission Options:

1. Recommend approval of Special Use Permit application PLSUP 20190000161 as submitted.
2. Recommend approval of Special Use Permit application PLSUP 20190000161 subject to conditions by the Planning Commission.
3. Recommend denial of Special Use Permit application PLSUP 20190000161 as submitted.
4. Tabling of Special Use Permit application PLSUP 20190000161by Planning Commission.

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

APPPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING USE: whole home short-term rental

CASE NUMBER: PLSUP2019000161

EXISTING ZONING: OT-R, Old Town Residential

PROPOSED ZONING: No change

TAX MAP NUMBER: 1D H 03466 or 2710-006-000005

RECEIVED BY: Bryce Johnson

DATE FILED: April 11, 2019

PLANNING COMMISSION DATE: May 13, 2019

CITY COUNCIL DATE: June 4, 2019

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

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

Gross Area/Net Area: _____ Property Address: 500 PLUM St

Property Location: N S E W Side of: _____

Between: _____ and _____

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:

AIR B&B
Whole Home

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

1. NAME: BARRY DAVIS TELEPHONE: 434 797 1422

MAILING ADDRESS: 406 PLUM ST. DANVILLE, VA. 24540

SIGNATURE: [signature] DATE: 4-11-19

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: barrydavisfx@comcast.net

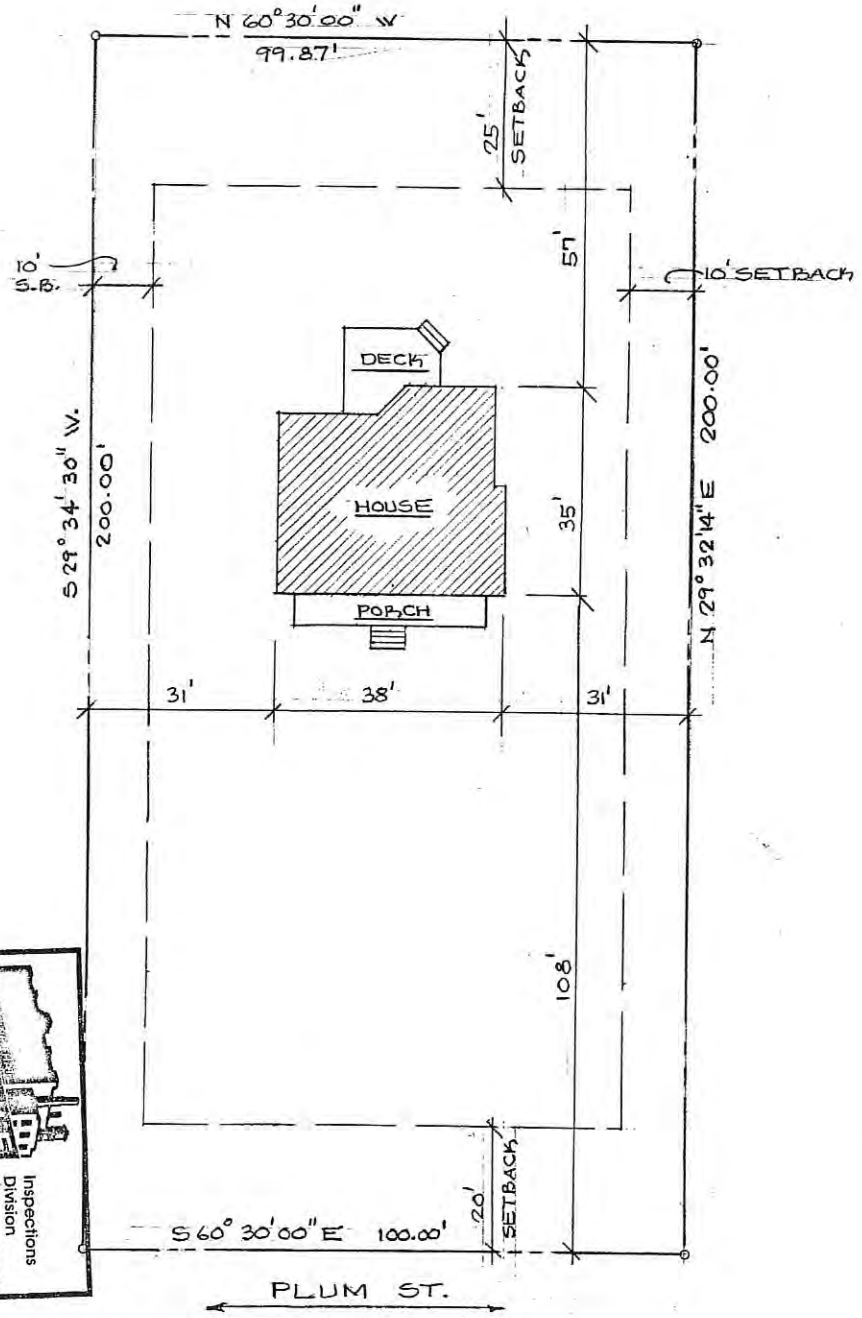
APPLICANT (PLEASE TYPE OR PRINT):
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

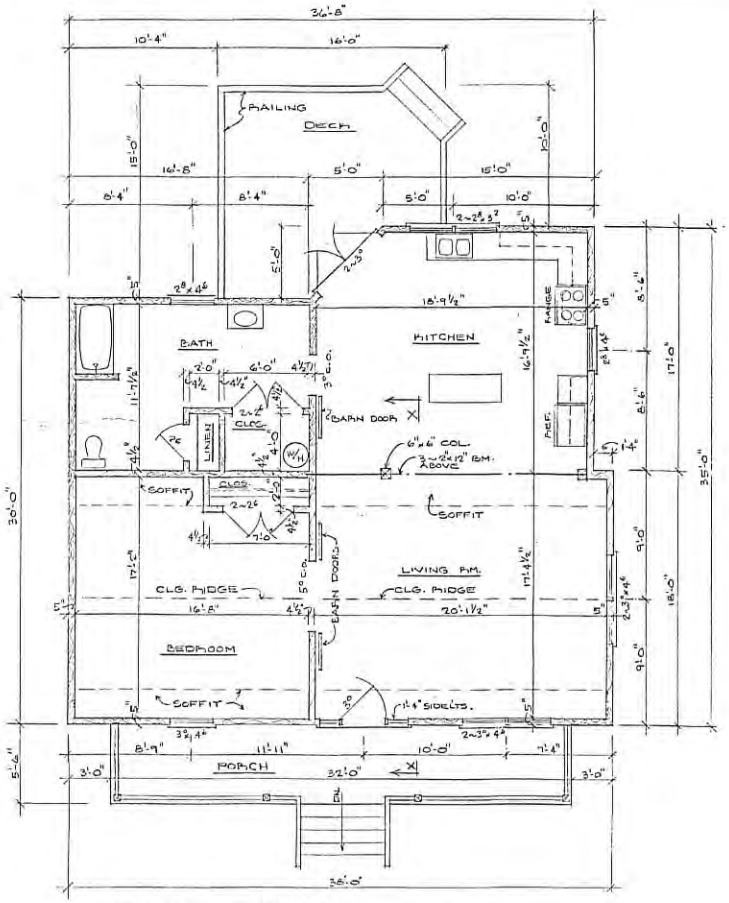


DANVILLE VIRGINIA
Inspections Division
[ ] Approved
[ ] Rejected

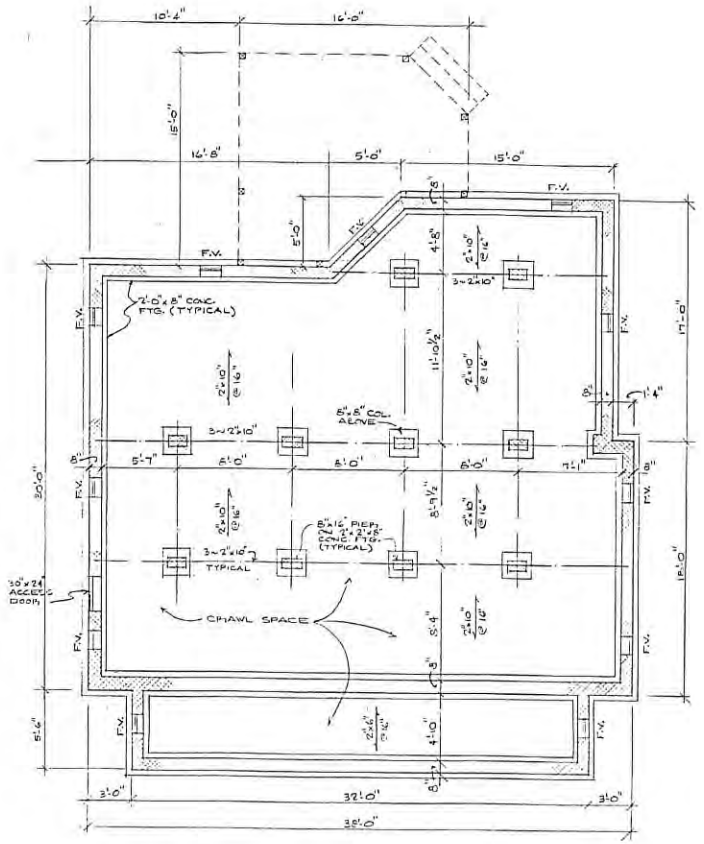
INSPECTIONS RECEIVED
APR 02 2019
Answered

SITE PLAN
1"=20'-0"

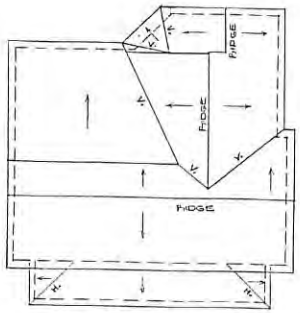
WESTERN RANCH HOUSE
BARRY DAVIS
PLUM ST. DANVILLE, VA.



FLOOR PLAN
1/4"=1'-0"



FOUNDATION PLAN
1/4"=1'-0"



ROOF PLAN
1/8"=1'-0"

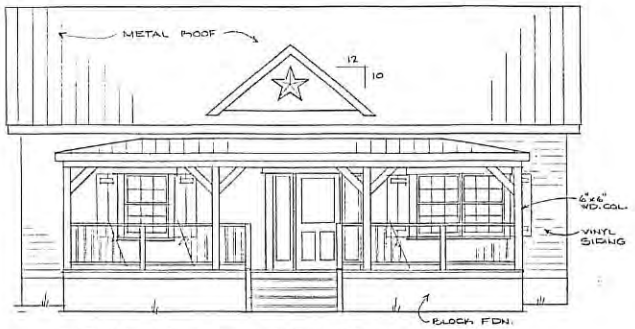
BARRY DAVIS (AIR B&B)
WESTERN RANCH HOUSE
PLUM ST. DANVILLE, VA.

Inspections Division
[ ] Approved
[ ] Rejected

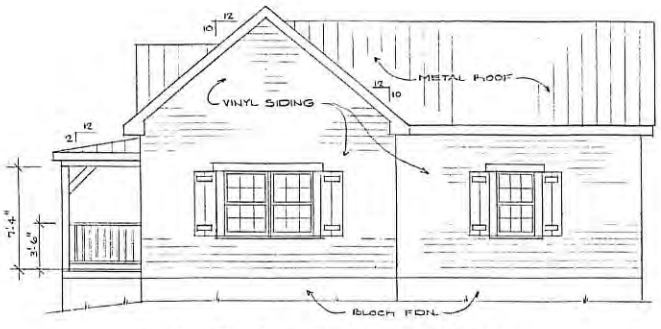
INSPECTIONS
Received
APR 02 2019
Answered

3/24/19

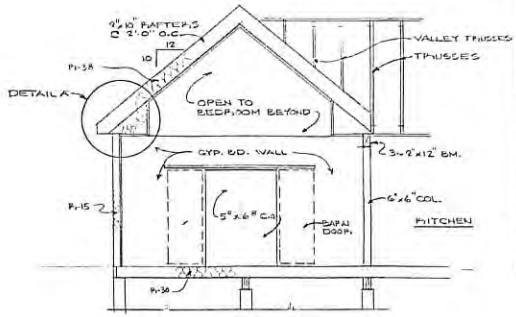
1



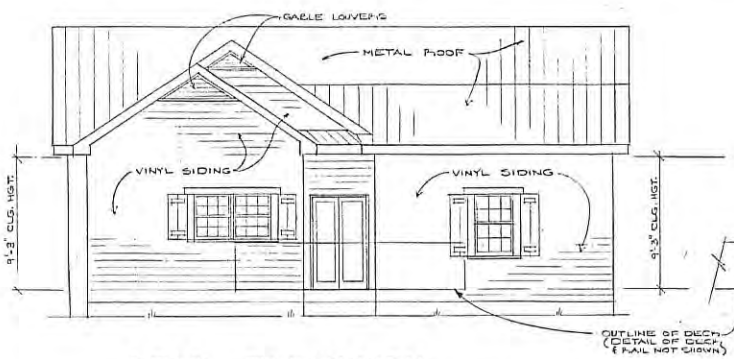
FRONT ELEVATION
1/4"=1'-0"



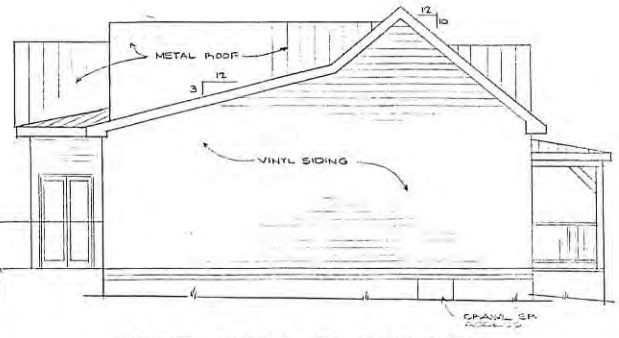
RIGHT SIDE ELEVATION
1/4"=1'-0"



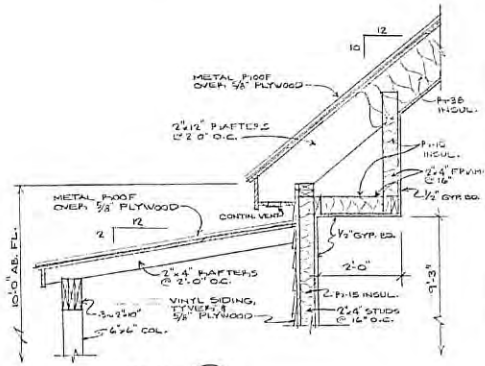
SECTION "X-X"
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"



DETAIL A
3/4"
A-2

BARRY DAVIS (AIA, B&B)
WESTERN RANCH HOUSE
PLUM ST. DANVILLE, VA.

