



City of Danville

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

City Planning Commission

JUNE 7, 2021

3:00 P.M.

CITY COUNCIL CHAMBERS - 4th FLOOR MUNICIPAL BUILDING

AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. ITEMS FOR PUBLIC HEARING

1. Special Use Permit Application PLSUP 2021-124, filed by Brent Cochran requests a Special Use Permit for duplex in accordance with Article 3.E Section C.2. of the Danville Zoning Ordinance at 346 Virginia Avenue, Parcel ID# 24011. The applicant requests a Special Use Permit to convert a single-family home into a duplex.
2. Special Use Permit Application PLSUP 2021-125, filed by Shirley Hightower requests a Special Use Permit for a family day care home in accordance with Article 3.E Section C.24. of the Danville Zoning Ordinance at 259 Guilford Street, Parcel ID# 51026. The applicant requests a Special Use Permit for a family day care home.
3. Rezoning Application PLRZ2021-133, filed by Scott Cheney on behalf of SRE LLC, requests to rezone 1083 Franklin Turnpike, Parcel ID#s 54397 and 53892, from OT-R Old Town Residential to conditional TO-C Transitional Office. The applicant proposes developing a real estate office.
4. Rezoning Application PLRZ2021-161, filed by Barbara Smith, requests to rezone 816 West Main Street, Parcel ID#s 57237 and 57238, from OT-R Old Town Residential to HR-C Highway Retail Commercial. The subject property will not change use immediately, it operates as a legally conforming dental office.
5. Special Use Permit Application PLSUP 2021-168, filed by Wanda Joyner requests a Special Use Permit for a day care center in accordance with Article 3.M Section C.6. of the Danville Zoning Ordinance at 145 Franklin Turnpike, Parcel ID# 52599. The applicant requests a Special Use Permit for a day care center.
6. Zoning Ordinance Text Amendment Application PLRZ2021-176, filed by Prime Home 179 Ingram LLC, requests to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended. Specifically, to amend Article 3.M HR-C Highway Retail Commercial to include Contractor's office, shops and storage yards as a permitted use under new subsection B.33.
7. Rezoning Application PLRZ2021-179, filed by Caesar's Virginia LLC, requests to rezone 1100 West Main Street, Parcel ID# 51530, from M-I Industrial Manufacturing District to C-E Casino Entertainment District. The applicant proposes developing a casino and entertainment resort.
8. Rezoning Application PLRZ2021-187, initiated by the City of Danville Planning Director requests to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended. Specifically, to amend Article 15. Section B. Definitions to

include a definition for Cannabis Dispensing Facility and to amend Article 3.J N-C Neighborhood Retail Commercial District to add Cannabis Dispensing Facilities as a permitted use under new subsection B.16.

IV. NEW BUSINESS

1. Request to review a Final Major Subdivision plat for the dedication of right-of-way at Preston Place

V. OLD BUSINESS

1. Parking Requirement Amendments.

VI. PLANNING DIRECTOR'S REPORT

2. Set Planning Commission work session to update sign ordinance.

VII. APPROVE MINUTES FROM MAY 10, 2021

VIII. ADJOURNMENT



City of Danville

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

City Planning Commission

STAFF REPORT

DATE: June 1, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: **SPECIAL USE PERMIT APPLICATION - 346 VIRGINIA AVENUE**

Special Use Permit Application PLSUP 2021-124, filed by Brent Cochran requests a Special Use Permit for duplex in accordance with Article 3.E Section C.2. of the Danville Zoning Ordinance at 346 Virginia Avenue, Parcel ID# 24011. The applicant requests a Special Use Permit to convert a single-family home into a duplex.

BACKGROUND

This applicant would like to convert a single-family home back into a previous duplex configuration.

The Planning Division sent forty-nine (49) notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS

The applicant, Brent Cochran, applied to the Planning Division for a duplex conversion the OT-R, OLD TOWN RESIDENTIAL DISTRICT (Urban Areas Single Family Residential District). The application is attached to this report.

The City may allow a duplex in the OT-R Zoning District. (Chapter 41 Zoning Ordinance, Article 3.E. §C.2.).

The Comprehensive Plan puts the subject property in the West Main planning area. The future land use designation for the subject parcel is 'Medium Density Residential'. If approved, the Special Use Permit is in harmony with the OT-R zoning district with an average density of five (5.0) units per acre establishes the district encompassing a reasonably high density for single family detached, two family, and duplex residences served by public water and sewer, public streets with curb and gutter, adequate drainage systems, street lighting, and sidewalks..

The neighboring adjacent properties on Virginia Avenue are residential. If granted, this proposed Special Use Permit is in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development, is adequately serviced by streets, drainage, fire protection and public water + sewer, will not negatively impact any ecological, scenic, or historic community assets, and will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.



Figure 1 - StreetView of 346 Virginia Avenue

RECOMMENDATION

The Planning Division recommends approving this application as proposed and that the Planning Commission endorse Special Use Permit Application PLSUP-2021-124 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Special Use Permit Application PLSUP-2021-124 as submitted;
2. Recommend approval of Special Use Permit Application PLSUP-2021-124 with conditions per Staff;
3. Recommend approval of Special Use Permit Application PLSUP-2021-124 with conditions per Planning Commission; or
4. Recommend denial of Special Use Permit Application PLSUP-2021-124.

ATTACHMENTS

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

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

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

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

CASE NUMBER: _____

EXISTING ZONING: _____

PROPOSED ZONING: _____

TAX MAP NUMBER: _____

RECEIVED BY: _____

DATE FILED: _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

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

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

Gross Area/Net Area: 8,550 (building = 1,730). Property Address: 346 Virginia Ave. - 24541

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.

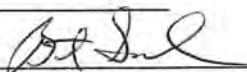
Please provide a brief description of the proposed development:

The building appears to have originally been a duplex, based on the current layout and construction. It was converted to a single family home at some point. We would like to convert it back to a duplex.

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

1. NAME: Brent Cochran TELEPHONE: 540-597-6914

MAILING ADDRESS: 2334 Mount Vernon Rd – Roanoke, VA 24015

SIGNATURE:  DATE: 3/27/21

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS:

Brentgcochran@gmail.com

APPLICANT (PLEASE TYPE OR PRINT):

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

DATA SHEET PLSUP 2021-283

PUBLIC HEARING DATES:	JUNE 7, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	CORNER OF VIRGINIA AVENUE AND FLORAL AVENUE
PRESENT ZONE:	OT-R OLD TOWN RESIDENTIAL
PROPOSED ZONE:	NO CHANGE
ACTION REQUESTED:	CONVERT SINGLE FAMILY DWELLING TO DUPLEX DWELLING
PRESENT USE OF PROPERTY:	RESIDENTIAL
PROPOSED USE OF PROPERTY:	RESIDENTIAL
FUTURE LAND USE DESIGNATION:	RESIDENTIAL
PROPERTY OWNER (S):	BRENT COCHRAN
NAME OF APPLICANT (S):	BRENT COCHRAN
PROPERTY BORDERED BY:	RESIDENTIAL NEIGHBORHOOD
ACREAGE:	0.20 ACRES TOTAL
CHARACTER OF VICINITY:	RESIDENTIAL
INGRESS AND EGRESS:	VIRGINIA AVENUE
TRAFFIC VOLUME:	VERY LOW- NO RECENT COUNTS



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
5/25/2021

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



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
5/25/2021

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/25/2021

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

City Planning Commission

STAFF REPORT

DATE: May 4, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: SPECIAL USE PERMIT APPLICATION - 259 GUILFORD STREET

Special Use Permit Application PLSUP 2021-125, filed by Shirley Hightower requests a Special Use Permit for a family day care home in accordance with Article 3.E Section C.24. of the Danville Zoning Ordinance at 259 Guilford Street (Parcel ID#s 51026). The applicant requests a Special Use Permit for a family day care home.

BACKGROUND

This project is for a family daycare home at 259 Guilford. A Family day care home is a home occupation permitted by special use permit in which the resident and not more than one additional employee cares for more than five (5) but no more than twelve (12) non-related children for less than a twenty-four (24) hour period.

The Planning Division sent 31 notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS AND RECOMMENDATION

The applicant, Shirley Hightower, applied to the Planning Division for a family day care home in the OT-R Zoning District. The application is attached to this report.

The City may allow a family day care home in the OT-R Zoning District. (Chapter 41 Zoning Ordinance, Article 3.E. §C.24.) with a Special Use Permit.

The Comprehensive Plan puts the subject property in the Franklin Turnpike planning area. The future land use designation for the subject parcel is 'Medium Density Residential'. If approved, the Special Use Permit is in harmony with the OT-R Zoning District which is established to provide for single family residences which are compatible with the Comprehensive Plan's goals for harmonious new development, redevelopment, adaptive reuse, and revitalization in and around existing, older urban residential neighborhoods in Danville. The principle objective of the OT-R District is to maintain, reinforce and enhance the "sense of neighborhood" which exists in some of the best examples of the City's historic downtown residential areas and to promote new residential development of compatible scale, historic character and architectural massing..

The neighboring adjacent properties on Guilford are also single family residential. If granted, this proposed Special Use Permit is in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development, is adequately serviced by streets, drainage, fire protection and public water + sewer, will not negatively impact any ecological, scenic, or historic community assets, and will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.

Danville City Code allows City Council impose any conditions necessary to assure that the proposed use will conform to zoning ordinance requirements. The Planning Division recommends approving this project as

proposed and that the Planning Commission endorse Special Use Permit Application PLSUP-2021-125 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Special Use Permit Application PLSUP-2021-125 as submitted;
2. Recommend approval of Special Use Permit Application PLSUP-2021-125 with conditions per Staff;
3. Recommend approval of Special Use Permit Application PLSUP-2021-125 with conditions per Planning Commission; or
4. Recommend denial of Special Use Permit Application PLSUP-2021-125.

ATTACHMENTS

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



**PLANNING COMMISSION
SPECIAL USE PERMIT APPLICATION**

PLANNING DIVISION PROVIDED INFORMATION

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

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): EIN 86-2820430
Applicant: Shirley Hightower
Applicant's Address: 259 Guilford Street, Danville VA. 24540
Applicant's Phone Number: 434-770-0386
Applicant's E-mail: sjhightower434@gmail.com

Describe Proposed Development: To open up a mini Daycare in my home for no more than 3 to 4 kids.

Consistent of Day Shift only 8 hours a day, 5 days a week.

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

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

Northside zoning, in a no drug school zone neighborhood.

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

My request meets the following standards.

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

It will not cause any destruction or damage to any of the
properties listed above,

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

It will not interfere with any development, properties or neighborhoods.