3/24/17

City of Danville, Virginia

Parcel ID: 03466
Address: PLUM ST

Owner: SPOTLIGHT EXPRESS LLC

Mail-To: DAVIS BARRY G
406 PLUM ST
DANVILLE, VA 24540

Value Information	
Land / Use:	$1,400
Improvement:	$7,700
Total:	$9,100.00

Building Information	
Year Built:	1910
Total Rooms:	3
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Finished Square Feet:	1,005

Additional Information

State Code:	1091 Vac Res Lot Buildable - 1	**Approx Acres:**	0.23
Land Use:	Residential	**Legal Description:**	50 FT NO 25 SEC 5 PLUM ST
Tax Map:	2710-006-000008.000	**Zone:**	OTR Old Town Residential

Notes:
Avg Lot: 50.0 X 200.0DB 18-4757: 2 lists incl acct#03466 & 00708. (Map 111-5-25)

Building

Building Information - 1

Property Class:	Residential		
Style:	*No Data*	**Finished Square Feet:**	1,005
Year Built:	1910	**Basement Square Feet:**	0
Condition:	*No Data*	**Total Rooms:**	3
Story Height:	One Story	** Bathrooms are not included in total rooms count*	
Bedrooms:	2		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	1		
Half Bath:	0		

Features:	Size:
Metal, Formed Seams	100 %
Slab Porch with Roof	161 SF
Floor Furnace	100 %
Frame, Siding, Metal	100 %
Foundation - Cinder Block	0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

Improvements

There are no improvements.

Land

Land Code:	R02 Res FF (25)	**Rate:**	$25
Acres:	0.23	**Adj. Rate:**	$28
Sq. Ft.:	10,000	**Base Value:**	$1,390
Front:	50	**Adj. Amount:**	$10
Effective Front:	50	**Value:**	$1,400
Depth:	200		

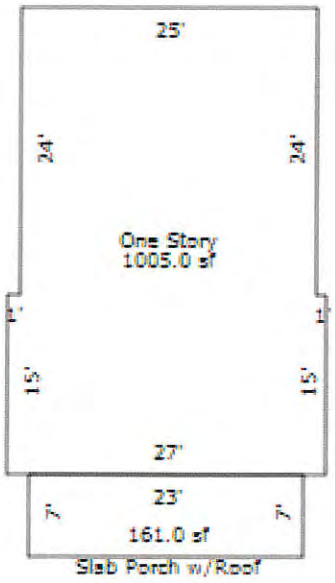
Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 18	4757	$10,500	12/20/2018	DAVIS RENTAL REAL ESTATE	SPOTLIGHT EXPRESS LLC
D 98	245	$0	1/20/1998	*No Data*	*No Data*

Assessments

Year	Land	Use	Improvements	Total
2018	$1,400	$0	$7,700	$9,100
2017	$2,800	$0	$8,300	$11,100
2016	$2,800	$0	$8,300	$11,100
2015	$2,800	$0	$8,700	$11,500
2014	$2,800	$0	$8,700	$11,500
2013	$2,800	$0	$9,600	$12,400
2012	$2,800	$0	$9,600	$12,400
2011	$2,800	$0	$10,500	$13,300
2010	$2,800	$0	$10,500	$13,300
2009	$2,800	$0	$10,800	$13,600
2008	$2,800	$0	$10,800	$13,600
2007	$2,800	$0	$10,600	$13,400
2006	$2,800	$0	$10,600	$13,400
2005	$2,800	$0	$10,600	$13,400
2004	$2,800	$0	$10,600	$13,400
2003	$2,800	$0	$10,300	$13,100
2002	$2,800	$0	$10,300	$13,100
2001	$2,800	$0	$10,000	$12,800
2000	$2,800	$0	$10,000	$12,800

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied. All the enclosed information assumes all risk.



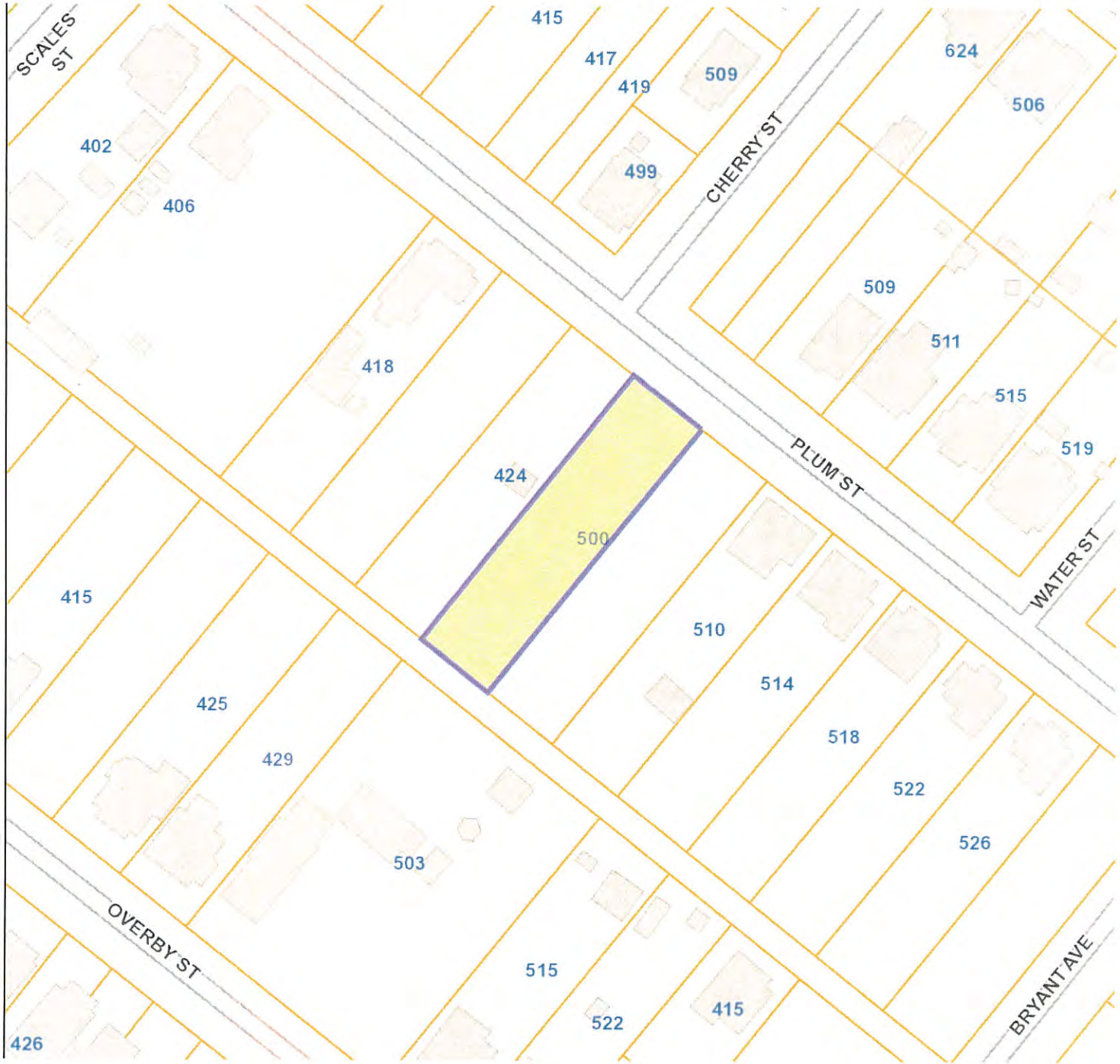
Sketch by Apex Medina™

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

Parcel ID: 03466

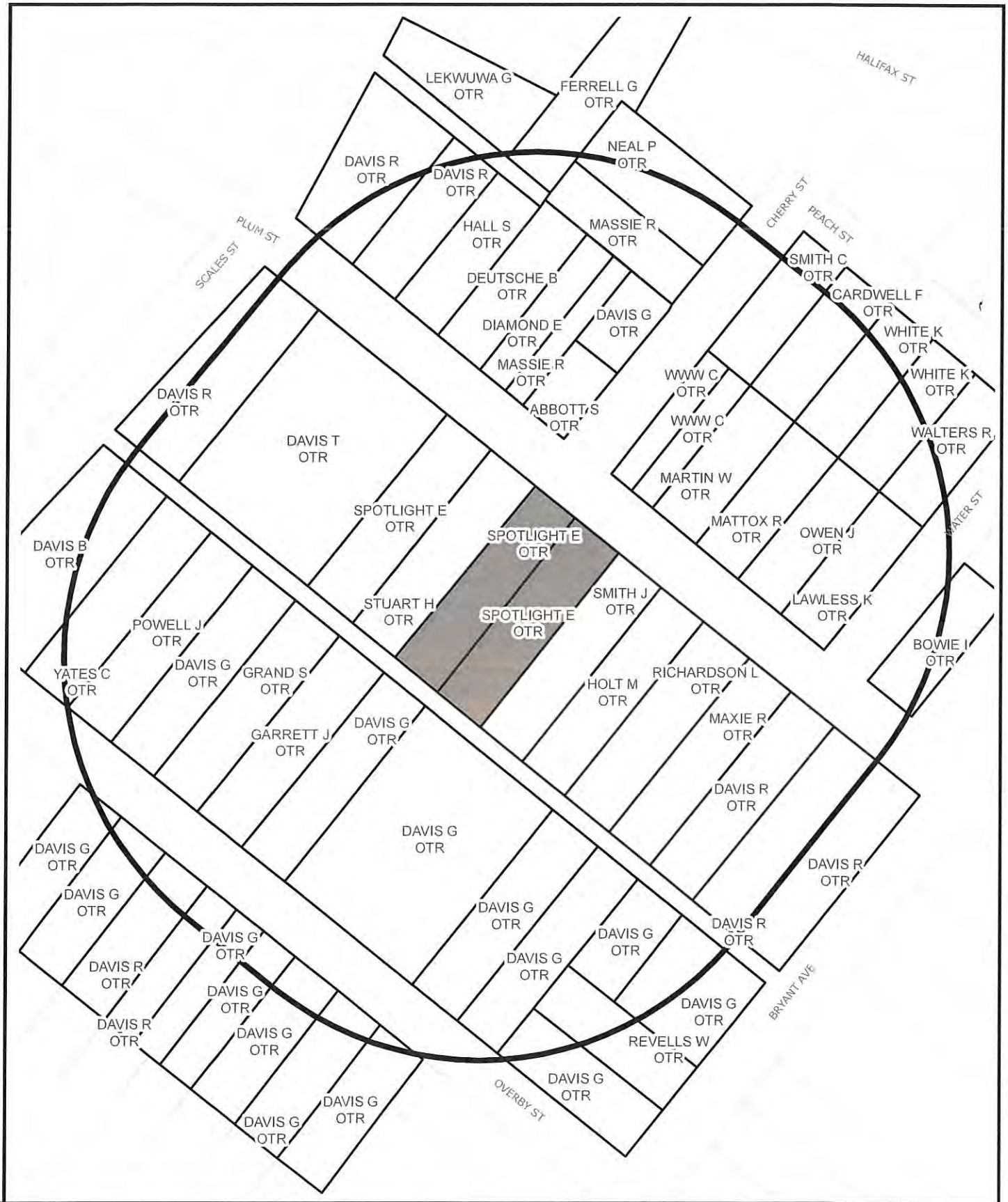
DANVILLE VIRGINIA

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



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 warrenty 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: 4/11/2019



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/11/2019

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SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATES:	Planning Commission at 3pm on May 13, 2019 City Council (tentative) at 7pm on June 4, 2019
LOCATION OF PROPERTY:	500 Plum St.
PRESENT ZONE:	OT-R, Old Town Residential
PROPOSED ZONE:	Unchanged
ACTION REQUESTED:	Special Use Permit to rent an entire home to guests on a short-term basis via Airbnb
PRESENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Short-term home rental (after construction of a new house)
PROPERTY OWNER (S):	Spotlight Express LLC
NAME OF APPLICANT (S):	Barry Davis
PROPERTY BORDERED BY:	Residential on all sides
ACREAGE:	0.46 acres (20,037.6 sq. ft.)
CHARACTER OF VICINITY:	Residential
INGRESS AND EGRESS:	Plum St.
TRAFFIC VOLUME:	Low

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
4/11/2019

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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 June 10, 2019

Subject:

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.

Background:

World Media Enterprises has applied to rezone two vacant properties on Franklin St. from OT-R, Old Town Residential to TW-C, Tobacco Warehouse District. The properties have no associated addresses, but are identified as Parcel ID#s 22511 and 26632. The applicant plans to develop a parking lot to serve nearby downtown properties.

Public records do not indicate any recent uses of either property which remain undeveloped. The applicant also owns the adjacent property of 700 Monument St., which is currently used as office space for the Danville Register and Bee.

The current OT-R district is intended to permit medium density housing. The proposed TW-C District is intended to permit mixed-use redevelopment of the historic downtown tobacco warehouse area. Although parking lots are a permitted use, the TW-C District does not require parking for most uses.

In considering a rezoning request, the Planning Commission should consider the following factors:

1) **Danville 2030 Comprehensive Plan:**
The properties are on the edge of the Monument-Berryman Redevelopment Area. The City's long-range plan specifically targets this area for concentrated City rehabilitation and revitalization projects. This redevelopment area is also targeted for mixed-use development, such as permitted in the TW-C District. Any development should relate to the revitalization of nearby downtown.

2) **Surrounding Land:**
To the west and south, most nearby land is located in the OT-R District. This land has been subject to targeted City redevelopment projects as part of the Monument-Berryman Redevelopment Area. The Danville Redevelopment and Housing

Authority (DRHA) is currently proposing a nearby housing project, and has requested to rezone twenty-one (21) nearby properties to the NT-R, Neo-Traditional Residential District. DRHA's request is not related to this current rezoning application.

On the other side, the edge of the River District is to the north and east of the subject properties. This includes nearby commercial uses, on-street parking, and public parking at the Carrington Pavilion.

Sixteen (16) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on June 10, 2019.

Recommendation:

The Planning staff recommends the City Planning Commission recommend approval of 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.

If approved, the two parcels could be developed into a parking lot to serve nearby downtown properties. Both parcels are located outside the River District, therefore development will not require review by the River District Design Commission. The two parcels could also be developed for other uses permitted in the TW-C District, but staff do not anticipate any significant issues with permitted uses at this location. However, there could be potential conflict if the Monument-Berryman area were to be redeveloped into a primarily low density single-family residential neighborhood.

City Planning Commission Options:

1. Recommend approval of Rezoning application PLRZ20190000196
2. Recommend denial of Rezoning application PLRZ20190000196
3. Table Rezoning application PLRZ20190000196

Attachments:

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

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: PLRZ20190000196 EXISTING ZONING: OT-R, Old Town Residential

PROPOSED ZONING: TW-C, Tobacco Warehouse Commercial TAX MAP NUMBER: ID # 22511 + 26632

RECEIVED BY: Bryce Johnson DATE FILED: May 9, 2019

PLANNING COMMISSION DATE: June 10, 2019 CITY COUNCIL DATE: July 2, 2019

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: .33 +.3 AC Property Address: PARCEL IDs: 22511 + 26632

Property Location: N (S) E W Side of: FRANKLIN ST.

Between: MONUMENT ST. and BEAUREGARD ST.

Proffered Conditions (if any, please attach): NONE

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

1. NAME: World Media Enterprises TELEPHONE: 434-791-7926

MAILING ADDRESS: 101 Wyndale DR. Lynchburg VA 24501

SIGNATURE: Kieren Todd DATE: 4/25/19

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: Ktodd@registerbee.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: World Media Enterprises TELEPHONE: 434-791-7926

MAILING ADDRESS: 101 Wyndale DR. Lynchburg VA 24501

EMAIL ADDRESS: Ktodd@registerbee.com

SIGNATURE: Kieren Todd DATE: 4/25/19

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.
  PARKING
- Vehicular circulation system with points of ingress and egress.
  FRANKLIN
- Existing on-site buildings, separation dimensions and paved areas.
  TWO RESIDENTIAL LOTS - NO BLDGS.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
  NONE
- Net acreage. .63 PER CITY TAX OFFICE
- Gross and net square footage of building (s) (proposed and existing).
  NONE
- Required landscaping and buffer areas.
  NONE

Please provide a brief description of the proposed development:

PARKING

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.
SEE ATTACHED

Please provide a brief description of the request:

CHANGE ZONING FROM OTR TO TWC TO MEET THE AREA'S GROWING NEED FOR PARKING.

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

CHANGE ZONING FROM OTR TO TWC TO MEET THE AREA's GROWING NEED FOR PARKING.

City of Danville, Virginia

Parcel ID: 22511
Address: FRANKLIN ST

Owner: WORLD MEDIA ENTERPRISES INC
101 WYNDALE DR
LYNCHBURG, VA 24501

Mail-To: WORLD MEDIA ENTERPRISES INC
101 WYNDALE DR
LYNCHBURG, VA 24501

Value Information	
Land / Use:	$3,600
Improvement:	$0
Total:	$3,600.00

Additional Information

State Code:	1091 Vac Res Lot Buildable - 1	**Approx Acres:**	0.33
Land Use:	Residential	**Legal Description:**	60 (65) FT FRANKLIN ST
Tax Map:	2718-019-000012.000	**Zone:**	OTR Old Town Residential

Notes:
Avg Lot: 65.0 X 218.0DB 12-2178: 3 lists incl acct#24904, 22511 & 26632. (Map 89-7-3)

Building

There is no building information.

Improvements

There are no improvements.

Land

Land Code:	R06 Res FF (50)	**Rate:**	$50
Acres:	0.33	**Adj. Rate:**	$56
Sq. Ft.:	14,170	**Base Value:**	$3,640
Front:	65	**Adj. Amount:**	-$40
Effective Front:	65	**Value:**	$3,600
Depth:	218		

Transfers

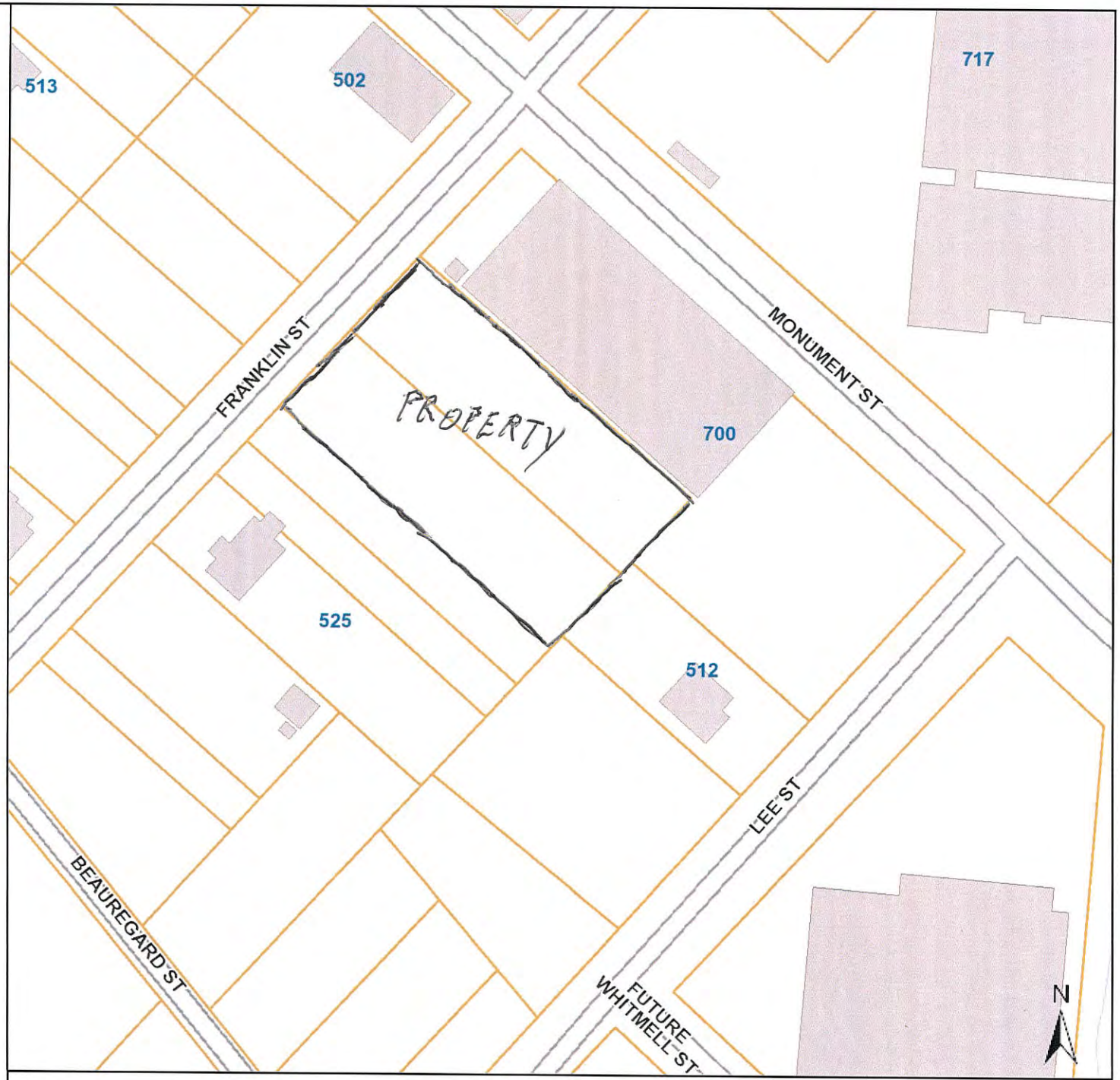
Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 12	2178	$1,668,300	6/28/2012	MEDIA GENERAL OPERATIONS INC	WORLD MEDIA ENTERPRISES INC
D 00	4237	$5,325	9/8/2000	BOLTON JR H W	MEDIA GENERAL OPERATIONS INC
D 741	337	$0	12/9/1986	*No Data*	*No Data*

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

City of Danville

Legend

- Buildings
- Parcels
- Street Names
- House Numbers



Feet

0 25 50 75 100

DISCLAIMER: Information contained on this map is to be used for reference purposes only and 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.

Title:

Date: 4/24/2019

Assessments

Year	Land	Use	Improvements	Total
2018	$3,600	$0	$0	$3,600
2017	$3,600	$0	$0	$3,600
2016	$3,600	$0	$0	$3,600
2015	$3,600	$0	$0	$3,600
2014	$3,600	$0	$0	$3,600
2013	$5,000	$0	$0	$5,000
2012	$5,000	$0	$0	$5,000
2011	$5,000	$0	$0	$5,000
2010	$5,000	$0	$0	$5,000
2009	$5,000	$0	$0	$5,000
2008	$5,000	$0	$0	$5,000
2007	$5,000	$0	$0	$5,000
2006	$5,000	$0	$0	$5,000
2005	$5,000	$0	$0	$5,000
2004	$5,000	$0	$0	$5,000
2003	$5,000	$0	$0	$5,000
2002	$5,000	$0	$0	$5,000
2001	$6,200	$0	$0	$6,200
2000	$6,200	$0	$0	$6,200

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

Parcel ID: 22511

DANVILLE VIRGINIA

- [ ] Buildings
- [ ] Parcels
- Street Names
- House Numbers

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Date: 4/24/2019

City of Danville, Virginia

Parcel ID: 26632
Address: FRANKLIN ST

Owner: WORLD MEDIA ENTERPRISES INC
101 WYNDALE DR
LYNCHBURG, VA 24501

Mail-To: WORLD MEDIA ENTERPRISES INC
101 WYNDALE DR
LYNCHBURG, VA 24501

Value Information	
Land / Use:	$3,400
Improvement:	$0
Total:	$3,400.00

Additional Information

State Code:	1091 Vac Res Lot Buildable - 1	**Approx Acres:**	0.3
Land Use:	Residential	**Legal Description:**	60 FT FRANKLIN ST
Tax Map:	2718-019-000011.000	**Zone:**	OTR Old Town Residential

Notes:
Avg Lot: 60.0 X 218.0DB 12-2178: 3 lists incl acct#24904, 22511 & 26632. (Map 89-7-4)

Building

There is no building information.

Improvements

There are no improvements.

Land

Land Code:	R06 Res FF (50)	**Rate:**	$50
Acres:	0.3	**Adj. Rate:**	$56
Sq. Ft.:	13,080	**Base Value:**	$3,360
Front:	60	**Adj. Amount:**	$40
Effective Front:	60	**Value:**	$3,400
Depth:	218		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 12	2178	$1,668,300	6/28/2012	MEDIA GENERAL OPERATIONS INC	WORLD MEDIA ENTERPRISES INC
D 00	4238	$2,675	9/8/2000	FIRST REALTY OF DANVILLE	MEDIA GENERAL OPERATIONS INC
D 98	2775	$0	5/26/1998	*No Data*	*No Data*

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Assessments

Year	Land	Use	Improvements	Total
2018	$3,400	$0	$0	$3,400
2017	$3,400	$0	$0	$3,400
2016	$3,400	$0	$0	$3,400
2015	$3,400	$0	$0	$3,400
2014	$3,400	$0	$0	$3,400
2013	$4,500	$0	$0	$4,500
2012	$4,500	$0	$0	$4,500
2011	$4,500	$0	$0	$4,500
2010	$4,500	$0	$0	$4,500
2009	$4,500	$0	$0	$4,500
2008	$4,500	$0	$0	$4,500
2007	$4,500	$0	$0	$4,500
2006	$4,500	$0	$0	$4,500
2005	$4,500	$0	$0	$4,500
2004	$4,500	$0	$0	$4,500
2003	$4,500	$0	$0	$4,500
2002	$4,500	$0	$0	$4,500
2001	$5,600	$0	$0	$5,600
2000	$5,600	$0	$0	$5,600

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

DANVILLE
VIRGINIA

Parcel ID: 26632

- Buildings
- Parcels
- Street Names
- House Numbers

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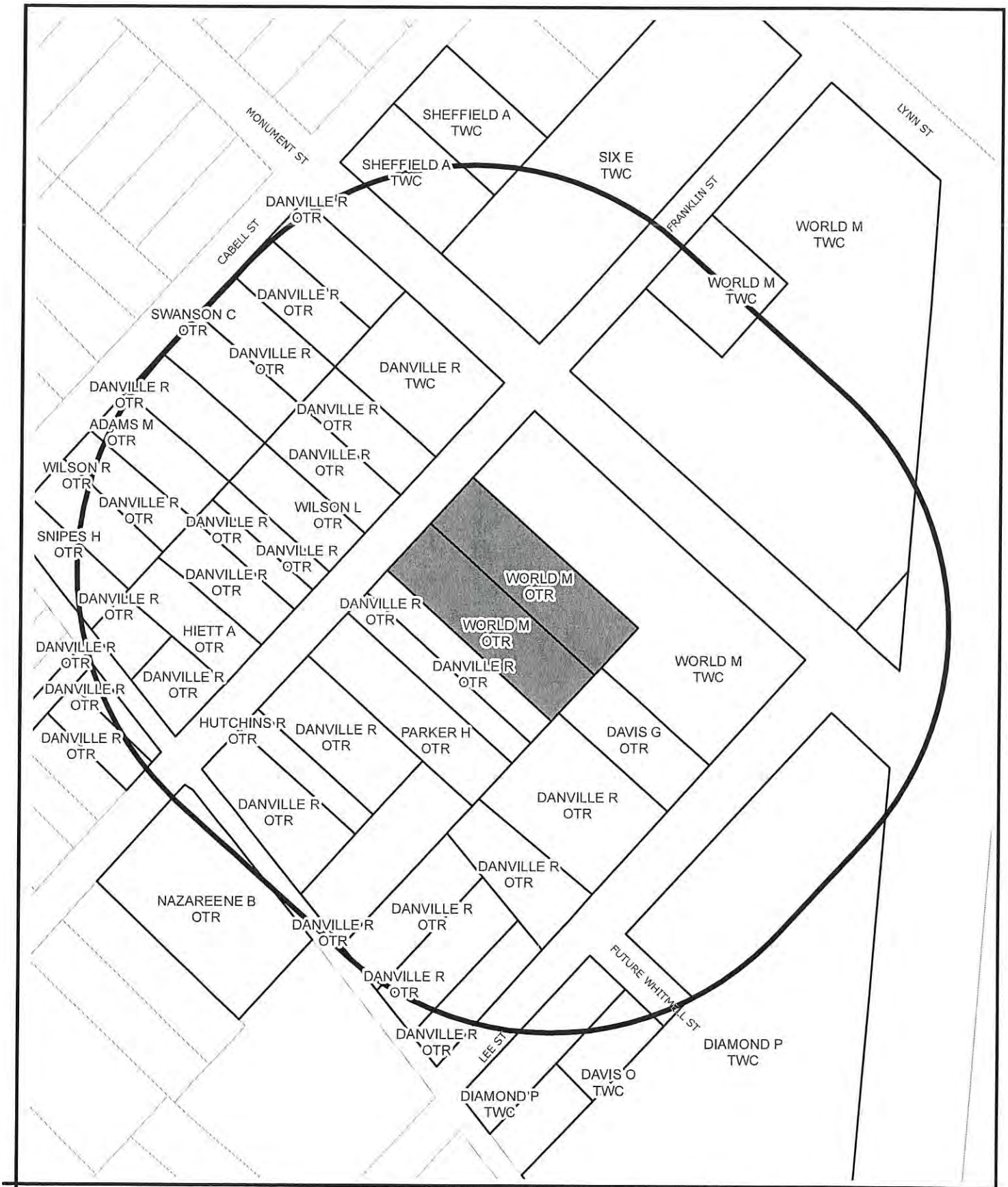
Date: 4/24/2019



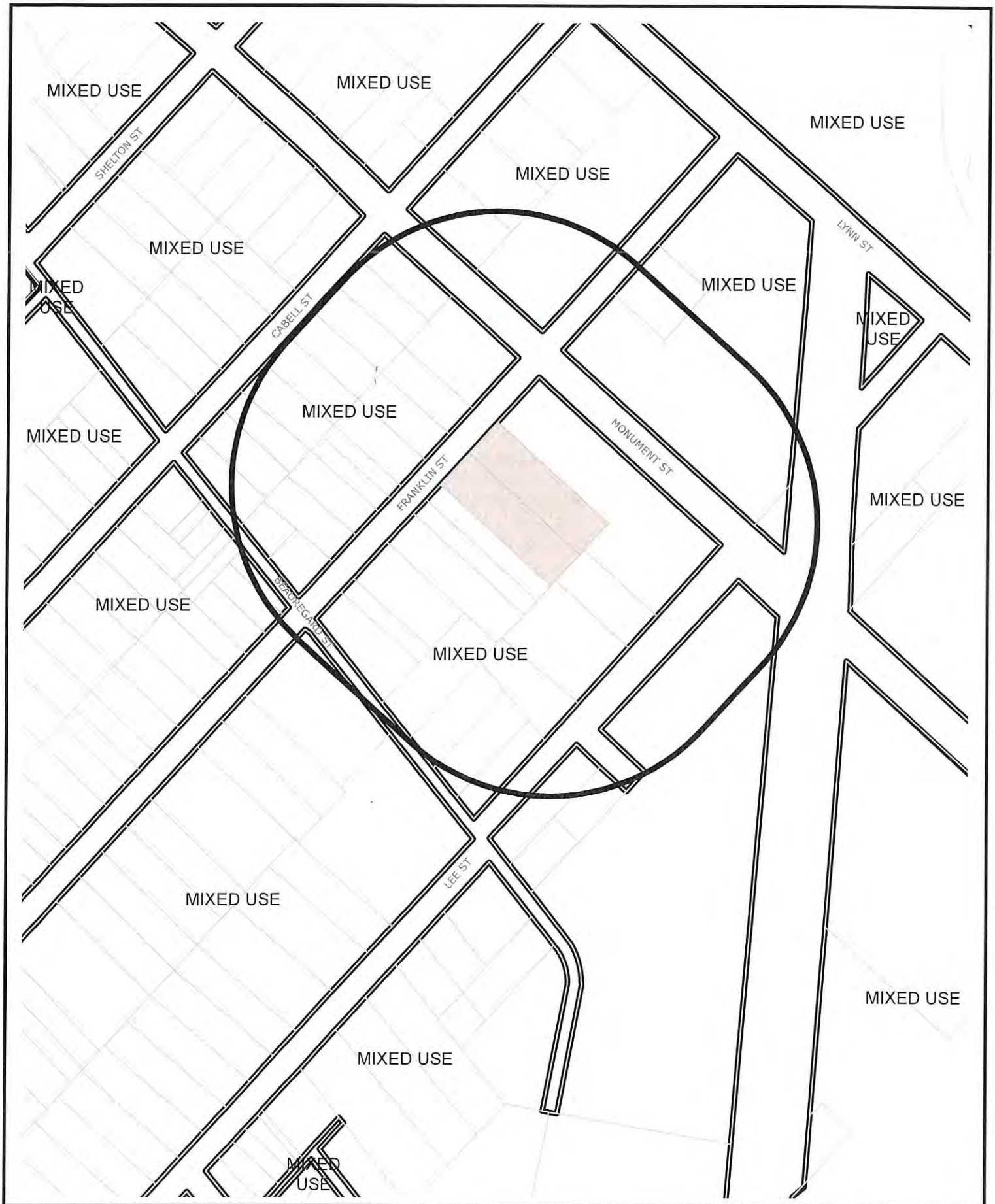
SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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.