Applicant Signature

Property Owner Signature
(if not applicant)

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

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

SPECIAL USE PERMIT REQUEST DATA SHEET PLSUP 2021-125

PUBLIC HEARING DATES:	MAY 10, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	NORTH SIDE OF GUILFORD STREET, ONE HOUSE EAST OF TIMBERLAKE DRIVE
PRESENT ZONE:	OT-R OLD TOWN RESIDENTIAL
PROPOSED ZONE:	NO CHANGE
ACTION REQUESTED:	THE APPLICANT REQUESTS A SPECIAL USE PERMIT FOR A FAMILY HOME DAY CARE
PRESENT USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE OF PROPERTY:	SAME
FUTURE LAND USE DESIGNATION:	RESIDENTIAL
PROPERTY OWNER (S):	HIGHTOWER
NAME OF APPLICANT (S):	HIGHTOWER
PROPERTY BORDERED BY:	RESIDENTIAL
ACREAGE:	0.25 ACRES TOTAL
CHARACTER OF VICINITY:	RESIDENTIAL NEIGHBORHOOD
INGRESS AND EGRESS:	GUILFORD STREET
TRAFFIC VOLUME:	RESIDENTIAL COLLECTOR STREET – NO RECENT COUNTS



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
4/29/2021

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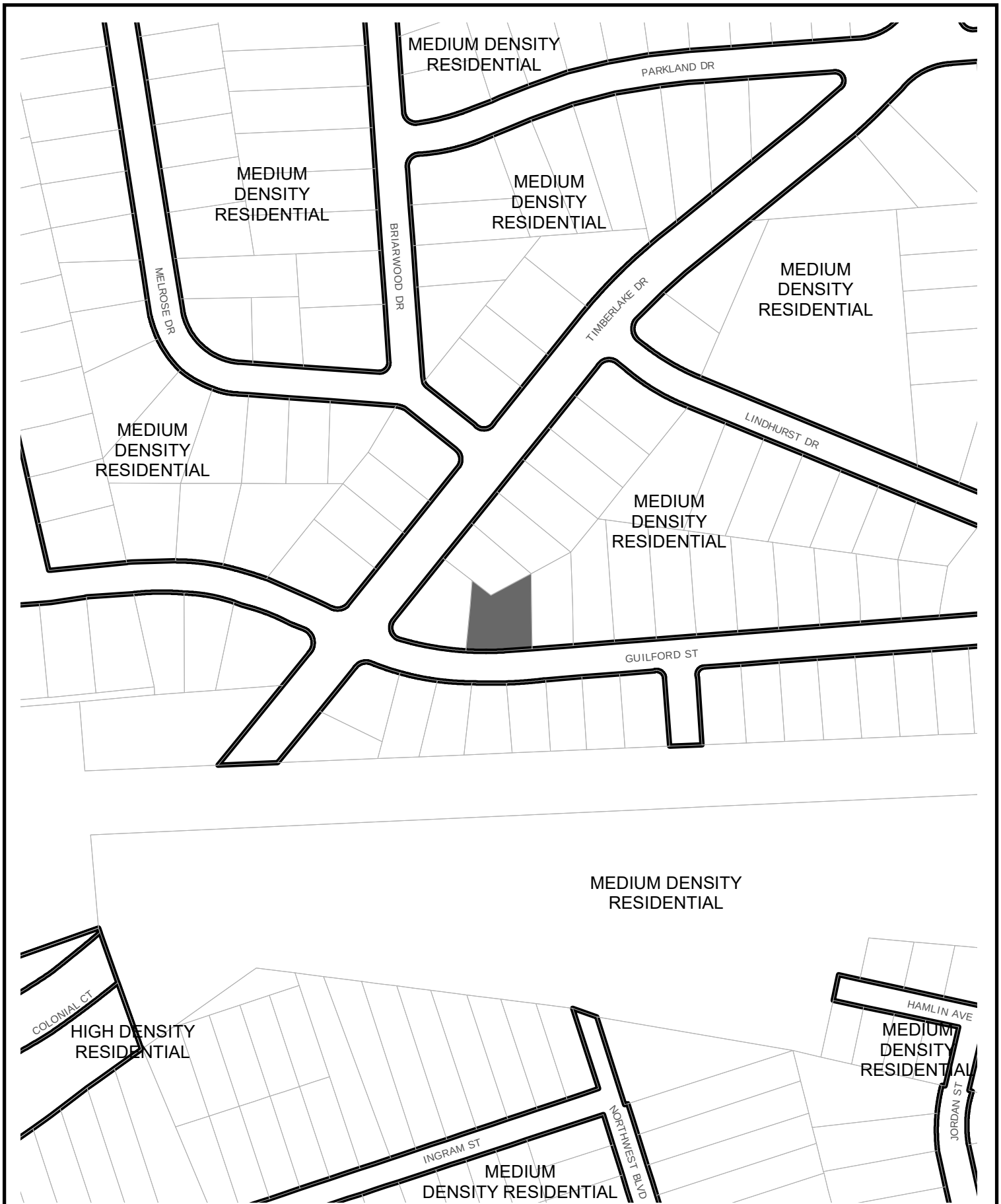


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
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Phone: (434) 799-5260

City Planning Commission

STAFF REPORT

DATE: June 1, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director
RE: **REZONING APPLICATION - 1083 FRANKLIN TURNPIKE**

Rezoning Application PLRZ2021-133, filed by Scott Cheney on behalf of SRE LLC, requests to rezone 1083 Franklin Turnpike, Parcel ID#s 54397 and 53892, from OT-R Old Town Residential to conditional TO-C Transitional Office. The applicant would like to develop a real estate office.

BACKGROUND

The applicant would like to develop a small real estate office in the existing building at 1083 Franklin Turnpike.

The Planning Division sent twenty-four (24) notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS

The proposed rezoning's 2030 future land use designation in the Comprehensive Plan is Medium Density Residential. Land across Franklin Turnpike is future planned as Neighborhood Commercial. The applicant proffered a proposed use list that substantially limits potential traffic and activity impacts on neighbors. The proposed uses potentially less likely to create nuisances than some uses available under the existing OT-R zoning designation.

RECOMMENDATION

The Planning Division recommends the Planning Commission recommend approval of conditional rezoning application PLRZ-2021-133 to City Council.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend continuation of Rezoning Application PLRZ2021-133 to a future meeting.
2. Recommend approval of Rezoning Application PLRZ2021-133 as submitted.
3. Recommend approval of Rezoning Application PLRZ2021-133 with conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ2021-133.

ATTACHMENTS

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

B. - Permitted Uses.

1. Accessory use, to include tool sheds, ~~detached garages and carports, children's playhouses, doghouses and~~ accessory off-street parking and loading spaces.
2. Banks and financial institutions (without drive-thru facilities.)
3. ~~Bed and breakfast, inn, or tourist home (as defined).~~
4. ~~Catering service.~~
5. ~~Cemeteries.~~
6. ~~Churches and places of worship.~~
7. Offices (general and professional).
8. Day care facilities (adult and child).
9. ~~Funeral home.~~
10. ~~Home occupations.~~
11. ~~Hospital, nursing home, and medical care facility, inclusive of inpatient activities.~~
12. ~~Nursing home.~~
13. ~~Personal service establishments.~~
14. ~~Pharmacy.~~
15. ~~Schools, colleges and universities (public or private).~~
16. Single family residential dwelling, provided that (a) the residential dwelling is existing as a conforming use as of the date of adoption of this ordinance, (b) said residential dwelling shall conform in all respects to the OT-R District and (c) there shall be no more than one single-family dwelling per lot.
17. Studio for an artist, designer, writer, photographer, sculptor or musician.
18. ~~Child therapeutic day support services.~~
19. ~~Short term rental, entire furnished home.~~

(Ord. No. 2004-02.04, Art. 3.I, § B, 2-17-04; Ord. No. 2014-08.09, 8-19-14; Ord. No. [2019-07.05](#), 7-2-19)

C. - Uses Permitted by Special Use Permit.

1. ~~Accessory apartments, within a residential dwelling and limited to one rental apartment.~~
2. ~~Any use incorporating a drive-thru facility (including banks, financial institutions and fast food restaurants).~~
3. ~~Antique shops.~~
4. ~~Community facilities and uses.~~
5. ~~Congregate care facility.~~
6. ~~Cupolas, spires and steeples (for public and semi-public uses).~~
7. ~~Fast food restaurant.~~
8. ~~Golf course, but not including a par 3 course, miniature golf course or driving range.~~
9. Group home.

10. ~~Offices with retail sales, limited to interior display and sales of high technology, scientific, electronic, health care, medical or biomedical equipment of a type not customarily retailed to the general public, provided that there shall be no exterior or storefront displays.~~
11. ~~Parking lots (private or public, off-street as a principal use).~~
12. ~~Private clubs and lodges.~~
13. ~~Public uses and utilities.~~
14. ~~Residential apartments, as an ancillary use within a commercial structure and limited to four (4) rental apartment units per structure.~~
15. ~~Restaurant.~~
16. Waiver of lot size requirements.
17. Waiver of maximum floor area ratio of 0.25.
18. Waiver of maximum building height regulations.
19. Waiver of minimum yard requirements.
20. ~~Homeless shelter.~~
21. ~~Transitional living shelter.~~
22. ~~Post-release housing.~~
23. ~~Museum.~~
24. ~~Hotel/motel.~~
25. Waiver to maximum sign area.

I. - Additional Regulations.

1. Refer to the Floodplain Zoning Overlay District, where applicable.
2. All non-dining-related business services and storage shall be conducted within the principal structure which is to be completely enclosed. Patio dining shall be allowed as part of restaurant uses.
3. Refer to Landscaping and Screening Regulations for additional yard buffer requirements related to frontage landscape, parking lots, and screening.
4. Refer to Parking and Loading Requirements for parking regulations:
 - a. Parking for non-residential uses shall be governed by the parking and loading requirements for that use.
 - b. Parking for a non-residential use shall not be permitted within the front yards of any lot, except as provided for in subsection F.2.A hereinabove.
 - c. No parking shall be permitted within a yard setback line, except as provided for in subsection F.2.B. hereinabove.
 - d. Recreational vehicle parking shall not be permitted within a front yard and side yard.
5. Refer to Sign Regulations for signage provisions.
6. Any subdivision or lot which is proposed to be developed on shrink/swell soils shall require a geotechnical report to be submitted with the preliminary plat and plans. Such report shall be prepared by a registered professional engineer and shall address the feasibility of development on the subject soils. No subdivision plat or site plan shall be approved for final recordation until a foundation engineering report has been reviewed by the City.

All recorded plats for lots containing shrink/swell soils shall bear the following note: "This lot contains shrink/swell soils which require special engineering design for foundations and structural elements. No

structure will be approved for issuance of a building permit until a foundation engineering design prepared by a certified professional engineer has been approved for the proposed structure."

7. Refer to the City's Design and Construction Standards Manual for additional regulations.
8. All uses within the TO-C District shall require a General Development Plan for rezoning approval and a site plan for special permit or lot development approval.
9. All refuse shall be contained in completely enclosed facilities. Refuse containers and refuse storage shall be located in a paved area and screened from public view by means of fences, wall or landscaping.

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:

From SFR to Transitional Office- Commercial
Property to be used as a real estate office

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

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

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space). 75 FT PT NOS 15, 16, & 17 Franklin Turnpike
65 FT PT NO 18, 19, & 20 Franklin Turnpike
Gross Area/Net Area: _____ Property Address: 1083 Franklin Turnpike
& 0 Franklin Turnpike (parcel ID 54397)
Property Location: N S E W Side of: _____
Between: Conway and Annhurst
Proffered Conditions (if any, please attach): _____

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

I. NAME: SRE LLC TELEPHONE: 934-251-6870
MAILING ADDRESS: P.O. Box 3588, Danville, VA 24543
SIGNATURE: Chris Witherspoon DATE: 4-9-21
SIGNATURE: _____ DATE: _____
EMAIL ADDRESS: _____

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: Scott Chaney TELEPHONE: 434-489-1130
MAILING ADDRESS: 521 Monroe Street, Danville, VA 24541
EMAIL ADDRESS: Scottchaney@piedmontprintingandgraphics.com
SIGNATURE: Scott Chaney DATE: 4-9-21

Rezoning Request for 1083 Franklin Turnpike

The subject property is currently zoned residential, a 3 Bedroom 1 bath brick ranch with an unfinished basement, adjoining a vacant lot. The project would consist of combining the two lots, adding parking to part of the vacant lot and leaving the rest of the lot as green space. The request for re-zoning is from Residential (OTR) to Transitional Office – Commercial. The subject will be used as a Real Estate office, with normal business hours and no late night operation or noise concern. The property has most recently been used as a rental property and the adjoining vacant lot has been roughly cleared for some time, with tree stumps, etc. that will be removed and graded to level green space.