REZONING REQUEST DATA SHEET

PUBLIC HEARING DATES:	Planning Commission at 3pm on June 10, 2019 City Council (tentative) at 7pm on July 2, 2019
LOCATION OF PROPERTY:	Parcel ID#s 22511 and 26632 on Franklin St.
PRESENT ZONE:	OT-R, Old Town Residential
PROPOSED ZONE:	TW-C, Tobacco Warehouse Commercial
ACTION REQUESTED:	Rezone from OT-R to TW-C (see above)
PRESENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Parking lot
FUTURE LAND USE DESIGNATION:	Mixed-Use (mix of residential and commercial)
PROPERTY OWNER (S):	World Media Enterprises
NAME OF APPLICANT (S):	World Media Enterprises
PROPERTY BORDERED BY:	Residential to the west and south; mixed-use/commercial to the north and east
ACREAGE:	ID# 22511: 0.33 acres (14,375 sq. ft.) ID# 26632: 0.3 acres (13,068 sq. ft.) Total: 0.63 acres (27,443 sq. ft.)
CHARACTER OF VICINITY:	Residential and mixed-use
INGRESS AND EGRESS:	Franklin St
TRAFFIC VOLUME:	Low



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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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 June 10, 2019

Subject:

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.

And

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.

And

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.

Background:

The Danville Redevelopment and Housing Authority (DRHA) is proposing to implement a manufactured housing pilot project. This project involves twenty-one (21) vacant parcels on Shelton St., Cabell St., and Monument St. This project is intended to test the viability of manufactured housing to provide affordable housing\ when constructed to modern standards and converted to real property.

To develop the project, DRHA has submitted three (3) separate zoning requests. Because the requests significantly overlap, the requests are presented together. The requests are as follows:

1) Code Amendment to allow for manufactured housing in the NT-R, Neo-Traditional District.
2) Rezone the twenty-one (21) parcels from OT-R, Old Town Residential District to NT-R, Neo-Traditional Residential District.
3) Special Use Permit to permit manufactured housing on the twenty-one (21) rezoned parcels.

In considering these requests, the Planning Commission should consider the following factors:

1) **Danville 2030 Comprehensive Plan:**
   The properties are on the edge of the Monument-Berryman Redevelopment Area. The City's long-range plan specifically targets this area for concentrated City rehabilitation and revitalization projects. As a result, the subject properties were acquired by DRHA, usually after unsafe homes were demolished. The proposed housing project is seen as a means of further addressing blight and housing issues in this area. Additionally, this area is designated for mixed-use, under which the NT-R district is categorized.

2) **Surrounding Land:**
   To the west and south, most nearby land is located in the OT-R District, and is part of the Monument-Berryman area. Although zoned for residential use, the vast majority of the immediately surrounding properties are now vacant or contain unused structures. Records suggest that about 10 of the nearby properties are owner-occupied, although an additional 18 properties might be occupied by renters. This is out of 103 parcels within 300 ft.

   The River District is located to the east and north of these properties, including dense mixed-use, residential, and commercial properties.

Thirty-seven (37) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on June 10, 2019.

Recommendation (Code Amendment):

First, the Planning staff recommend the City Planning Commission recommend approval of an amendment of the Zoning Ordinance to Article 3.D entitled "NT-R, Neo-Traditional Residential District", Section C entitled "Uses Permitted with Special Use Permit", by adding Item 18 for "Residential manufactured home dwellings". Staff also recommend amending Section E entitled "Lot Area and Size Requirements", Item 1 to lower the minimum district size to three (3) acres. The amendment will read as follows:

Article 3.D: - NT-R, NEO-TRADITIONAL RESIDENTIAL DISTRICT

C. – Uses Permitted with Special Use Permit.

18. Residential manufactured home dwellings

E. – Lot Area and Size Requirements.

1. *Minimum district size: ~~Five (5)~~Three (3) acres.*

This amendment would allow manufactured homes in the NT-R District, subject to obtaining a Special Use Permit. This would allow manufactured homes, but on a case-by-case basis with approval and conditions from the City. The amendment also provides great flexibility in the use of the NT-R district to allow compact development in areas such as the Monument-Berryman Redevelopment Area.

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

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: PLRZ20190000199

EXISTING ZONING: OT-R + TW-C

PROPOSED ZONING: NT-R, Neo-Traditional

TAX MAP NUMBER: See attached - 21 Parcels on Monument, Cobell, Shelton

RECEIVED BY: Bryce Johnson

DATE FILED: May 15, 2019

PLANNING COMMISSION DATE: June 10, 2019

CITY COUNCIL DATE: July 2, 2019

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space). Map and parcel number list attached

Gross Area/Net Area: _____ Property Address: _____

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

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

1. NAME: DANVILLE REDEVELOPMENT & HOUSING AUTHORITY TELEPHONE: 434-799-8380

MAILING ADDRESS: P. O. BOX 1476, DANVILLE, VA 24543-1476

SIGNATURE: Gary M. Wasson DATE: May 14, 2019

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: gwasson@drhava.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: _____

Recommendation (Rezoning):

Second, the Planning staff recommends the City Planning Commission recommend approval of 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 of the City of Danville, Virginia Zoning District Map.

If approved, the rezoning would permit a planned residential development on the selected twenty-one (21) parcels in the Monument-Berryman Redevelopment Area.

City Planning Commission Options (Rezoning):

1. Recommend approval of Rezoning application PLRZ20190000199.
2. Recommend denial of Rezoning application PLRZ20190000199.
3. Table Rezoning application PLRZ20190000199.

Recommendation (Special Use Permit):

Finally, the Planning staff recommends the City Planning Commission recommend approval of 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, of the City of Danville, Virginia Zoning District Map, subject to the following conditions:

1. The manufactured homes shall be converted into real property, according to Virginia Code 46.2-653.1. This conversion shall occur with each home within two (2) years of its individual installation; and
2. Upon conversion, each home shall be defined as single-family residential dwellings, for zoning purposes.

The Special Use Permit would allow DRHA to implement a manufactured housing pilot project at this location. The Special Use Permit is required to allow for manufactured homes to temporarily be at this location. The conditions require the homes to be converted into single-family residential homes, which are otherwise permitted within this district.

City Planning Commission Options (Special Use Permit):

1. Recommend approval of Special Use Permit application PLSUP20190000208 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20190000208subject to conditions by staff.
3. Recommend approval of Special Use Permit application PLSUP20190000208 subject to conditions by the Planning Commission.
4. Recommend denial of Special Use Permit application PLSUP20190000208 as submitted.
5. Tabling of Special Use Permit application PLSUP20190000208 by Planning Commission.

Attachments:

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

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:

It is requested that the properties identified on the list provided and on the attached map be allowed to place manufactured homes that will then follow Virginia code 46.2-653.1 regarding conversion to real property.

LIST OF PARCEL NUMBERS INCLUDED IN REZONING APPLICATION

MONUMENT STREET:

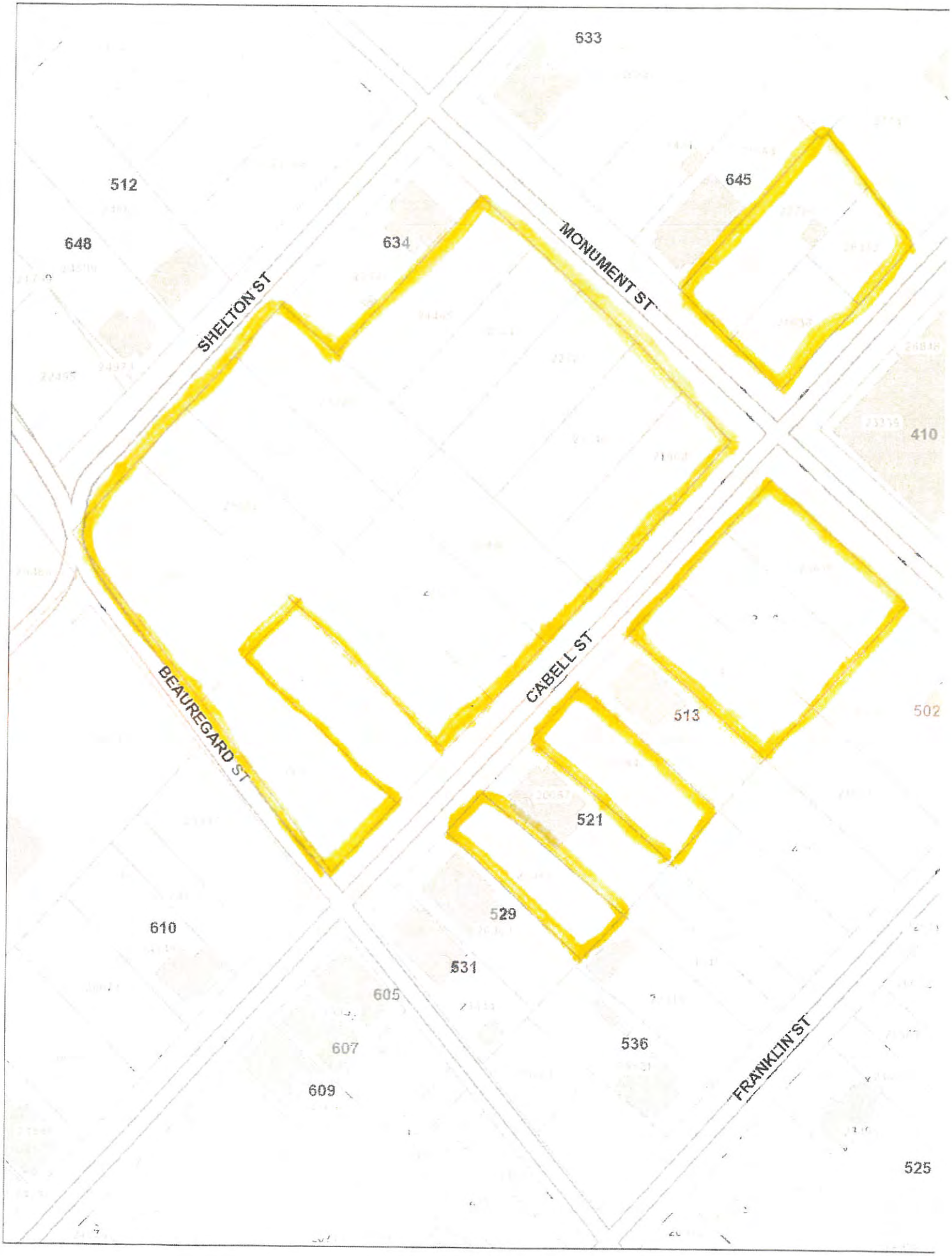
24445
22244
22727
23040
21602
21038
22726
20856

CABELL STREET:

26312
20862
21471
25184
22082
20860
21603
20881
22885

SHELTON STREET:

23320
23677
23662
23661


633
512
645
648
634
MONUMENT ST
SHELTON ST
410
CABELL ST
BEAUREGARD ST
513
502
521
529
610
531
605
607
536
609
FRANKLIN ST
525

CHOICEHome℠ High-Quality HUD-Code Home

CHOICEHomeSM – the next generation of factory-built housing – needs smart, flexible financing options. At Freddie Mac, we're doing just that. We're offering a full range of loan products, including single close construction conversion, Home Possible ®, HomeOne SM and HFA Advantage®.

Plus, a CHOICEHome can be appraised using all site-built comparables where no CHOICEHome comparables are available!

Required CHOICEHome Features

All the quality and features borrowers want, but at a lower cost.

ROOF PITCH

Minimum 5/12 roof pitch

GARAGE

Attached or detached garage /carport (generally conforming and acceptable in the market area)

ENERGY EFFICIENCY

Built to exceed current HUD energy efficiency requirements for the geographic property. The home must also have:

- Minimum insulation values of 33(ceiling) 11(wall) and 22(floor)
- Energy Star-qualified Low-E windows
- A programmable thermostat

HOME ATTRIBUTES

Multisection home with a minimum of 1,200 square feet gross living area.

HOME INTERIOR

- Drywall throughout (interior walls/ceilings, including closets)

FOUNDATION

Permanent foundation must include the presence of a masonry perimeter or perimeter blocking.

Freddie Mac flexible financing options

Smart financing options and enhanced loan origination the industry wants and needs.

Freddie Mac Home Possible® Mortgage

Home Possible helps you put more qualified customers on the path to successful homeownership. It's perfect for first-time homebuyers, millennials and other underserved consumers.

- No minimum contribution from borrower personal funds.
- Gifts from related persons and other sources of funds permitted for down payment and closing costs.
- 97% LTV limit.
- No reserves required, lowering cash needed to close.
- Flexible homebuyer education requirement.

Freddie Mac HomeOne℠ Mortgage

With more flexibility for maximum financing, HomeOne provides expanded opportunity and greater certainty to help lenders bring more borrowers to the closing table.

- 3 percent minimum down payment for first-time homebuyers
- More flexibility for financing
- Homebuyer education requirements support informed, responsible and sustainable homeownership

With CHOICEHome, you get all the quality, features and flexible financing options the industry wants and needs.