The properties on both sides of the subject property are currently zoned residential (OTR). Mr. Emerson on the right side (1087 Franklin Turnpike) has expressed interest in having his property re-zoned in the future for re-sale purposes. Multi family units are on the right side of his property (1089 Franklin Turnpike). A natural landscape buffer is already in place on the left side of the vacant lot on the subject property, creating privacy.

The subject property will meet landscaping and parking regulations required by the city, as well as handicapped accessibility. Interior renovations must be completed and exterior plans will be completed within 120 days of the transaction closing, currently subject to re-zoning.

Respectfully Submitted,

Scott C. Chaney



SPECIAL USE PERMIT REQUEST DATA SHEET PLRZ 2021-133

PUBLIC HEARING DATES:	JUNE 7, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	WEST SIDE OF FRANKLIN TURNPIKE, SOUTH OF ANNHURST DRIVE
PRESENT ZONE:	OT-R, OLD TOWN RESIDENTIAL DISTRICT (URBAN AREAS SINGLE FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONE:	TO-C, TRANSITIONAL OFFICE (TRANSITIONAL RESIDENTIAL/OFFICE DISTRICT)
ACTION REQUESTED:	REZONE 1083 FRANKLIN TURNPIKE, PARCEL ID#S 54397 AND 53892, FROM OT-R OLD TOWN RESIDENTIAL TO TO-C TRANSITIONAL OFFICE
PRESENT USE OF PROPERTY:	RESIDENTIAL/VACANT
PROPOSED USE OF PROPERTY:	COMMERCIAL
FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
PROPERTY OWNER (S):	SRE LLC
NAME OF APPLICANT (S):	SCOTT CHENEY
PROPERTY BORDERED BY:	RESIDENTIAL NEIGHBORHOODS
ACREAGE:	0.27 ACRES TOTAL
CHARACTER OF VICINITY:	RESIDENTIAL
INGRESS AND EGRESS:	FRANKLIN TURNPIKE
TRAFFIC VOLUME:	FRANKLIN TURNPIKE – 17,000 AADT (2019)

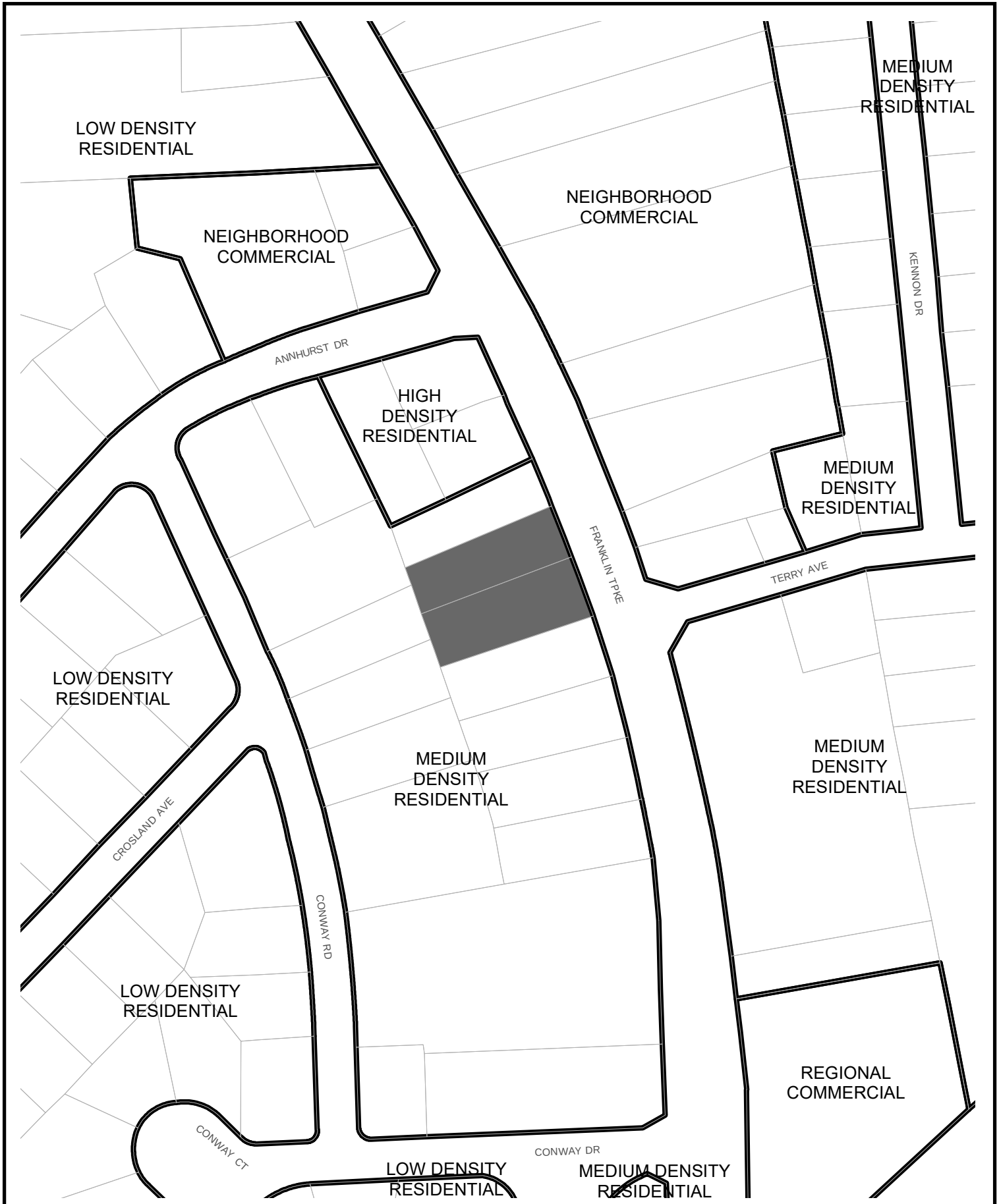


2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
4/29/2021

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
4/29/2021

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

City Planning Commission

STAFF REPORT

DATE: June 2, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: **REZONING APPLICATION - 816 WEST MAIN STREET**

Rezoning Application PLRZ2021-161, filed by Barbara Smith, requests to rezone 816 West Main Street, Parcel ID#s 57237 and 57238, from OT-R Old Town Residential to HR-C Highway Retail Commercial. The subject property will not change use immediately, it operates as a legally conforming dental office.

BACKGROUND

This applicant would like to amend the zoning map, so the existing legal non-conforming use legally conforms to the principal uses permitted by the zoning designation.

The Planning Division sent 19 notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS

The proposed rezoning's future land use designation in the Comprehensive Plan is medium-density residential. The Comprehensive Plan designates the opposite side of West Main Street and the property to the west as Regional Commercial in the Future Land Use Plan. The nearby casino development will influence more commercial land use demand on this portion of West Main Street.



Figure 1 - StreetView of 816 West Main Street

RECOMMENDATION

The Planning Division recommends that the Planning Commission endorse Rezoning Application PLRZ2021-161 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend continuation of Rezoning Application PLRZ2021-161 to a future meeting.
2. Recommend approval of Rezoning Application PLRZ2021-161 as submitted.
3. Recommend approval of Rezoning Application PLRZ2021-161 with conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ2021-161.

ATTACHMENTS

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

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

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

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space). Deed attached (Parcel 1 & Parcel 2)

Gross Area/Net Area: 24,348 sq. ft. Property Address: 816 West Main Street

Property Location: N S E (W) Side of: West main street

Between: Park Avenue and Baltimore Avenue

Proffered Conditions (if any, please attach): _____

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

1. NAME: Mark P. Smith, Barbara D. Smith TELEPHONE: 434-250-0689

MAILING ADDRESS: 220 Kinsale Drive, Chapel Hill, N.C. 27517

SIGNATURE: Mark P. Smith DATE: 4/6/21

SIGNATURE: Barbara D. Smith DATE: 4-6-2021

EMAIL ADDRESS: eagleram67@yahoo.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: Barbara D. Smith TELEPHONE: 434-250-0689

MAILING ADDRESS: 220 Kinsale Dr. Chapel Hill, N.C. 27517

EMAIL ADDRESS: eagleram67@yahoo.com

SIGNATURE: Barbara D. Smith DATE: 4-6-2021

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:

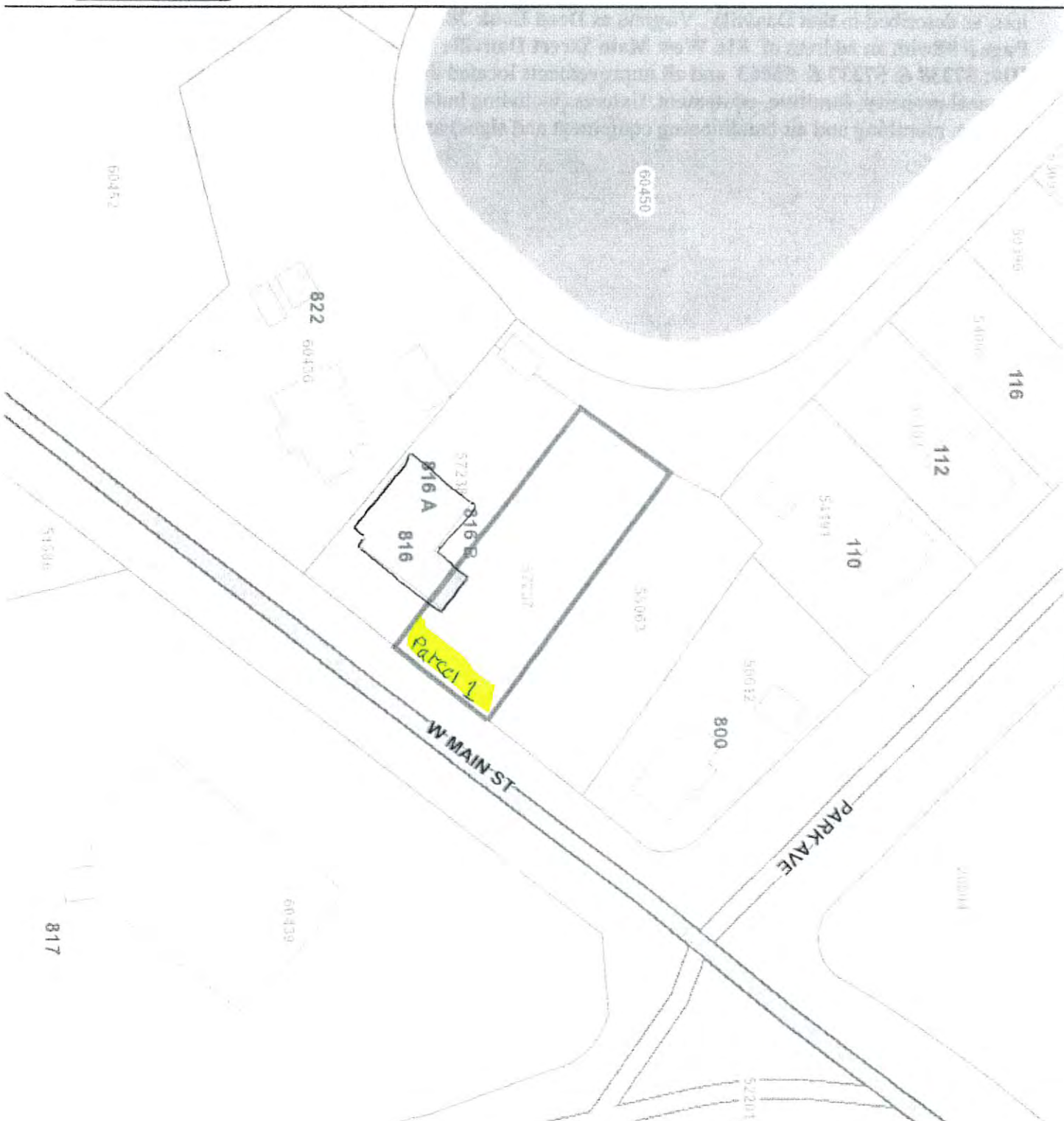
The property's land use has been commercial since 1978. We would like to rezone it from OTR to HRC to allow for appropriate zoning given its long use as commercial and most of the surrounding area is commercial (CVS is directly across the street and is zoned HRC)

☐ Buildings
☐ Parcels
 Street Names
 House Numbers
 Parcel Numbers

2

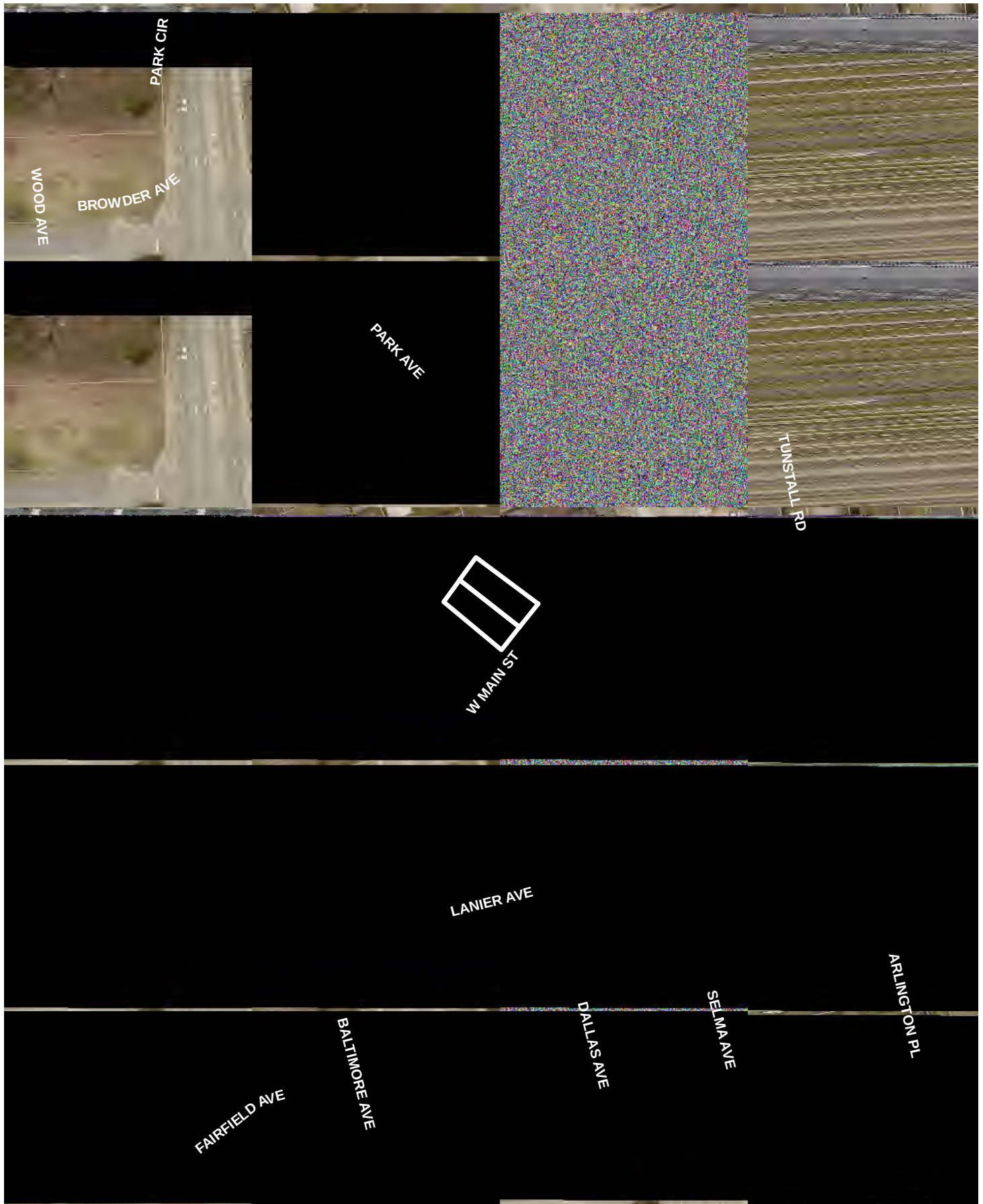
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Date: 3/4/2021



SPECIAL USE PERMIT REQUEST DATA SHEET PLRZ 2021-161

PUBLIC HEARING DATES:	JUNE 7, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	NORTH SIDE OF WEST MAIN STREET, ~240' SOUTHWEST OF PARK AVENUE INTERSECTION
PRESENT ZONE:	OT-R, OLD TOWN RESIDENTIAL DISTRICT (URBAN AREAS SINGLE FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONE:	HR-C, HIGHWAY RETAIL COMMERCIAL (HIGHWAY RETAIL COMMERCIAL DISTRICT)
ACTION REQUESTED:	REZONE PROPERTY.
PRESENT USE OF PROPERTY:	DENTAL OFFICE
PROPOSED USE OF PROPERTY:	NO CHANGE
FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
PROPERTY OWNER (S):	BARBARA AND MARK SMITH
NAME OF APPLICANT (S):	BARBARA AND MARK SMITH
PROPERTY BORDERED BY:	SCHOOLFIELD TO THE WEST, FOREST HILLS TO THE NORTH AND EAST, COMMERCIAL ACROSS THE STREET TO THE SOUTH
ACREAGE:	0.57 ACRES TOTAL
CHARACTER OF VICINITY:	COMMERCIAL CORRIDOR
INGRESS AND EGRESS:	WEST MAIN STREET
TRAFFIC VOLUME:	MEMORIAL DRIVE – 6,300 AADT (2019)



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
5/26/2021

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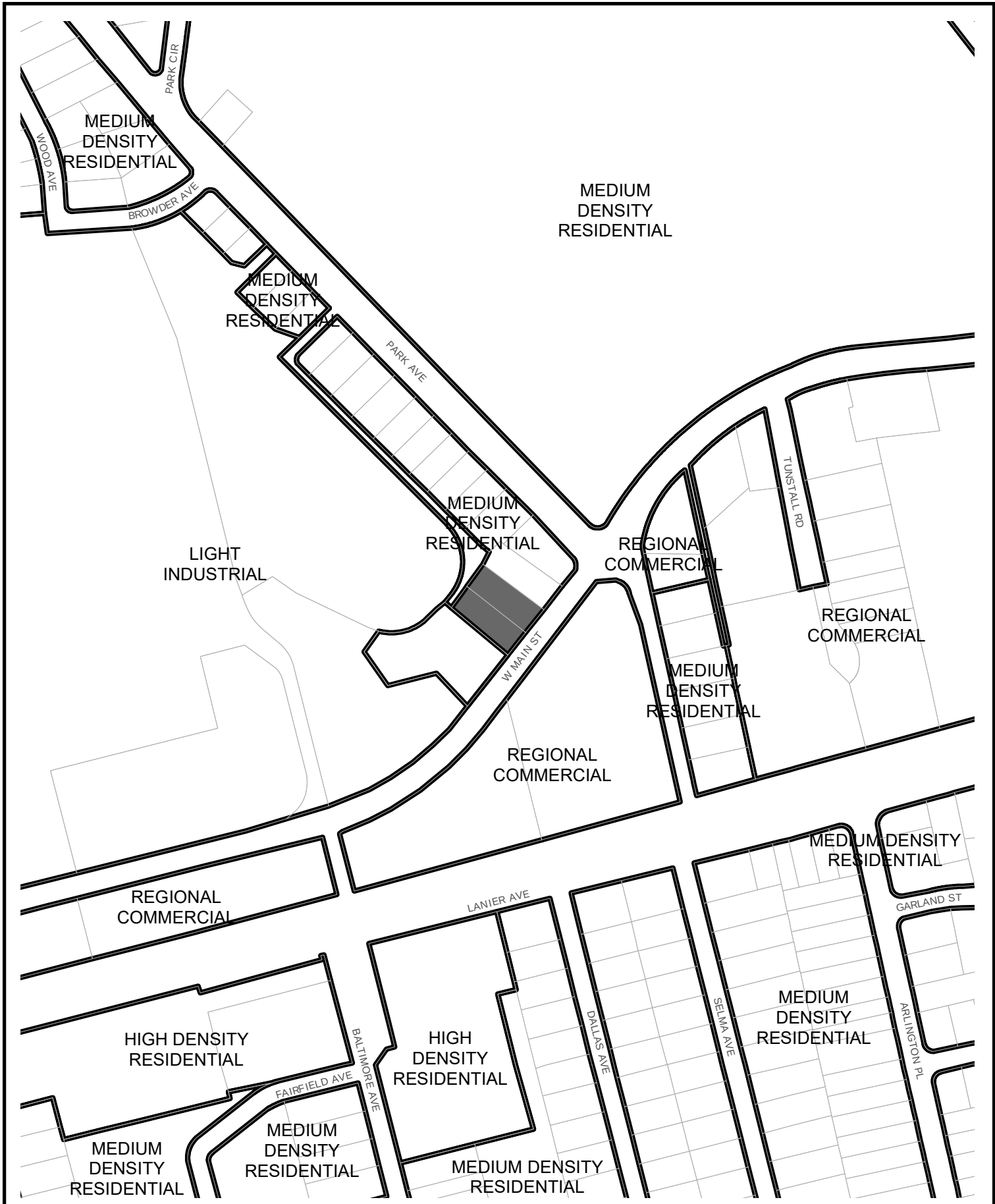


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
5/26/2021

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/26/2021

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City of Danville

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

City Planning Commission

STAFF REPORT

DATE: June 1, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: **SPECIAL USE PERMIT APPLICATION - 145 FRANKLIN TURNPIKE**

Special Use Permit Application PLSUP 2021-168, filed by Wanda Joyner requests a Special Use Permit for a day care center in accordance with Article 3.M Section C.6. of the Danville Zoning Ordinance at 145 Franklin Turnpike, Parcel ID# 52599. The applicant requests a Special Use Permit for a day care center.

BACKGROUND

This applicant would like to establish a daycare center at the existing development.

The Planning Division sent 22 notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS

The applicant, Wanda Joyner, applied to the Planning Division for a day care center in the HR-C, HIGHWAY RETAIL COMMERCIAL (Highway Retail Commercial District). The application is attached to this report.

The City may allow a duplex in the HR-C Zoning District. (Chapter 41 Zoning Ordinance, Article 3.M. §C.6.).

The Comprehensive Plan puts the subject property in the Franklin Turnpike planning area. The future land use designation for the subject parcel is 'Community Commercial'. If approved, the Special Use Permit is in harmony with the OT-R zoning district to provide suitable locations in Danville's heavily traveled collector streets and arterial highways for those commercial and business uses which are oriented to the automobile and which require regional access characteristics independent of the marketplace attributable to adjoining neighborhoods or pedestrian trade. The application of the HR-C District should be to those areas of the City where individual uses can be grouped into planned concentrations which limit the "strip" development effect on newly developing areas as well as on redevelopment areas where retail and business uses currently exist. In addition, the Corridor Overlay District may impact the regulation of uses in this district.