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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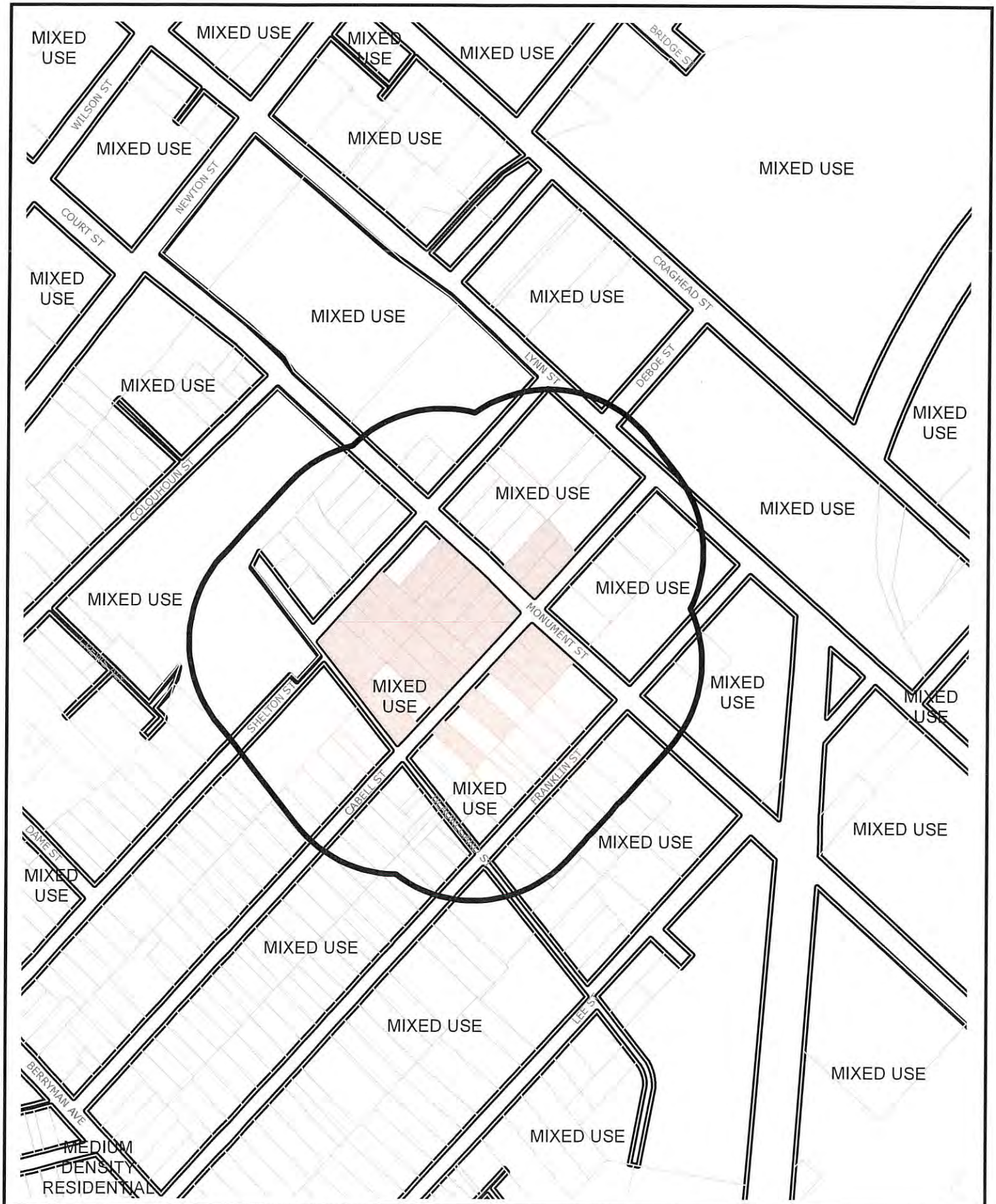
REZONING REQUEST DATA SHEET

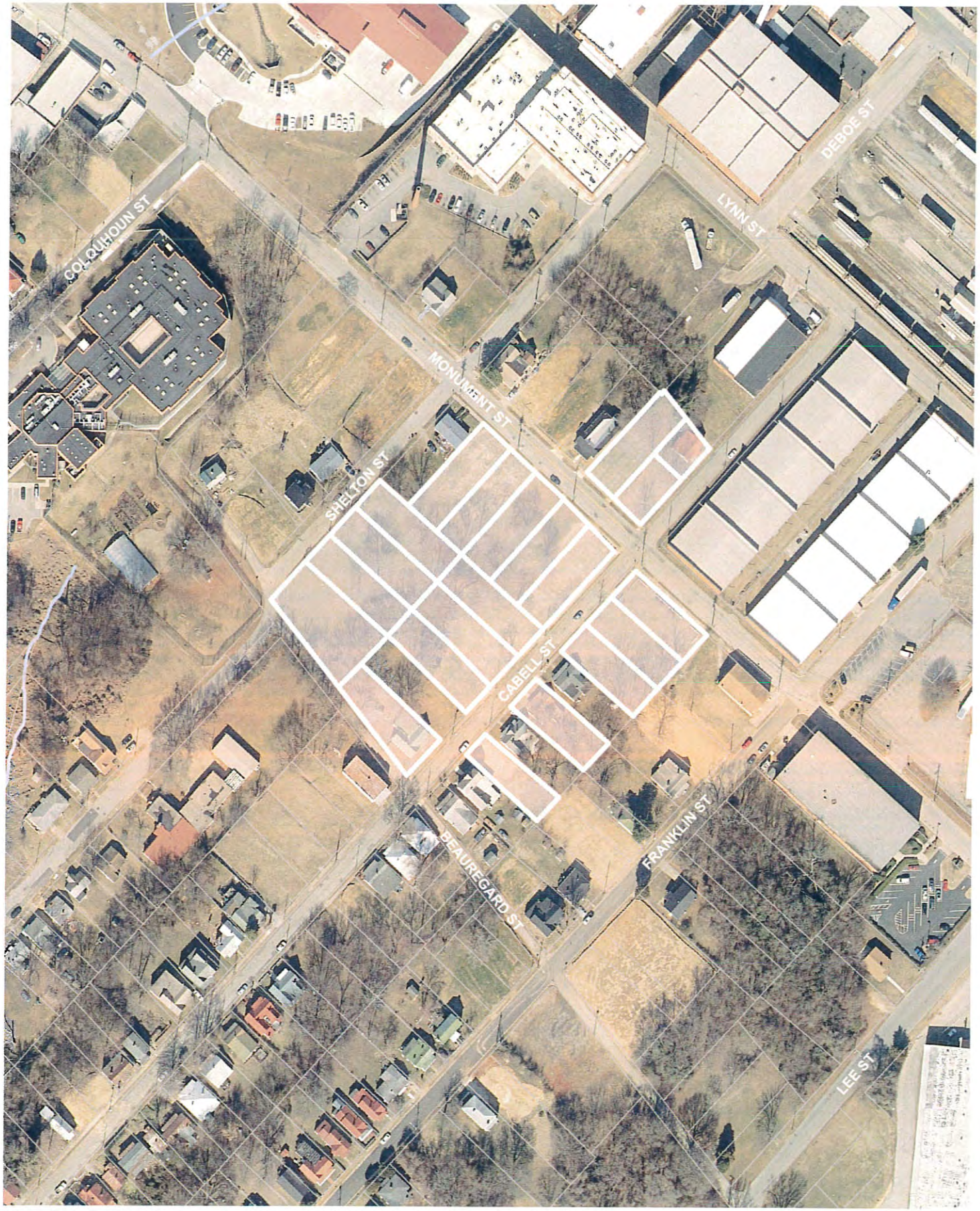
PUBLIC HEARING DATES:	Planning Commission at 3pm on June 10, 2019 City Council (tentative) at 7pm on July 2, 2019
LOCATION OF PROPERTY:	21 properties on Shelton St., Cabell St., and Monument St. (See attached map)
PRESENT ZONE:	OT-R, Old Town Residential
PROPOSED ZONE:	NT-R, Neo-Traditional Residential
ACTION REQUESTED:	Rezone from OT-R to NT-R (see above)
PRESENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Manufactured housing project
FUTURE LAND USE DESIGNATION:	Mixed-Use (mix of residential and commercial uses)
PROPERTY OWNER (S):	Danville Regional Housing and Development Authority (DRHA)
NAME OF APPLICANT (S):	Danville Regional Housing and Development Authority (DRHA)
PROPERTY BORDERED BY:	Residential on all sides; Mixed-use and public use to the northwest and northeast
ACREAGE:	Average Property Size: 0.163 Acres (7,100 sq. ft.) Total Property Size: 3.43 Acres (149,411 sq. ft.)
CHARACTER OF VICINITY:	Residential with some mixed-use
INGRESS AND EGRESS:	Shelton St., Cabell St., Monument St.
TRAFFIC VOLUME:	Low



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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.



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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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 June 10, 2019

Subject:

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.

Background:

The Danville-Pittsylvania Co. Habitat for Humanity has applied to rezone approximately five (5) acres of land to the NT-R, Neo-Traditional Residential District. The applicant seeks to subdivide approximately 2.7 acres from Parcel ID# 59958 in the N-C, Neighborhood Commercial District. The applicant also seeks to subdivide approximately 2.4 acres from Parcel ID# 51032 in the S-R, Suburban Residential District. The applicant wishes to then consolidate the parcels before developing housing.

The land is being donated to Habitat for Humanity from St. Luke's United Methodist Church. The Church currently uses the western portion of Parcel ID# 59958 as its primary place of worship. Records suggest the portions of land being dedicated have never been developed.

The NT-R District is designed to allow compact, single-family residential communities. As a planned development in this district, the housing will be subject to community open-space requirements. This is demonstrated in the Conceptual Master Plan, included with the application.

As proposed, the development will need new roads. For previous projects, developers pay the cost of construction, dedicate land to the public right-of-way, and are reimbursed by the City.

For the request, the Planning Commission should consider the following three factors:

1) **Danville 2030 Comprehensive Plan:**
The City's long-range plan cautions against new development in low-density areas on the edges of the City. The Plan also designates this land for neighborhood commercial use with easy access to N Main St. The proposed district is classified as residential or mixed-use. However, the Plan does not address the potential subdivision of these properties to create new lots primarily fronting Seminole Dr. and Springfield Dr.

Additionally, the Plan supports compact, walkable communities and quality affordable housing. The Plan also specifically recognizes Habitat for Humanity as a key partner in leveraging resources to provide affordable housing for low-income households. This project is one such example.

2) **Surrounding Land:**
The subject properties are situated between the N Main St. corridor and nearby housing on the northern edge of the City limits. Nearby commercial activity is currently limited to access from N Main St. and Piney Forest Rd.
The nearby housing includes a mixture of both low density and high density developments.

3) **Proffers** (voluntary conditions):
The applicant has offered to restrict the rezoning to the land being donated to Habitat. This condition would prohibit the rezoning from applying to the entire parcels. Instead, the rezoning would be contingent on the subdivision and consolidation, as indicated with the application.

   The proffer was offered after the original submission of this request. If accepted, the request is now a Conditional Rezoning application, rather than a Rezoning application.

Sixty-two (62) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on June 10, 2019.

Recommendation:

The Planning staff recommends the City Planning Commission recommend approval of "Conditional" 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.

If approved, the applicant may create a new lot to develop a housing project. This lot would be zoned as "Conditional" NT-R, Neo-Traditional Residential District.

City Planning Commission Options:

1. Recommend approval of "Conditional" Rezoning application PLRZ20190000201
2. Recommend denial of "Conditional" Rezoning application PLRZ20190000201
3. Table "Conditional" Rezoning application PLRZ20190000201

Attachments:

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

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: PLRZ20190000201 EXISTING ZONING: N-C (59958), S-R(51032)

PROPOSED ZONING: NT-R TAX MAP NUMBER: ID# 59958 + 51032

RECEIVED BY: Bryce Johnson DATE FILED: May 16, 2019

PLANNING COMMISSION DATE: June 10, 2019 CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: _____ Property Address: _____

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

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

1. NAME: Danville Pitts. Co. Habitat for Humanity TELEPHONE: 434-793-3630

MAILING ADDRESS: PO Box 718, Danville, VA 24541

SIGNATURE: [signature] FOR ST CLAIR'S, AMS DATE: 5/19/2019

SIGNATURE: Kimberly M Baldridge DATE: 5/14/19

EMAIL ADDRESS: Kim@danvillehabitat.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: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

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:

Rezone Parcel 59958 and Parcel 51032 to the Neo-Traditional Residential (NT-R) district.

Danville-Pittsylvania County Habitat for Humanity®

June 3, 2019

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

RE: Rezoning application PLRZ20190000201

Dear Mr. Johnson,

For clarification purposes, please accept this letter as our request to rezone only the portion(s) of the land that is being donated to our organization by St Luke's United Methodist Church. The Parcel ID#s in reference are 59958 and 51032 (see attached survey plat).

The donation of these parcels and the intended use of building a housing community has been voted and approved by the Church Council of St Luke's UMC. Please see the authorized signature below (representative of St Luke's UMC) as proof that Danville Pittsylvania County Habitat for Habitat is only requesting the rezoning of the parcels listed above. Our objective is to have these parcels rezoned from N-C Neighborhood Commercial and S-R Suburban Residential to NT-R Neo-Traditional Residential.

If you require further information please contact me at (434) 793-3630 or by email kim@danvillehabitat.org.

Sincerely,

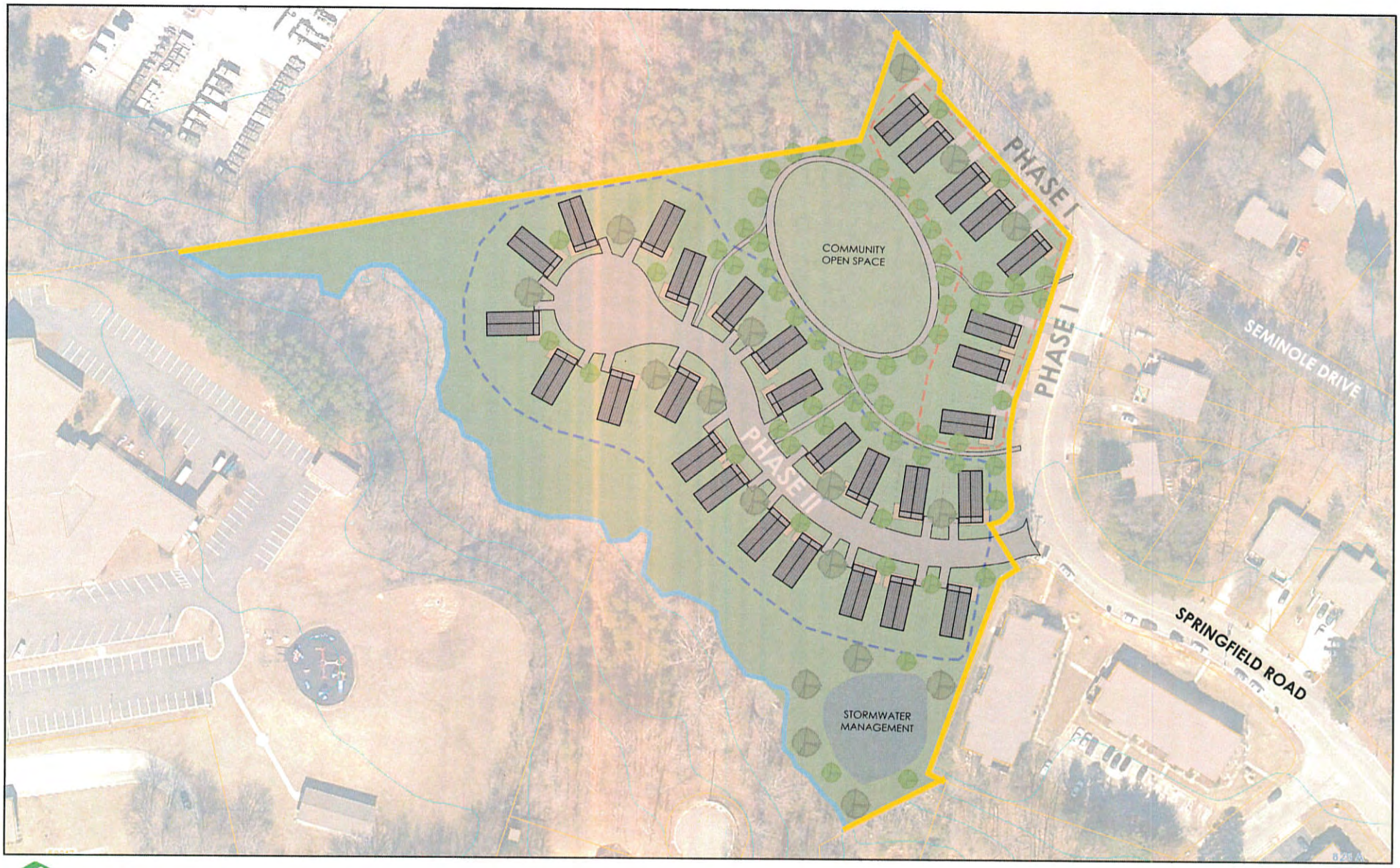
Kimberly M. Baldridge
Executive Director

Enclosure

I, _____ Philip Winstead, representative of St Luke's United Methodist Church, authorize the rezoning of the parcels listed above to NT-R that are being donated to Danville Pittsylvania County Habitat for Humanity.