The neighboring adjacent properties on Franklin Turnpike are a mixture of neighborhood residential and small-scale commercial. If granted, this proposed Special Use Permit is in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development, is adequately serviced by streets, drainage, fire protection and public water + sewer, will not negatively impact any ecological, scenic, or historic community assets, and will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.



Figure 1 - StreetView of 145 Franklin Turnpike

RECOMMENDATION

The Planning Division recommends the Planning Commission endorse Special Use Permit Application PLSUP-2021-168 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Special Use Permit Application PLSUP-2021-168 as submitted;
2. Recommend approval of Special Use Permit Application PLSUP-2021-168 with conditions per Staff;
3. Recommend approval of Special Use Permit Application PLSUP-2021-168 with conditions per Planning Commission; or
4. Recommend denial of Special Use Permit Application PLSUP-2021-168.

ATTACHMENTS

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



City of Danville
Community Development
Planning Division

**PLANNING COMMISSION
SPECIAL USE PERMIT APPLICATION**

PLANNING DIVISION PROVIDED INFORMATION

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

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 145 Franklin Tpk Danville VA
Applicant: Wanda C. Joyner
Applicant's Address: 120 Freeze Rd Danville VA 24540
Applicant's Phone Number: 434 - 228-1219
Applicant's E-mail: joy3baby@yahoo.com
Describe Proposed Development: First & Second shift daycare with adequate staff for ratio of children.

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

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

Proposed Daycare for children 1 to 13 years of age. 5am to 10pm

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

Yes we will use adequate amounts of public services and protect facility properly.

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

We strive in maintaining clean areas for safety of
children and will not damage any features of property.

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

We have a service that we use for landscaping
and lawn will use them for this property as well.

Wanda Jyr
Applicant Signature

Property Owner Signature
(if not applicant)

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

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

WANDA'S WONDERLAND

PROPOSAL FOR SERVICES

OVERVIEW



Wanda's Wonderland will fill the void for a first-class daycare facility. There has long been a shortage for quality daycare due to the lack of availability of a competent location. However, a location now has become vacant and is perfect for the Company. Planning for this business has been ongoing for over four years by management.

Wanda's Wonderland is pleased to submit this proposal for services to support our parents and students. We are confident that we can meet the challenge ahead, and stand ready to partner with you in delivering an effective childcare service, providing training and support for all our clientele and their children. We will also instill biblical principles because we are Christ centered. We will work with our students individually to make sure they are prepared academically for school. We will open our daycare center to assist parents who may need to drop off as early as 5 AM and pickup as late as 10 PM.

The Objective



Providing Care for parents and students by training staff, meeting educational needs, and providing a safe environment for learning and supervision.

- Need #1: improve response time for customer questions
- Need #2: improve upon weaknesses in upsell/cross-sell volumes
- Need #3: rapid training for staff on new system

The Opportunity



Include major points and identify the opportunity. Restate the client's project goals you identified previously (such as via RFP, interview, etc.).

- Goal 1: To strive to be the best infant/toddlers/adolescent teachers we can be.
- Goal 2: To ensure the safety of all of our children during all routines and activities and to be alert and attentive at all times. We constantly make certain that the outside play area as well as the indoor space is safe and secure and that we provide a healthy environment.

- Goal 3: To provide a safe, healthy, and attractive environment for the children. We will do this by arranging the classroom in a way to stimulate their learning skills.
- Goal 4: To provide physical activities that support large and small muscle development.
- Goal 5: To provide age-appropriate activities that encourage curiosity and use of the five senses.
- Goal 6: To support social and emotional development through positive guidance and interactions.
- Goal 7: To develop caring and sharing partnerships with all parents. Communication is provided through newsletters, daily report forms, daily conversations, and parent-teacher conferences.
- Goal 8: To continue to grow as professionals and to be a positive role model.
- Goal 9: To interact with rather than react to the infant/toddlers/adolescent in our care.

The Solution



To provide the best quality service, which includes providing a safe and conducive learning environment all the while, gaining trust with parents to continue to bring their child in for excellent care.

1. To assure parents/guardians that their children will be in a safe, healthy environment where staff will strive to meet emotional, social, and physical needs.
2. To create a happy, warm and exciting environment that is inviting, comfortable, flexible, and manageable for the children.
3. To promote respect for self and others, while responsibilities and social skills are both enhanced and encouraged.
4. To provide a variety of developmentally appropriate activities that includes, but is not limited to, arts and crafts, self-directed play, field trips, dramatic play, physical activities (indoor and outdoor), community service, reading, quiet time, or offer an environment where homework is encouraged. The library, computer lab, and cooking opportunities will be provided as resources.
5. To support a caring staff who show genuine respect for the children, have confidence in each child's potential, and seek to promote the self-esteem of each child.
6. To offer individual guidance to children based upon careful observation of each child's needs and in keeping with parent/guardian direction.
7. To support and work with the children's teachers in building a stable and consistent team to promote an environment where children may learn and grow.
8. To accept enrollment to meet the needs of a community, while ensuring the safety and welfare of all children.
9. To provide quality services to parents/guardians during program hours.

OUR PROPOSAL



Background History of Wanda's Wonderland

I begin working in the medical field and having a bad experience with the care of my very own kids, I declared to try to specialize in 2nd shift daycare for working parents. I met a childcare social worker in Danville City, I shared my desire to open a family Daycare. I was then introduced to all the Daycare workers and supervisors in 2006. They steered me in the right direction in opening my own daycare. Since 2006, I have served many families, offering night and weekend care. This is a rarity in this area. I became the operator and Director of a church-based day care centered and due to the pandemic, it closed the doors of many churches, along with the daycare. It has been my heart's desire to operate my own Daycare center. I am aware of state regulations, policies, and procedures of a daycare.

We believe in teaching children not just the fundamentals of early education, but also work with the infant/toddlers/adolescent to assure they are functioning on their age level or above. Due to being Christ-centered, we will also instill biblical principles. My proposal to you is to consider opening our center, so that we can assist parents who are struggling to find childcare, while working or attending school.



Providing effective childcare opening as early as 5Am, late as 10 PM, and even weekends

- Research
- Market opportunities
- Alignment with mission
- Current resources/technology

CONCLUSION



Working with children is not just an occupation for me; it's my true calling!

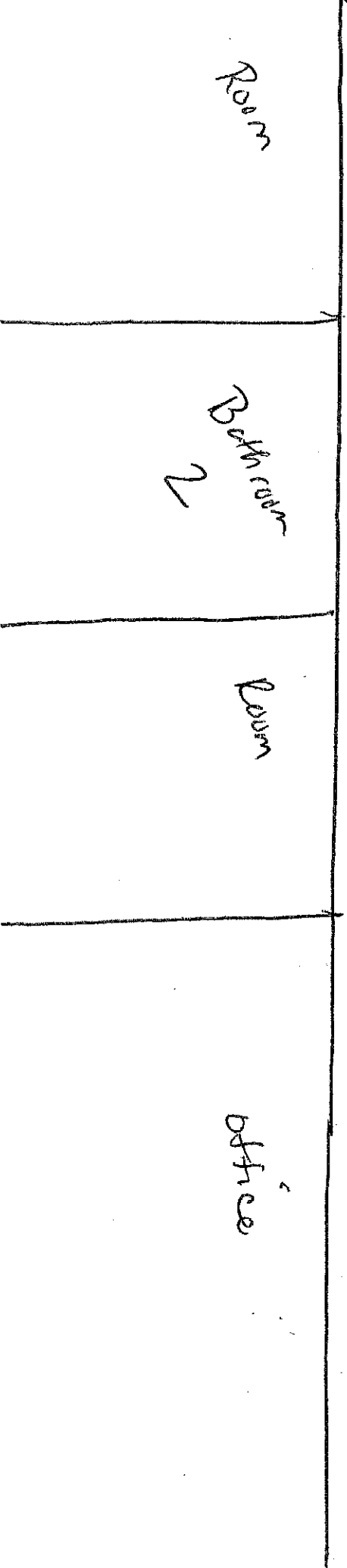
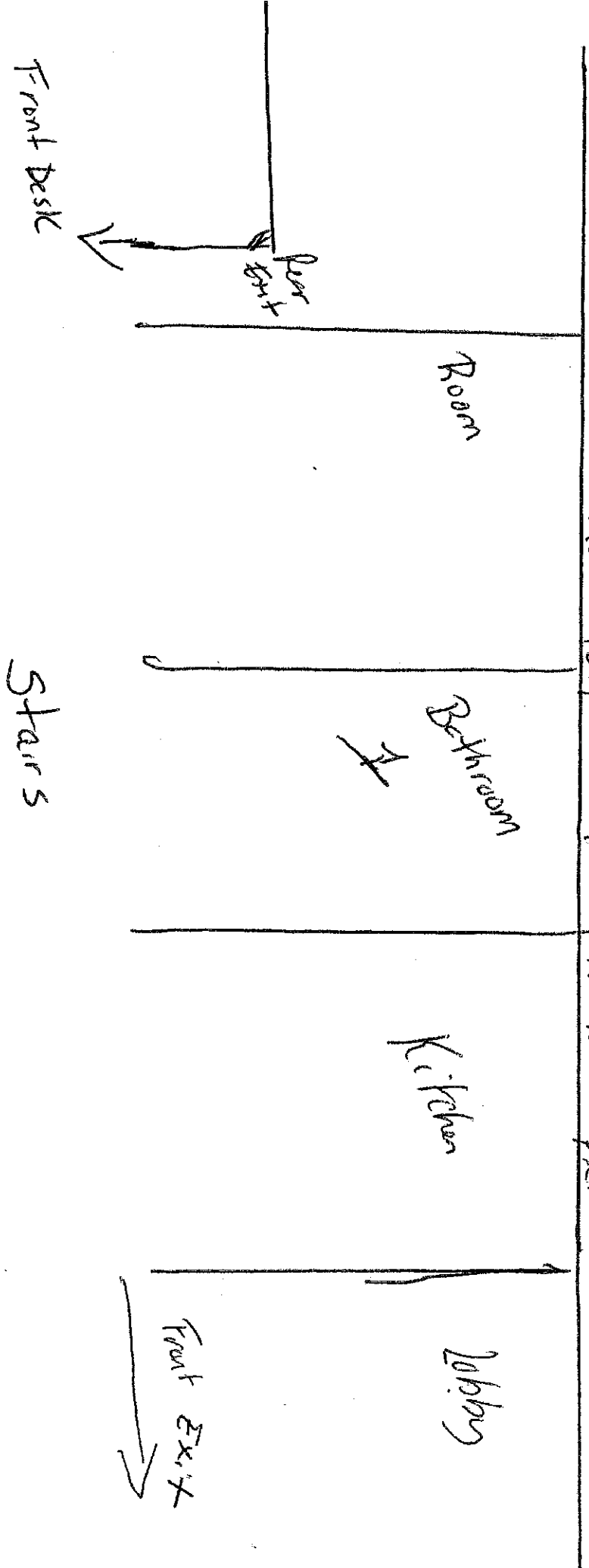
We look forward to working with our parents and students. We are confident that we can meet the challenge ahead, and stand ready to partner with you in delivering an effective childcare service.

If you have questions on this proposal, feel free to contact Wanda at your convenience by email at joy3fabby@yahoo.com or by phone at 434-228-1219. We will be in touch with you next week to arrange a follow-up conversation on the proposal.

Thank you for your consideration,

Wanda Joyner

Floor Plan 145 Franklin Tpk.



DATA SHEET PLSUP 2021-168

PUBLIC HEARING DATES:	JUNE 7, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	SOUTH CORNER OF FRANKLIN TURNPIKE AND KING STREET
PRESENT ZONE:	HRC HIGHWAY RETAIL COMMERCIAL
PROPOSED ZONE:	HRC HIGHWAY RETAIL COMMERCIAL
ACTION REQUESTED:	SPECIAL USE PERMIT FOR A DAY CARE CENTER IN ACCORDANCE WITH ARTICLE 3.M SECTION C.6.
PRESENT USE OF PROPERTY:	VACANT OFFICES
PROPOSED USE OF PROPERTY:	CHILD CARE CENTER
FUTURE LAND USE DESIGNATION:	COMMUNITY COMMERCIAL
PROPERTY OWNER (S):	M W REAL PROPERTIES LLC
NAME OF APPLICANT (S):	WANDA JOYNER
PROPERTY BORDERED BY:	NEIGHBORHOOD RESIDENTIAL TO THE NORTH WEST AND COMMERCIAL TO THE EAST AND SOUTH
ACREAGE:	0.42 ACRES TOTAL
CHARACTER OF VICINITY:	COMMERCIAL CORRIDOR BORDERING RESIDENTIAL
INGRESS AND EGRESS:	FRANKLIN TURNPIKE
TRAFFIC VOLUME:	FRANKLIN TURNPIKE – 10,000 AADT (2019)



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
5/25/2021

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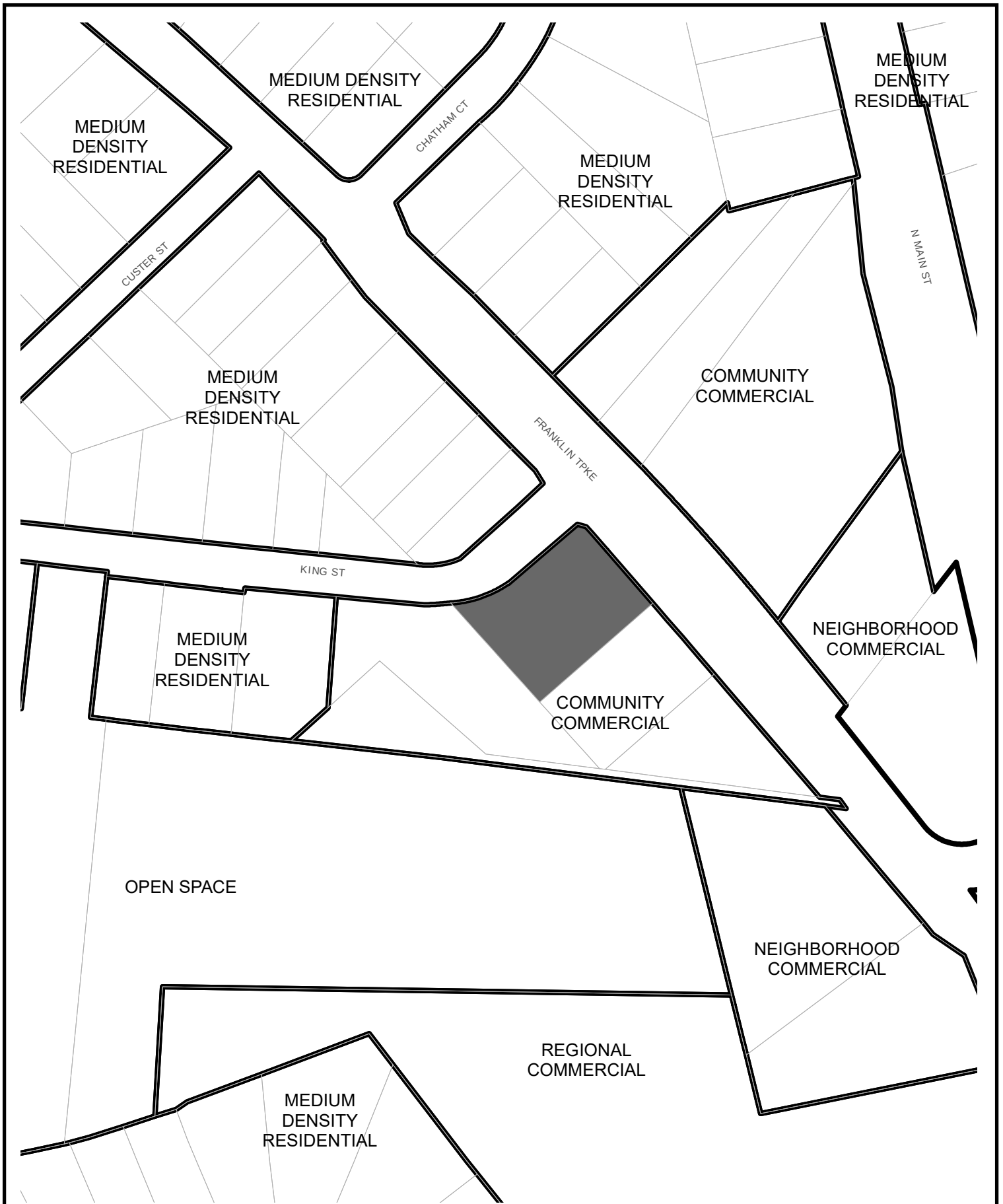


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
5/25/2021

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/25/2021

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

City Planning Commission

STAFF REPORT

DATE: June 1, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: **ZONING ORDINANCE TEXT AMENDMENT APPLICATION PLRZ2021-176**

Zoning Ordinance Text Amendment Application PLRZ2021-176, filed by Prime Home 179 Ingram LLC, requests to amend Chapter 41 entitled “Zoning Ordinance” of the Code of the City of Danville, Virginia, 1986 as amended. Specifically, to amend Article 3.M HR-C Highway Retail Commercial to include Contractor’s office, shops and storage yards as a permitted use under new subsection B.33.

BACKGROUND

This applicant would like to establish an office and contractor’s building yard. The City has limited industrial zoning districts and they are primarily larger spaces that are unachievable for startup companies. The zoning ordinance specifically defines *Contractor’s offices and shops*. Establishments for the installation and servicing of such items as air conditioners, electrical equipment, flooring, heating, painting, plumbing, roofing, tiling and ventilating, as well as, those areas established to manage such operations. Contractor’s offices are allowed as permitted uses in the M-I industrial district and LED-I Light Economic Development Districts.

STAFF ANALYSIS

The shrinking amount of industrial space available to smaller users in the LED-I and M-I zoning districts indicates a need to either establish more industrially zoned land or provide flexibility for small industrial users like contractor’s offices and shops. While opening the HR-C zoning district to such uses may be appropriate, other uses of similar intensity, like research and development activities, kennels, and breweries require a Special Use Permit.

RECOMMENDATION

The Planning Division recommends the Planning Commission endorse Zoning Ordinance Text Amendment Application PLRZ2021-176 for City Council approval with the change that Contractor’s offices and shops should be added in Uses permitted by Special Use Permit instead of Permitted Uses.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Zoning Ordinance Text Amendment Application PLRZ2021-176;
2. Recommend approval of Special Use Permit Application PLSUP-2021-176 with conditions per Staff;
3. Recommend approval of Zoning Ordinance Text Amendment Application PLRZ2021-176 with conditions per Planning Commission; or
4. Recommend denial of Zoning Ordinance Text Amendment Application PLRZ2021-176.

ATTACHMENTS

- ✓ Application

CODE CHANGE AMENDMENT

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

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER:

DATE FILED:

RECEIVED FROM:

SECTION AFFECTED:

PLANNING COMMISSION DATE/ACTION:

CITY COUNCIL DATE/ACTION: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

Zoning Code Section:

Chapter 41, Section 3.M: - HR-C, Highway Retail Commercial

Purpose for proposed amendment:

To include contractors' yards as a permitted use under the HR-C designation. At present, only properties zoned LED-1 or M-1 may be used as contractors' yards, which precludes existing commercial properties (that are otherwise well suited for this particular use) from such use.

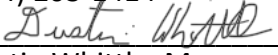
PRESENT OWNER(S) OF ALL PROPERTIES INCLUDED IN APPLICATION:

1. NAME (PLEASE PRINT OR TYPE): Prime Home 179 Ingram LLC

ADDRESS: 179 Ingram Rd.

EMAIL: primehomeoptionsllc@gmail.com

TELEPHONE: (434) 203-1414

SIGNATURE: 
Dustin Whittle, Manager

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

City Planning Commission

STAFF REPORT

DATE: June 2, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: REZONING APPLICATION - 1100 WEST MAIN STREET

Rezoning Application PLRZ2021-179, filed by Caesar's Virginia LLC, requests to rezone 1100 West Main Street, Parcel ID# 51530, from M-I Industrial Manufacturing District to C-E Casino Entertainment District. The applicant proposes developing a casino and entertainment resort.

BACKGROUND

The applicant proposes developing a casino and entertainment resort. City Council adopted the C-E zoning district standards in May 2021.

The Planning Division sent 101 notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS

The proposed rezoning's future land use designation in the Comprehensive Plan is light industrial. The City moved forward with a casino resort as an alternative use that voters approved in a November 2020 referendum

RECOMMENDATION

The Planning Division recommends that the Planning Commission endorse Rezoning Application PLRZ2021-179 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend continuation of Rezoning Application PLRZ2021-179 to a future meeting.
2. Recommend approval of Rezoning Application PLRZ2021-179 as submitted.
3. Recommend approval of Rezoning Application PLRZ2021-179 with conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ2021-179.

ATTACHMENTS

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

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

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

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: _____ Property Address: 1100 West Main St.

Property Location: (N) S E W Side of: West Main St.

Between: Bishop and Baltimore

Proffered Conditions (if any, please attach): _____

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

1. NAME: Caesars Virginia LLC TELEPHONE: _____

MAILING ADDRESS: One Caesars Palace Dr. Las Vegas, NV 89101

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: _____

APPLICANT (PLEASE TYPE OR PRINT):