PO Box 718, Danville, VA 24543
2805 Riverside Drive, Danville, VA 24540
email: info@danvillehabitat.org
website: www.danvillehabitat.org
Phone: (434) 793-3630 Fax: (434) 483-2891

EQUAL HOUSING OPPORTUNITY



Habitat Village | Conceptual Master Plan

Dewberry

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0519E EFFECTIVE 9-29-2010.
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.

SOURCE OF TITLE:
PIN 59958
TRUSTEES OF ST. LUKE'S UNITED METHODIST CHURCH
INST. 97/2229

PIN 51032
TRUSTEES OF ST. LUKE'S UNITED METHODIST CHURCH
DB 797 PG 216

PLAT OF REFERENCE:
LR 09/2158

CITY APPROVAL CERTIFICATION:
I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

CITY ENGINEER

ZONING ADMINISTRATOR

THE SUBDIVISION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

OWNER

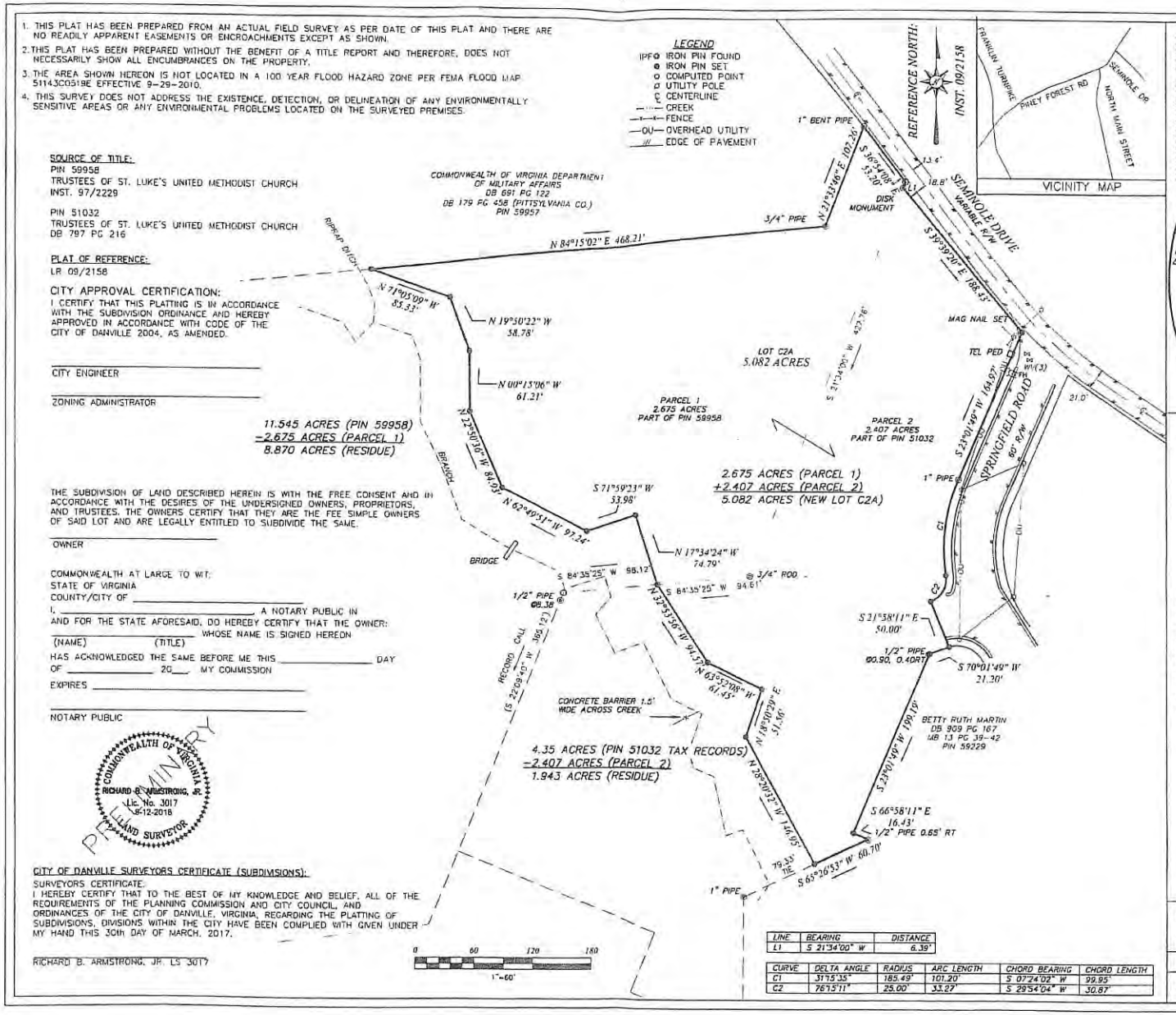
COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNER: _____ (NAME) _____ (TITLE) WHOSE NAME IS SIGNED HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____ 20___. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
RICHARD B. ARMSTRONG, JR.
Lic. No. 3017
5-12-2018
LAND SURVEYOR

CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS 30th DAY OF MARCH, 2017.

RICHARD B. ARMSTRONG, JR. LS 3017



LINE	BEARING	DISTANCE
L1	S 21°34'00" W	6.39'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°15'35"	185.49'	101.20'	S 07°24'02" W	99.95'
C2	76°13'11"	25.00'	33.27'	S 29°54'04" W	30.87'

110 SOUTH MAIN ST., SUITE B
GRETNA, VA 24557
434-710-3123
ARMSTRONG & ASSOCIATES
SURVEYING-PLANNING-DEVELOPMENT
ARMSTRONG.LAND@YAHOO.NET
ARMSTRONGLANDSURVEYING@GMAIL.COM

PLAT SHOWING RECONFIGURATION OF THE PROPERTY OF SAINT LUKES UNITED METHODIST CHURCH TRUSTEES CITY OF DANVILLE, VIRGINIA

PROJECT#:180107
DATE: 9-12-2018
DRAWN BY:RBA
SHEET 1 OF 1

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.

3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0519E EFFECTIVE 9-29-2010.

4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.

SOURCE OF TITLE:
PIN 59958
TRUSTEES OF ST. LUKE'S UNITED METHODIST CHURCH
INST. 97/2229

PIN 51032
TRUSTEES OF ST. LUKE'S UNITED METHODIST CHURCH
DB 797 PG 216

PLAT OF REFERENCE:
LR 09/2158

CITY APPROVAL CERTIFICATION:
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CITY ENGINEER

ZONING ADMINISTRATOR

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OWNER

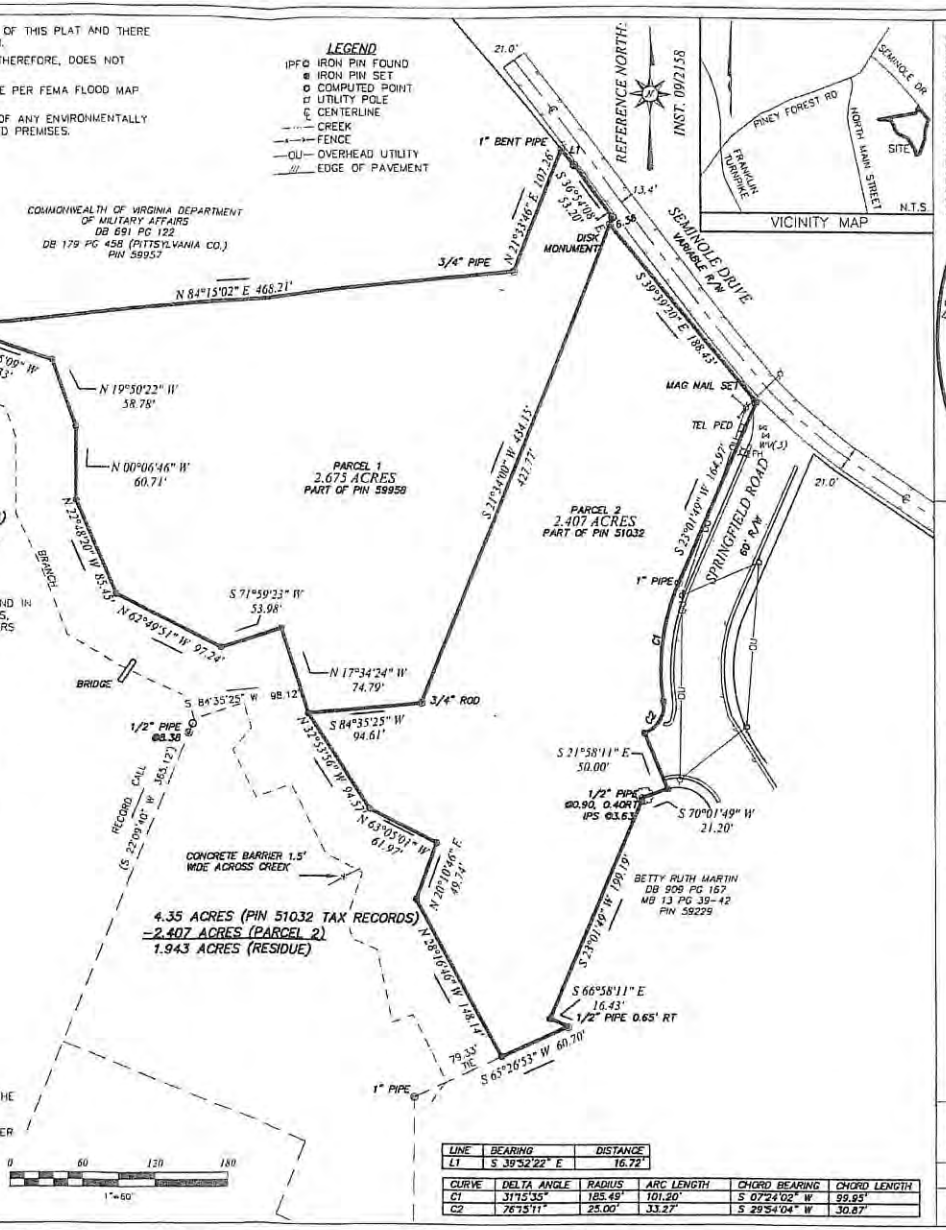
COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNER: _____ WHOSE NAME IS SIGNED HEREON
(NAME) (TITLE)
HAS ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 20___. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
RICHARD B. ARMSTRONG, JR.
Lic. No. 3017
9-12-2016
LAND SURVEYOR
PRELIMINARY

CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS 30th DAY OF MARCH, 2017.

RICHARD B. ARMSTRONG, JR. LS 3017



LINE	BEARING	DISTANCE
L1	S 39°52'22" E	16.72'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°15'35"	185.49'	101.20'	S 07°24'02" W	99.95'
C2	76°53'11"	25.00'	33.27'	S 29°54'04" W	30.87'

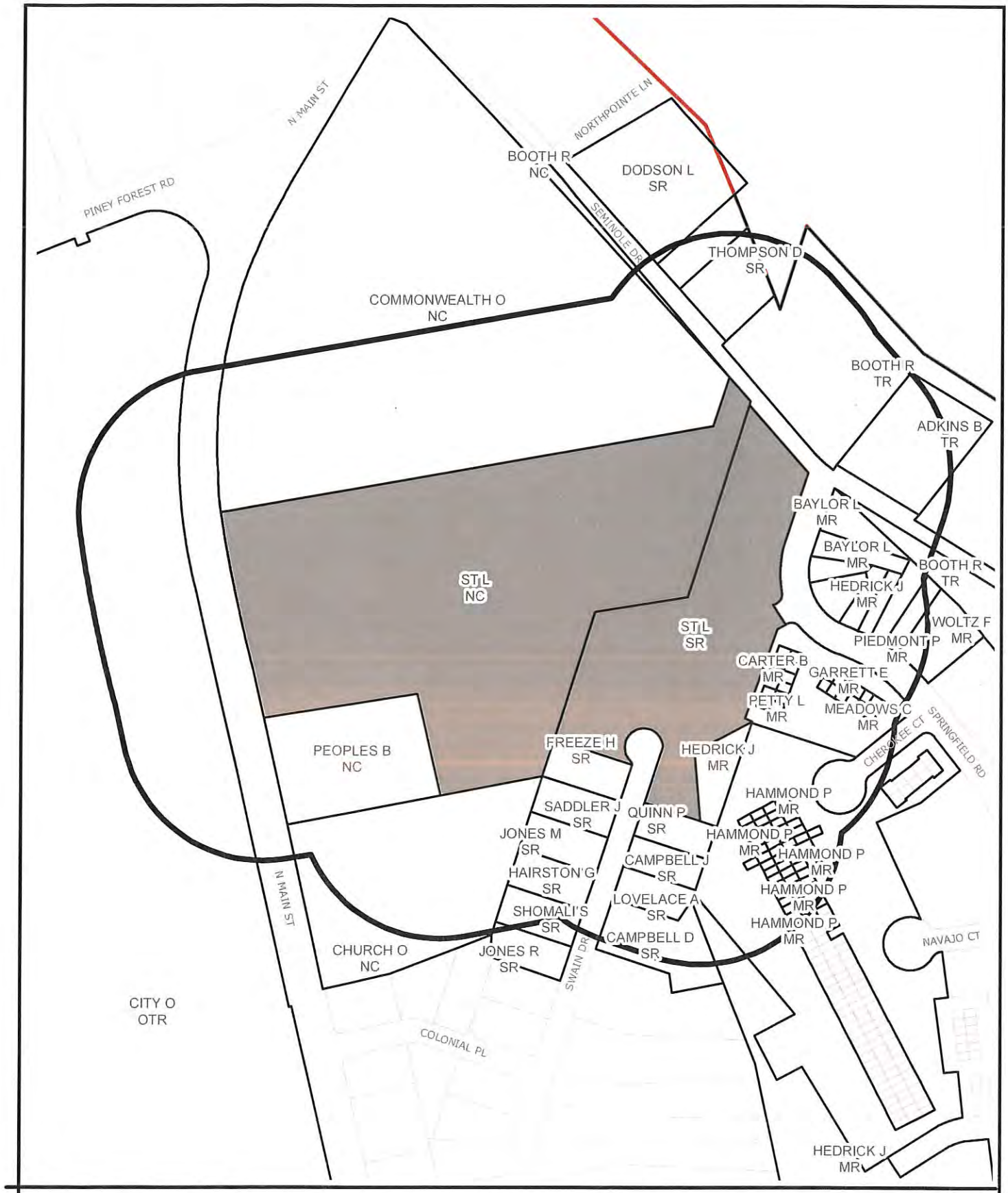
ARMSTRONG & ASSOCIATES
SURVEYING, PLANNING, DEVELOPMENT
110 SOUTH MAIN ST., SUITE B
GRETNA, VA 24557
434-710-3121
ARMSTRONGANDASSOCIATES.NET
ARMSTRONGLANDSURVEYING@GMAIL.COM