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

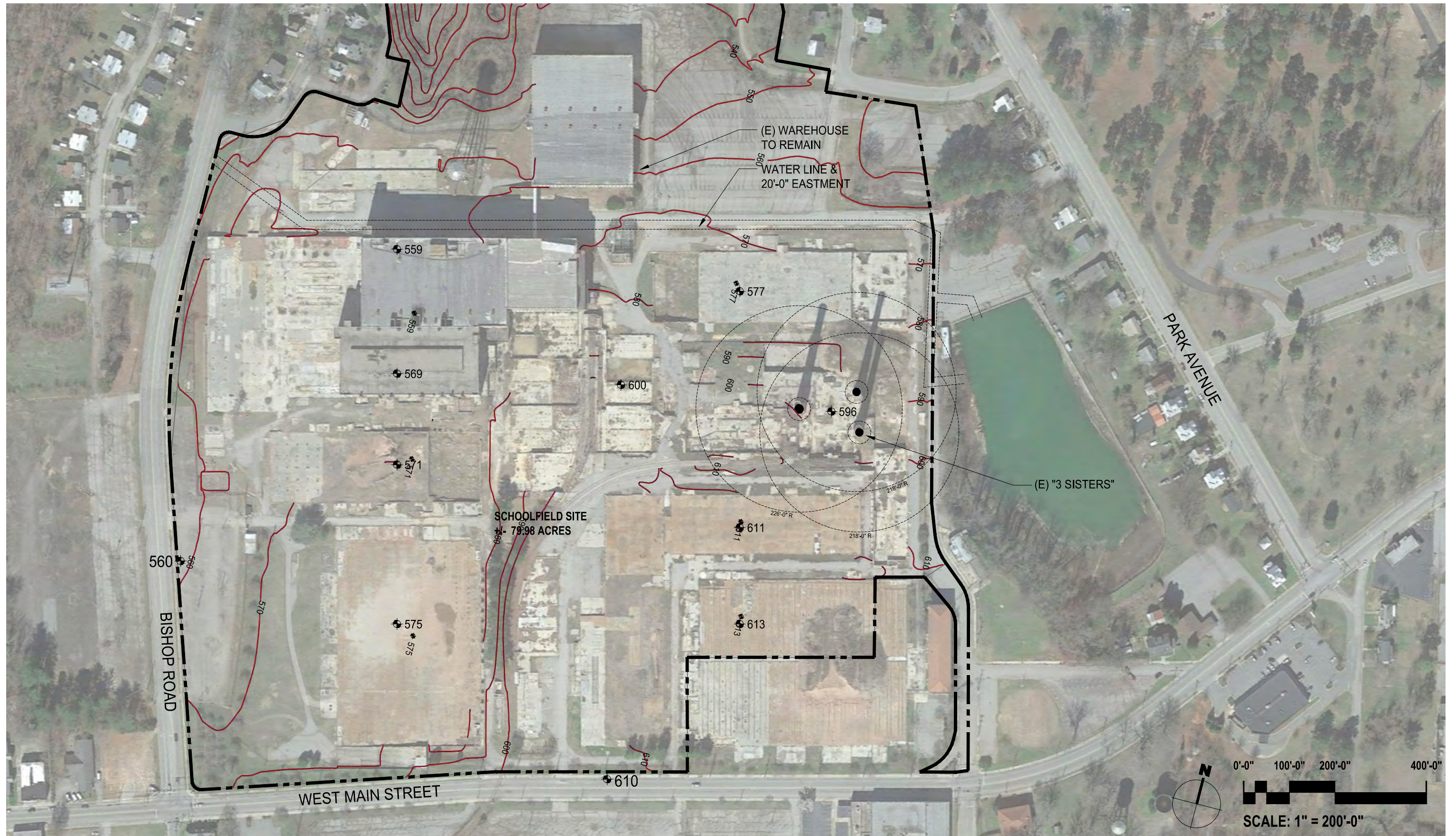
NAME: Mark Schlang TELEPHONE: 702.630.3981

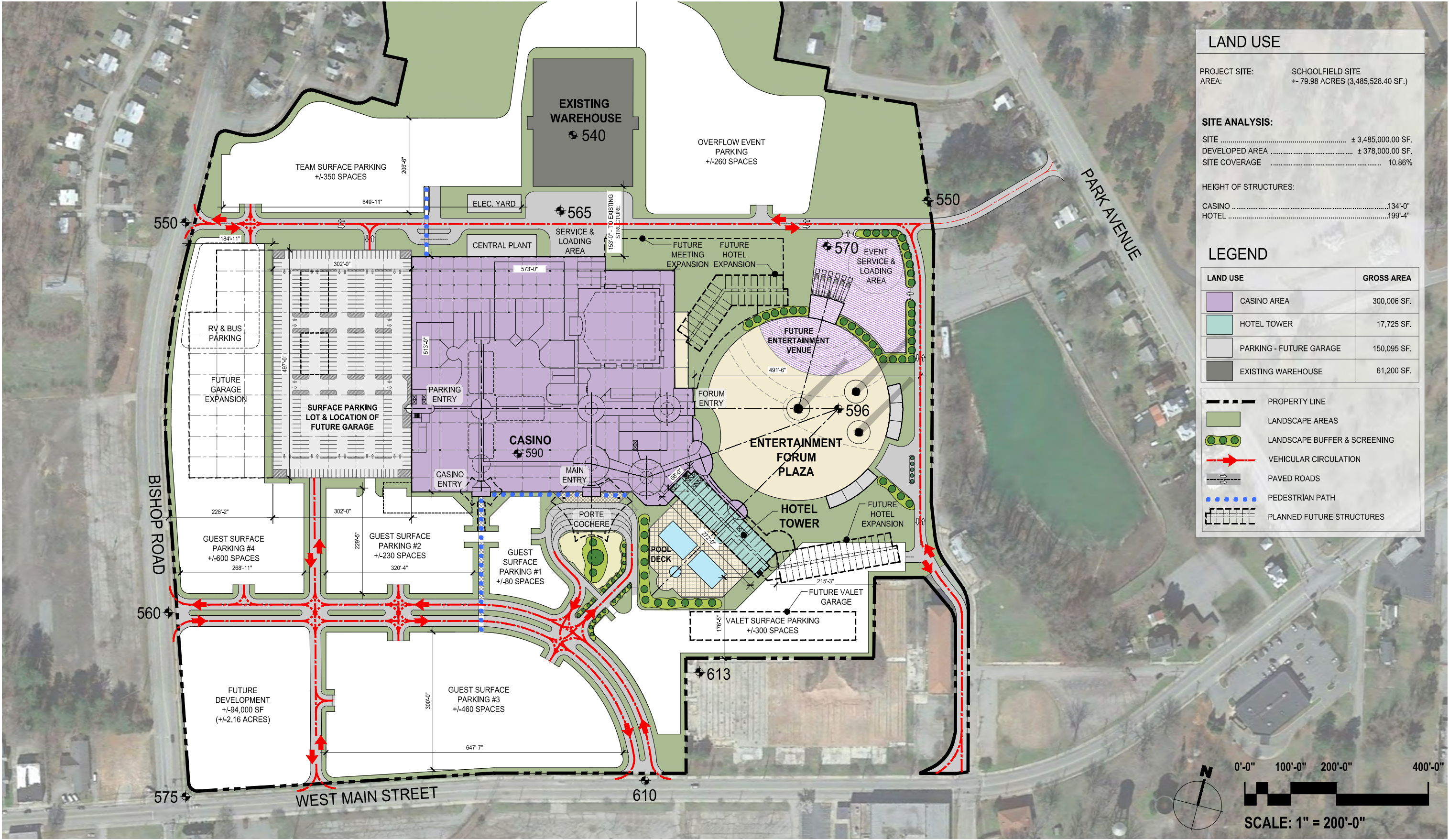
MAILING ADDRESS: One Caesars Palace Dr. Las Vegas, NV 89101

EMAIL ADDRESS: mschlang@caesars.com

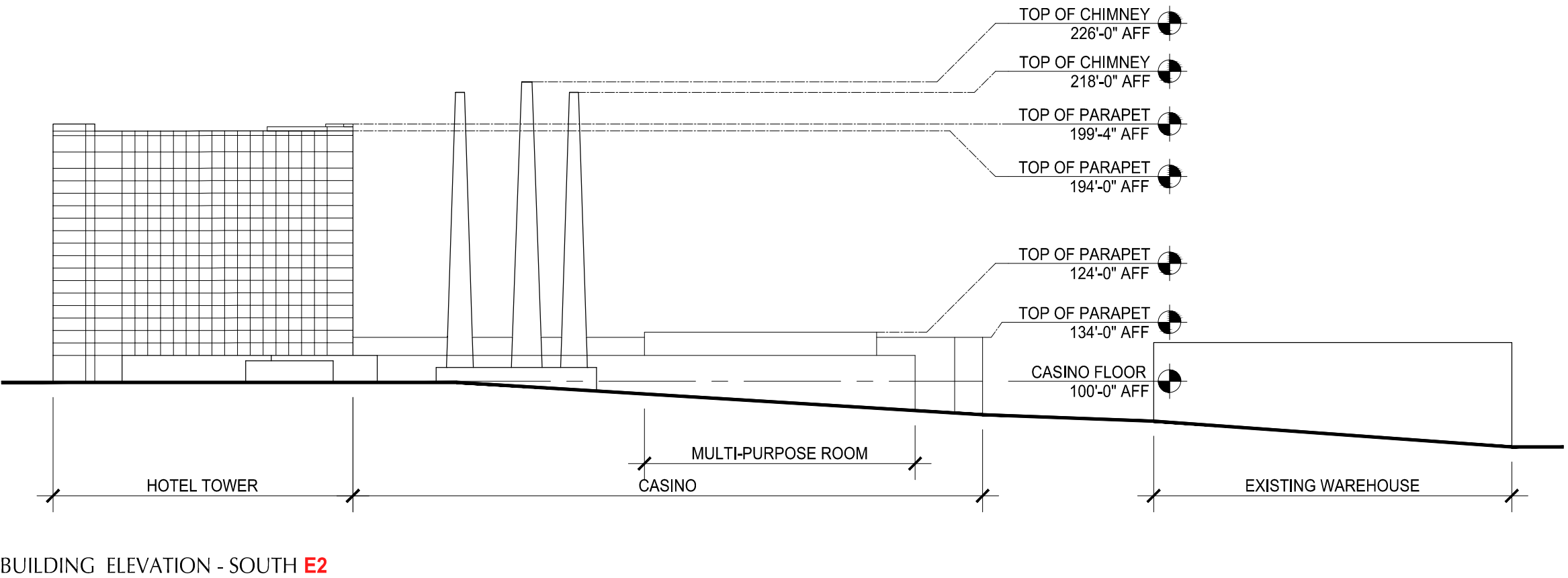
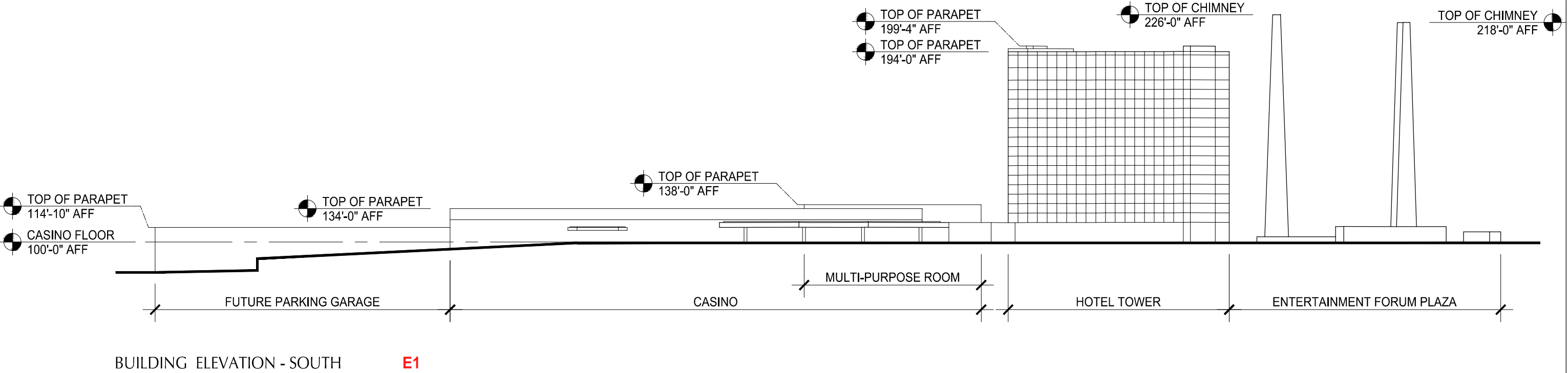
SIGNATURE: [Signature] DATE: 5.10.21