PLAT SHOWING
RECONFIGURATION OF THE PROPERTY OF
TRUSTEES OF ST. LUKE'S UNITED METHODIST CHURCH
CITY OF DANVILLE, VIRGINIA

PROJECT#:180107
DATE: 9-12-2016
DRAWN BY:RBA
SHEET 1 OF 1

REZONING REQUEST DATA SHEET

PUBLIC HEARING DATES:	Planning Commission at 3pm on June 10, 2019 City Council (tentative) at 7pm on July 2, 2019
LOCATION OF PROPERTY:	Eastern portions of ID# 59958 and ID# 51032
PRESENT ZONE:	ID# 59958: N-C, Neighborhood Commercial ID# 51032: S-R, Suburban Residential
PROPOSED ZONE:	NT-R, Neo-Traditional Residential
ACTION REQUESTED:	Rezone eastern portions to NT-R
PRESENT USE OF PROPERTY:	Vacant (Church on the western half of ID# 59958 is not being rezoned)
PROPOSED USE OF PROPERTY:	Residential development
FUTURE LAND USE DESIGNATION:	Neighborhood Commercial
PROPERTY OWNER (S):	St. Luke's United Methodist Church Trustees
NAME OF APPLICANT (S):	Danville-Pittsylvania Co. Habitat for Humanity
PROPERTY BORDERED BY:	Residential on all sides; commercial to the northwest
ACREAGE:	Portion of ID# 59958: 2.675 acres (116,523 sq. ft.) Portion of ID# 51032: 2.407 acres (104,849 sq. ft.) Total: 5.082 acres (221,372 sq. ft.)
CHARACTER OF VICINITY:	Residential
INGRESS AND EGRESS:	Seminole Dr. and Springfield Rd.
TRAFFIC VOLUME:	Low



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/21/2019

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PLANNING COMMISSION MINUTES

May 13, 2019

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
Mr. Scearce	Mr. Garrison	Ken Gillie
Mr. Dodson		Bryce Johnson
Mr. Petrick		Clarke Whitfield
Mr. Wilson		Lisa Jones
Mr. Jones		
Mr. Bolton		

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

I. ITEMS FOR PUBLIC HEARING

1) *Special Use Permit application PLSUP20190000147, filed by Riverside BP LLC, requesting a Special Use Permit for a waiver of yard requirements in accordance with Article 3.M, Section C, Item 21 of the Code of the City of Danville, Virginia 1986 as amended at 3027 Riverside Dr., otherwise known as Grid 1713, Block 006, Parcel 000005, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to waive yard requirements to expand the side and rear of an existing building.*

Mr. Scearce opened the Public Hearing.

Present on behalf of this request was Mr. Jason Swaringen, owner of Riverside BP LLC. Mr. Swaringen stated I'm here to speak on behalf of BP. I would like to add a bay door it will be a valuable asset to my business. We own the property itself along with Enterprise all of it adjoining. I don't think there will be a problem on our end.

Mr. Jones stated do you have any problems with these conditions that staff has set?

Mr. Swaringen stated no sir.

Mr. Wilson stated I have read through this very carefully and several times. I'm not exactly sure still on a visual of where the additions are going.

Mr. Swaringen stated it's on the back side of the building it would be more towards Riverside Hardware on the back side.

Mr. Wilson stated so is it going into the property that you own that sits basically behind you?

Mr. Swaringen stated no it will actually be coming off Riverside Drive you can see the canopy. The area will be from the canopy and it will actually go right there.

Mr. Wilson stated that building currently sits angle on that property. Then I guess I'm really interested in seeing it as exactly where you will be adding. Is it visible from the street from Riverside?

Mr. Swaringen stated yes sir.

Mr. Wilson stated so you are going to add going around and will there be fencing?

Mr. Swaringen stated there are two roll up doors now and it will be exactly the same but there will be a third door from the road side.

Mr. Wilson stated you have a concern from the business Realty One? Is that Taco Bell?

Mr. Swaringen stated they were worried about me adding to the front of the building and not being able to see around to Taco Bell or their sign.

Mr. Wilson stated so you are not adding on to that side?

Mr. Swaringen stated no sir.

Mr. Scearce closed the Public Hearing.

Mr. Bolton made a motion for approval for Special Use Permit application PLSUP20190000147 subjected to conditions by staff. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

2) *Rezoning application PLRZ20190000158, filed by John Grothe requesting to rezone from N-C Neighborhood Commercial to CB-C Central Business Commercial, 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 rezone to reuse an existing building for a restaurant, commercial kitchen, and indoor recreational space.*

3) *Special Use Permit application PLSUP20190000159, filed by John Grothe requesting a Special Use Permit for indoor recreation in accordance with Article 3.K, Section C, Item 5 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 reuse an existing building for indoor axe-throwing and event space.*

Mr. Scearce opened the Public Hearing.

Present on behalf of this request was R.J. Lackey and he is here to represent the landowner and the future tenant. I am very excited about this family. This is a family that is not from Danville and they are here to invest their money in Danville and they intend to move to Danville. They are actually going to operate their business out of the old YWCA. I'm always getting excited for people that are coming to our town and it is very important that we see that. They have some great ideas that are not related to this but I think they are going to be an incredible addition to our community. I'm very much hoping that this will pass. I try not to get personally and emotionally involved in these things but in this case I am really excited to be able to present this. This family operates a food truck and the restaurant component is

going to be based on that. I think it will mix in very well and it will not compete with other restaurants in the River District. The axe throwing is a draw and I know there is another person that is coming out with axe throwing and I don't think there is anything wrong with that because competition is competition. It is the American way people will go where they feel like they are welcomed. I'm not concerned with the actual competition. Commercial kitchen is really designed to support people that needed prep for their own food trucks and other types of things. There will be people coming in and out as a result you may have someone coming in at 6:00 am in the morning because they are going to do a breakfast and they need to get their prep work done and get there food truck down to Greensboro or Roanoke. We understood staffs concerned about the hours and they have worked with us in trying to make them as small as possible and hopefully satisfy the Commissioners and Community. On the other side if somebody is down in Roanoke for a truck rodeo and they have to clean their equipment and they need to be there late because this is not a 9 to 5 kind of business. The real component about this is and you heard Bryce talk about it.The family also at some point wants to move in and possibly put a couple of apartments in and live there. If it is an owner occupied restaurant by a commercial kitchen they are going to be mad if someone is being loud and disruptive. I think that is a real nice thing to consider and other than that I'm here to answer any questions that you have.

Mr. Bolton stated my son lives in Florida and these are currently very popular, the axe throwing part of this, and down there. There are lanes almost like an indoor shooting range. You are not just out where everyone is drinking and partying. Can you tell me would it be lanes and what is the safety on the axe throwing?

Mr. Lackey stated it is lanes and the people that are operating the business don't want anyone getting hit, because it could ruin your business because a Lawyer like myself would come and sue them. First time that I heard about this was in Brooklyn, New York about five or six years ago and I thought myself just what you thought. Alcohol and throwing a sharp instrument, how could that possibly go bad? The safety is a huge component of this type of entertainment vendor. One of our concerns was out door music and we have also proffered a condition that music will end at 11:00 on the weekends and 10:00 if we actually have out door music.

Mr. Bolton stated so you are changing it from Commercial to Conditional?

Mr. Johnson stated yes.

Mr. Scearce closed the Public Hearing.

Mr. Scearce stated I guess one of the questions that I have is what we are recommending the application he is asking to go to CBC are you saying that it will go to a Conditional CBC?

Mr. Johnson stated it will be a Conditional CBC with the proffer that they have offered.

Mr. Jones stated and you are fine with that?

Mr. Johnson stated we are fine with that.

Mr. Bolton stated why three parking bicycle spots?

Mr. Johnson stated that is for the special use permit. It is just as the River District continues to develop bicycles and walking are that much more common in that area. There is not required onsite parking. We are stipulating as one of the recommended conditions for recreation its adding to that type of environment.

Mr. Bolton stated and what were the times changed to?

Mr. Johnson stated 1:30 am to 5:00 am.

Mr. Wilson stated this is what I am really confused about it makes me nervous when we have last minute changes on something after we have studied it and gone and looked at everything. Then we have major changes about something that actually changes the code.

Mr. Scearce stated nothing changes the code.

Mr. Wilson stated can you go over the times again because I don't know what the 1:30 am to 5:00 am actually covers?

Mr. Johnson stated what we originally were recommending for a condition was that the hours of operation be limited to 8:00 am to 10:00 pm Sunday through Friday and 8:00 am to 11:00 pm on Saturday. We're saying they will be allowed to operate 5:00 am to 1:30 am. The 1:30 am to 5:00 am is when they are not allowed to operate.

Mr. Bolton stated would that be for just what you spoke about the trucks coming in or would you be opening up the restaurant and axe throwing.

Mr. Lackey stated it would be for the commercial kitchen component. The restaurant would have restaurant hours; there really would not be a restaurant open in those hours.

Mr. Bolton stated can we limit those hours 1:30 am to 5:00 am to just the commercial kitchen component of it?

Mr. Johnson stated I'm glad that we are having this conversation. That is for the special use permit that is for the indoor recreation. The commercial kitchen would be by right.

Mr. Lackey stated with the condition, by right, that we would not operate the kitchen component from 1:30 am to 5:00 am.

Mr. Bolton stated that shouldn't really cause any loud noise?

Mr. Lackey stated staff had some concerns about trucks and traffic and I'm thinking that trucks run through this town all hours of the night. I can hear the train whistle at 3:00 in the morning at my house but we're trying to work with staff because they have been very good to work with us. We agreed to limit this time frame and address their concerns that they might have.This is the best way to look at it, no activity on that site from 1:30 am to 5:00 am.

Mr. Wilson stated and you really anticipate that you will use it as early as 5:00 am?

Mr. Lackey stated yes, the family will be in there prepping and they really didn't want any restrictions at all because you need to prep at 4:00 in the morning if you got a food truck that needs to be in Richmond at 10:00 am. That is a three hour drive. We were really trying

not to have any kind of restriction on that, but we understand staff's concerns we went ahead and did it.

Mr. Wilson stated the commercial kitchen did you say is by right?

Mr. Johnson stated yes.

Mr. Wilson stated so he could really operate twenty four hours.

Mr. Johnson stated yes and that is why I just stated I'm glad that we are having this conversation to clarify that.

Mr. Wilson stated so commercial kitchens as food trucks are concerned and all that can operate twenty four hours because it is by right?

Mr. Johnson stated and because we don't have limitations.

Mr. Wilson stated so the limitations are just on the operation of the business.

Mr. Scearce stated he is Proffering a condition that is not required since he could operate 24/7 and he is saying that we are promising we will cut out the wee hours of the morning.

Mr. Wilson stated so why are we doing that, if they are by right?

Mr. Lackey stated we are giving it up because staff has concerns about the changing and we are trying to work with staff.

Mr. Wilson stated the concern is really about the business operation and not necessary a kitchen running 24 hours that might support a food truck.

Mr. Lackey stated we have actually worked with staff about the hours as well. There is confusion because we are talking about different restrictions on different hours and different types of business. Let me try to clear this up. The restaurant component we want to operate like a restaurant, but we offered to not have any outdoor music because that would be noise coming outside of a restaurant, and would be a sign of liability. We didn't think that, staying open to midnight if that is what the clientele demanded was a problem. We understood that in the neighborhood that somebody outside making noise could be an issue. So we worked with staff that we would voluntary restrict music outside to certain hours that 10:00 during the week days and 11:00 on weekends.

Mr. Scearce stated that is what I'm saying so we will leave that alone. The only thing that we were concerned about is the kitchen operation. From what I'm understanding is that is by right. They can operate 24/7 with a special use permit.

Mr. Johnson stated that is part of the rezoning but because they are open to do it all together, we can put that in with that condition and with a special use permit. I guess we can phrase it this way we have the three conditions as recommended by staff. The hours of that first one being for outdoor music instead of hours of operation. Then add a fourth condition the hours of operation for the commercial kitchen shall not occur from 1:30 am to 5:00 am. Does that sound about right?

Mr. Lackey stated the hours for operation we would like Friday and Saturday to operate till 11:00 pm.

Mr. Jones stated do you anticipate having during the warmer months are you going to have outdoor music on the weekends?

Mr. Lackey stated at this point no there has nothing been decided to that type of thing. That is all going to be driven by market conditions and what makes money. If having live music would allow people to want to come there and drive business there then we wanted to have the ability to do it. We are trying to get as much flexibility as we can while we are trying to address the concerns that staff has and the Community.

Mr. Jones stated there are no houses really close.

Mr. Scearce stated I think we can recommend these three items and add the fourth prohibiting from 1:30 to 5.

Mr. Jones stated staff are there any other business that we are speaking of in a 100 miles of Danville?

Mr. Johnson stated the commercial kitchen?

Mr. Jones stated the axe throwing.

Mr. Johnson stated the closest one currently operating is in Greensboro. However one is currently getting ready to open in the River District.

Mr. Whitfield stated I think there is one also in Durham.

Mr. Lackey stated there is one more thing. Someone mentioned the bikes. This family has great ideas and they are currently looking at ways to increase the best in traffic down the hill and up the hill. If you have been recently to Greensboro or Durham you probably seen these electronic scoters. We didn't have a problem with the bike suggestion, that increases transportation down the hill to various restaurants and back up the hill I think that helps everybody. We have no problem with that.

Mr. Scearce closed the Public Hearing.

Mr. Bolton a motion for approval for the Rezoning as it was changed to Conditional CBC application PLSUP20190000158 as subject to conditions recommended by staff. Mr. Petrick seconded the motion. The motion was approved by a 6-0 vote.

Mr. Bolton made a motion for approval for Special Use Permit application PLSUP20190000159 subject to conditions by staff with the added condition to the hours of the Commercial Kitchen 1:30 am to 5:00 am that they will not be opened during those hours. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

4) *Rezoning application PLRZ20190000157, filed by Driftwood LLC requesting to rezone from HR-C Highway Retail Commercial to LED-I Light Economic Development Industrial, 201 Eastwood Dr., otherwise known as Grid 2716, Block 005, Parcel 000013 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone from a commercial to a light industrial use district.*

5) *Special Use Permit application PLSUP20190000177, filed by Driftwood LLC requesting a Special Use Permit for a waiver of district and yard setback requirements in accordance with Article 3.O, Section C, Items 19 and 25 of the Code of the City of Danville, Virginia 1986 as amended at 201 Eastwood Dr., otherwise known as Grid 2716, Block 005, Parcel 000013 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to waive requirements for the change in minimum district size and yard setbacks when rezoning the property to the LED-I Light Economic Development Industrial District.*

Mr. Scearce opened the Public Hearing.

Present on behalf of this request was R.J. Lackey. Mr. Lackey stated I represented the potential user, and the owners are here and I'm speaking on their behalf as well. This is an interesting time in our lives and interesting time in our Community and State with Hemp becoming something that people are accepting of as a use that has a therapeutic reasons perhaps. Certainly the jury is out and this is a booming industry. I'm involved with a client that is looking to get into that business that is basically produces a CBD oil that is important in this regard. You can put into creams, drops and gummy bears. People think that it helps with arthritis, anxiety, there is some research being done right now. It is a very interesting and very new industry particular in our area. What will happened with this facility if you approve it there will be hemp that is brought in. I didn't know this marijuana people use to get high, the chemical is THC and marijuana has a THC level somewhere around 17 percent and that is what creates the high that people use or to quote "get stoned". Hemp by the definition through the United States Farm Bill has to have less than .3%. It does not have any ability whatsoever to be used for an illicit high. It is a cannabis plant the THC levels are vastly different. What we will do is we bring hemp in and it is processed to extract the CBD oil. Then oils stored will be shipped to people then the manufactures will put it into creams and other products and made to sell for use by the general public. The real interesting thing that my client is trying to get ahead. If we were approved this would be a FDA ready to be approved commercial food manufacturer level facility. So it will have commercial wash, the walls like kitchens do. The idea here is that the people that are doing this in their garages, so some products that you might get on a shelf you don't know where that CBD oil came from, you don't know what pesticides are in it and you don't know the grade, quality or anything. We are getting ahead of all of that and we will be able to tract our hemp from the seed. We will be able to tell you within a foot print where that plant was grown. We will know every chemical that was put on it and it will have the FDA ready. We will be able to tell you how much fertilizer was used the amount of water used on a daily basis. It will be tracked in this facility. It will be a first rate quality and pesticide free. It will be processed in an industrial type facility. That is the process here. The 30 foot setback residential is that from a residential use or residential zoning because there are places there in that area that are not being used commercial. I didn't know what that meant when you said it. I just want to get clarification.

Mr. Johnson stated I was saying with the residential district because in the future it should go back to residential.

Mr. Lackey stated just so the Commission will understand this area, there is an asphalt plant, WL Paving down the street you will actually go pass our facility down there and there is a company called Don's Auto and Trucks Sales. It is a salvage repair shop. This is a pretty intensive uses and also a chemical operation of some sort. One of the things that we talked about with staff, we don't know where this industry is going and we are getting in not at ground floor but we are getting in at the first floor. There are indications that it could blow up and you could talk of a number of employees of a huge operation. Ultimately maybe not this site and go bigger, but we thought the hours of operation should be in there in case we needed to run three shifts while we build another plant. If you are paying attention and you care about it the demand for CBD Oil exceeds that. People are manufacturing these creams can't get enough of the CBD Oil so we are working with old tobacco growers to teach and help them how to grow them which will help our farmers. We think that the market for the CBD oil is very large and so we will ask that the staff and Commission not having the conditions labeled for hours of operation. The trucking again if we had to run three shifts it would be a wonderful problem for us to have. There is an asphalt plant and auto body shop we ask in consideration of that. That is basically what is happening, why it is happening, and where we hope that it will go and we think that it will put a significant amount of money into our farmers pockets which is something that is near my client's heart because he has been in the tobacco business for another of years. We will also have employed truck drivers, processors and chemists. This is just the final components for our operation.

Mr. Scearce stated are you planning on using the building just as it is?

Mr. Lackey stated at this time there is no plans for addition.

Mr. Scearce stated looking at the map it's not close to any residential existing buildings itself.

Mr. Jones stated with passing this to the Legislation of the State level what organization at the State level oversees this?

Mr. Lackey stated the Department of Agriculture sees some of it especially the farmer's side. The CBD side to be quite honest with you I'm not sure, but it is definitely regulated. They just passed the Legislation in March. This has absolutely overwhelmed the demand of what the State thought.

Mr. Bolton stated I'm eight weeks out of a total knee replacement. Before I had it, I used the CBD oil for the arthritis inflammation and it helped. One of the side effects of a knee replacement is insomnia and I used it for that and it worked for that. Does the Institute for Advanced Learning and Research, are they researching this anyway?

Mr. Lackey stated we are talking with them and they are doing our testing and making sure that we haven't exceed the .3%.

Mr. Bolton does the process cause noise?

Mr. Lackey stated no and there are no smells that I am aware of. You are basically squeezing the juice out of a plant.

Mr. Dodson stated where do you plan on getting the supplies?

Mr. Lackey stated we have worked with a number of growers and we have grow contracts with local growers here in Virginia and some in North Carolina. They have a ton of restrictions on this and the regulators actually come to the farms and test your plants and make sure that they are not hot and if they are hot they are immediately ripped. If that happens twice you are no longer allowed to grow for up to three to five years. The State is working really hard to catch up and address these issues. We are talks right now with a company in Florida they can distribute every bit of CBD oil that we can produce. They have asked if we use growers in Georgia, they have a number of growers in Georgia that want to grow. It is an amazing thing. The best thing that we got going for us is that we have the tobacco barns and storage barns to be used. We have the best soil to be used. If Virginia, Kentucky and North Carolina played their cards right a Community like Danville could see their income and house prices start going back up. We will see the kind of money going back into the Community. It has that much potential.

Mr. Scearce stated would you have any objections not having a condition for hours of operation?

Mr. Johnson stated staff is still concerned because there are people actually living there. We understand there is some distance there are still some residences within 300 feet. We just want to make sure that they are respected because they are living there. It would be rude and disrespectful to disrupt their life style.

Mr. Bolton stated like right now he doesn't have any plans for two other shifts. Is there an option for him if he decided that the business was good enough to come back and ask for the extended hours of operation?

Mr. Johnson stated they can request for an amended special use permit.

Mr. Lackey stated part of this is the amount of money that we are putting into this, like several billion dollars. We are trying to get ahead of regulations so that those mom and pops in the garage are not going to be able to handle government regulator saying your not doing this correct. The reason I asked for more hours of operation, if it blows up like that and because we are putting so much into the building at right it would be nice to know that you can use it and not have to look for another building in two years.

Mr. Bolton stated would staff still recommend it if it was taken out?

Mr. Johnson stated professionally I have had a lot of concerns about this because it is introducing conforming industrial use to the area. I was talking to Mr. Lackey about the fact that it is right off the South Boston Road. I would have to think about it some more.
Mr. Bolton stated I would think that during the late shift it is people coming to work and parking their cars.

Mr. Gillie stated it could be amended within 90 days. Staff would prefer that they are kept on at this point. If this business does expand that quickly, after 60 days he would need that much time to round up production. We don't feel that it would be a determent to his business. We would prefer that the hours stay.

Derrick Mitchell, owner. Mr. Mitchell stated my family has operated a business at this spot since 1994 that is when we built it. We were called Kelly's Rentals and we had 25 locations in Virginia. This was our home office and our distribution center. We distributed furniture, appliances and electronics. We had 53 foot trucks coming in and out of this site daily. We had 20 to 25 employees working out of this facility for 20 years. In 2008 we became a franchisee and we laid off 75% of our work force. In one time we had million dollars' worth of payroll from that facility. Last year we sold our company to Aaron's out right and everyone got laid off including us. I am excited about this project and I'm excited for the new owner to buy it and I talked to him today just to confirm that he said it would employee 20 to 25 jobs and I'm excited to see those numbers come back to Danville. I don't think that traffic would be an issue. We are right at 58 and trucks are not going to go down Eastwood Drive. I come to you today wearing a different hat. I also own several rental houses on Eastwood Drive over the years we have bought 5 houses. I don't think it will affect the home values on Eastwood Drive or affect home sales. I'm just excited for economic development to Danville.

Mr. Jones stated do you know if any of the other business, are they 24/7?

Mr. Mitchell stated I don't know. As an owner of a house I get a lot of complaints from my tenants that folks on four wheelers drive up and down the road during the night.

Debra Anderson stated my main concern is there is traffic on Eastwood in the last 5 years or so has gotten really bad. I think since the company has started recycling the shingles, the trucks go in and out all times during the day. By 6:00 the traffic has slowed down. My husband and I have the privilege of raising our granddaughter who is 4 and she has autism. The big trucks scare her when she is on the front porch. We have fenced in the backyard and we have screened in the front porch to help shield her from that. I worry about the traffic from if they take hemp into this building. We live right in front of the road that turns on Hillcrest. My other concern is when you have hemp in the building you worry about people trying to break in and rob. I worry about the traffic at the end of the road as far as buses coming in. I live on the upper part and it is mostly retiree's that live in that area. I don't know how they would feel about it if it was real noisy. You can hear the sirens from 58 and they are really loud and I don't know how the trucks would be coming in and out. Like I said my main concern is my grandbaby. I don't want no more traffic to scare her than what's possible and I don't want any more crime than what we already have.

Bobbie Floyd, I am the owner of the property. Bobbie Floyd stated we have been there for many years and we have alarm systems in the office and warehouse. We have never had a break in, in all the years that we have been there. I understand what she said because I have grandchildren. When we were there the tractor trailers never went down that road. They always came in our way and went back out 58. I'm excited about this like Gary said we sold our business. We would like to approve it.

Mr. Lackey stated to make this very clear hemp doesn't have any criminal need. If you bought this and sold it in the City of Danville for someone to smoke it, you would get beat up or killed because you sold them something that did not give them the high that they were looking for. We are not going to be selling retail and there will not be any cash on site unless someone has 20 dollars in their pocket. There is nothing there that has street criminal value.

Mr. Mitchell stated he would like to add one more thing. I would say that probably in 2000 we added a parking lot and added a dock where a 53 foot trailer could come onto the

property and turn around, to go back out to avoid going down Eastwood Drive. We had some drivers that struggle to make those turns.

Mr. Scearce stated so there is no need for trucks to go any further?

Mr. Mitchell stated correct.

Mr. Scearce closed the public hearing.

Mr. Petrick made a motion to recommend approval of Rezoning application PLRZ20190000157 with conditions by the applicant. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.

Mr. Petrick made a motion to recommend approval of the Special Use Permit application PLSUP20190000177 subject to conditions by Staff. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.

6) *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. Scearce opened the Public Hearing.

Present on behalf of this request is R.J. Lackey. Mr. Lackey stated the reason I want to address this issue, do you recall back about six or eight months ago. We all were here before the Planning Commission about an Air BNB it was being used and operated on Plum Street. If you do recall, it was called Piedmont. Since that time Mr. Davis has bought a couple pieces of land which he has demolished and he has applied for a building permit and he intends to build another similar facility right beside that one. He is ready to start building and he is ready to put the property back in use and to start paying more taxes. The problem is there is no Air BNB short term rental category. What we had to do the last time was to get it qualified as a Bed & Breakfast. Staff has got in front of you now a potential zoning amendment and we encourage you to take it off the table, to do it, and to pass it, and to recommend it to City Council because it is causing problems to the Community in terms of what they can do. I don't know if you have driven down Plum Street and now you have that building down and you are starting to get a very nice little area and right now he has stopped and he has spent money that he can't recoup and he can't do anything with. We had originally filed for another rezoning to get a bed and breakfast as it stands now it got tabled because of this amendment. Is that what happened?

Mr. Johnson stated it is the next item.

Mr. Scearce closed the Public Hearing.

Mr. Wilson stated since our last meeting we decided to set this aside and we won't really be prepared to understand the details about it. We have had to step forward, who needs it, this needs to be decided so they can go forward with their project. That is what is pushing this, the definitions now to go through that whole process or we have a work session.

Mr. Johnson stated that is staff's recommendation to make sure that you are comfortable with what it is you are addressing.

Mr. Scearce stated I think the work session would make since.

Mr. Wilson stated I'm kind of saddened that we might have to put off someone that wants to do something, but we really haven't had those discussion yet. I'm just wondering what has changed between now and then that we have to have this discussion now. It seems to me that even if it's perfectly clear that thinking through this was important before, but I do think we need to get on with it.

Mr. Bolton stated is this for the building that is already existing or is this for a new property that he is building.

Mr. Lackey stated I probably confused the whole issue. I'm speaking on moving forward with the Zoning Ordinance because of what is coming up next. We are running into issues but to answer your question, yes he is going to build a new building, a whole new house.

Mr. Scearce stated he can go ahead and build the house.

Mr. Lackey stated he could but would you invest sixty or eighty thousand dollars of your money without the ability to get back?

Mr. Scearce stated you would get it back one way or the other.

Mr. Wilson stated if we decide at the work session then we don't even hear the next special use item?

Mr. Johnson said you can table it.

Mr. Lackey stated again I'm going to ask you to hear it.

Mr. Bolton stated it could take several months or more to build the place anyway that's not going to be an issue other than he doesn't want to start unless he knows. I feel like eventually we could come to some kind of agreement.

Mr. Johnson stated the problem is it could change. The zoning amendments could change once that is settled, though I would anticipate us recommending it.

Mr. Wilson stated one of our concerns is when this came to us before we didn't have an actual case to consider so we felt like we needed to table it, because it sets it in stone for the future. If we do table it, I would like to do it by next month.

Mr. Wilson recommend to resume postponement with the intention of having this settled by next month with a work session on June 3. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

7) *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. Wilson made a motion that we postpone Special Use Permit PLSUP 20190000161 at our next June 10 meeting. Mr. Dodson second the motion. The motion was approved by a 6-0 vote.

III OTHER BUSINESS

ITEMS NOT FOR PUBLIC HEARING

Request to allow compact parking spaces in place of regular parking spaces at 119 Cane Creek Blvd. The applicant wishes to provide compact spaces in order to maximize on-site parking.

Mr. Bolton made a motion to approve the adoption of resolution of request compact parking space in place of regular parking spaces at 119 Cane Creek Blvd. Mr. Wilson second the motion. The motion was approved by a 6-0 vote.

IV. Minutes

The April 8, 2019 minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 4:45 p.m.

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APPROVED

PLANNING COMMISSION WORK SESSION MINUTES

June 3, 2019

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
Mr. Wilson		Lisa Jones
Mr. Garrison		Ken Gillie
Mr. Bolton		Clarke Whitfield
Mr. Petrick		Bryce Johnson
Mr. Scearce		
Mr. Dodson		
Mr. Jones		

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

I. ITEMS FOR DISCUSSION

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.

There was discussion among Planning Commission and Planning Staff about the purpose to allow for short-term rentals of an entire home within residential districts. The Commission suggested a change to staff's proposed amendment. The change is to add "furnished" to the definition and title of "Short-Term Rental, Whole Home", and definition of "Short-Term Rental". The Commission also requested specifying that any short-term rental last no more than thirty (30) days. A straw poll indicated that all Commissioners support moving forward with the amendment, subject to the requested modifications.

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

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APPROVED