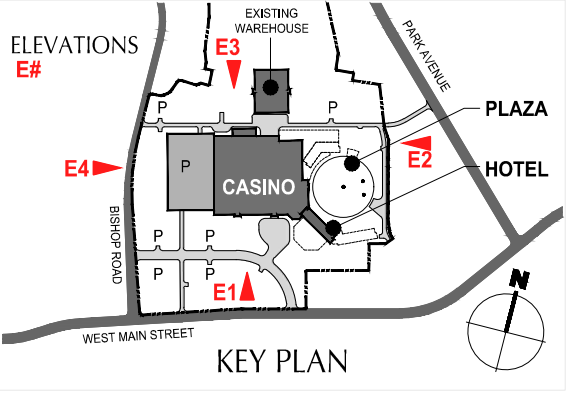


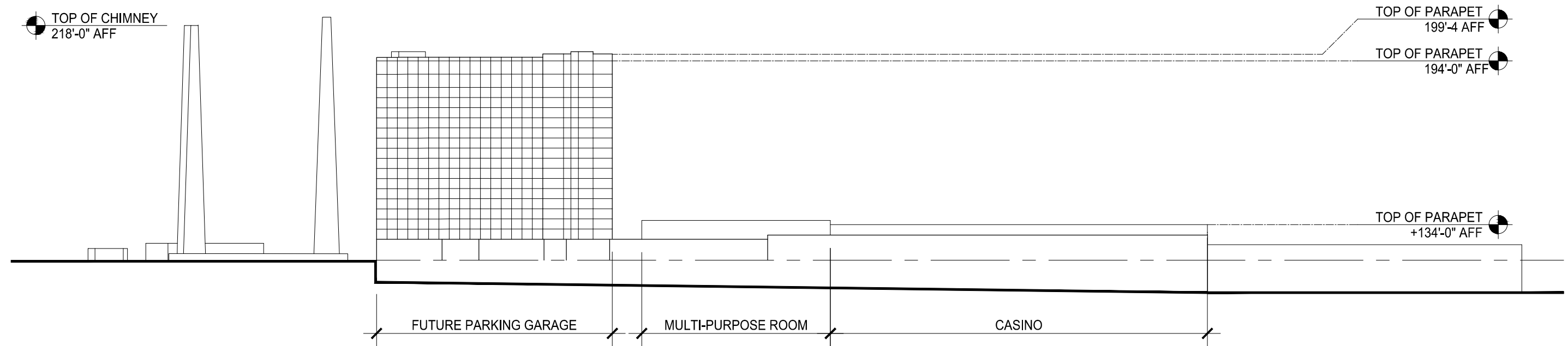


0 50' 100' 200'



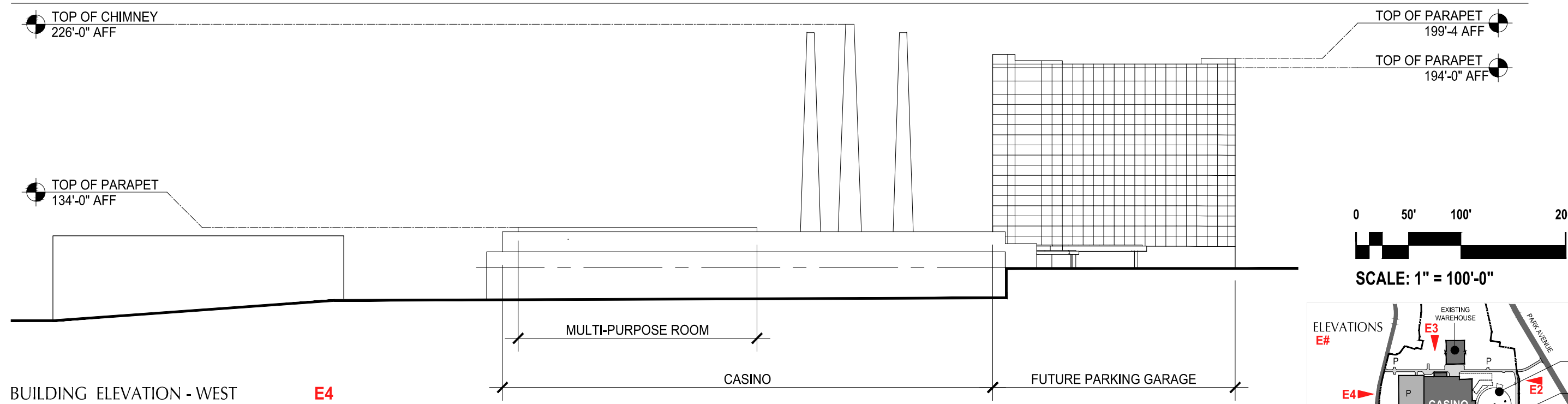
SCALE: 1" = 100'-0"





BUILDING ELEVATION - NORTH

E3

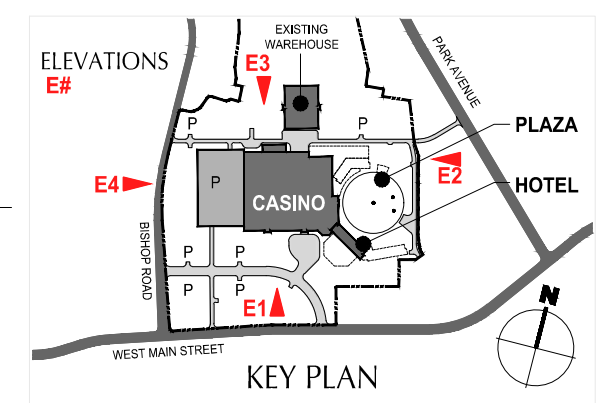
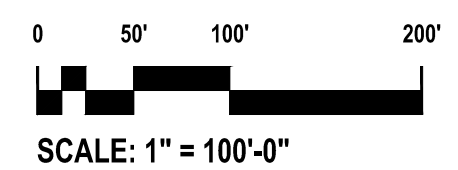


BUILDING ELEVATION - WEST

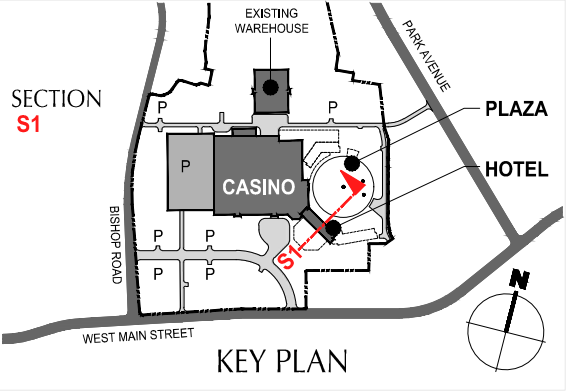
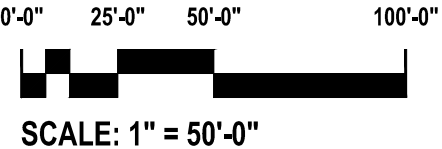
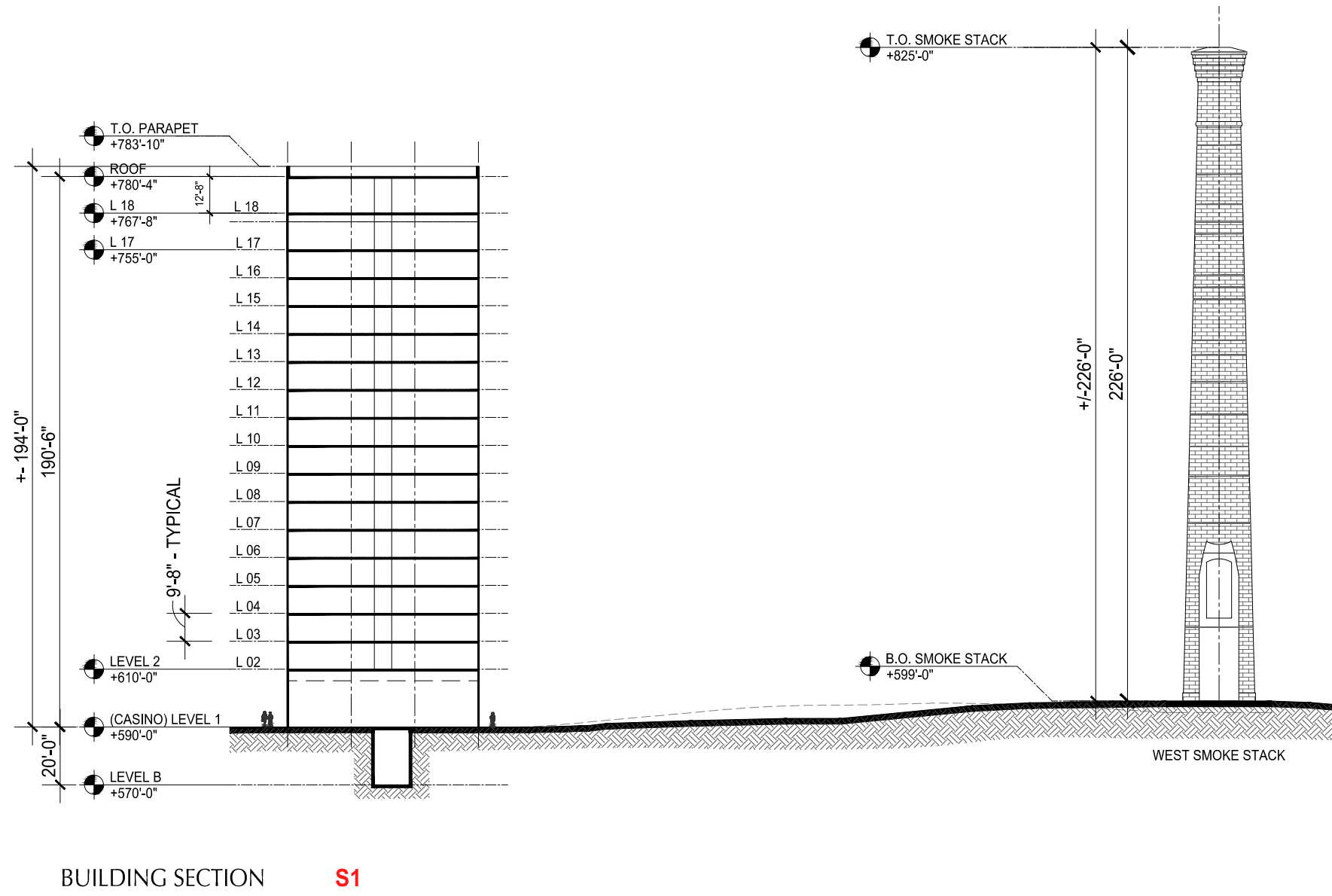
E4

BUILDING ELEVATION - SOUTH

E1



KEY PLAN



DATA SHEET PLRZ 2021-179

PUBLIC HEARING DATES:	JUNE 7, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	NORTH SIDE OF WEST MAIN STREET EAST OF BISHOP ROAD
PRESENT ZONE:	M-I INDUSTRIAL MANUFACTURING DISTRICT
PROPOSED ZONE:	C-E CASINO ENTERTAINMENT DISTRICT
ACTION REQUESTED:	REZONE PROPERTY.
PRESENT USE OF PROPERTY:	VACANT MILL
PROPOSED USE OF PROPERTY:	CASINO ENTERTAINMENT DEVELOPMENT
FUTURE LAND USE DESIGNATION:	LIGHT INDUSTRIAL
PROPERTY OWNER (S):	CAESARS VIRGINIA LLC
NAME OF APPLICANT (S):	CAESARS VIRGINIA LLC
PROPERTY BORDERED BY:	SCHOOLFIELD TO THE WEST AND SOUTH, COMMERCIAL ACROSS THE STREET TO THE SOUTH, RESIDENTIAL AND RECREATION TO THE NORTH AND EAST
ACREAGE:	78.16 ACRES TOTAL
CHARACTER OF VICINITY:	COMMERCIAL CORRIDOR
INGRESS AND EGRESS:	WEST MAIN STREET
TRAFFIC VOLUME:	WEST MAIN STREET DRIVE – 6,100 AADT (2019)

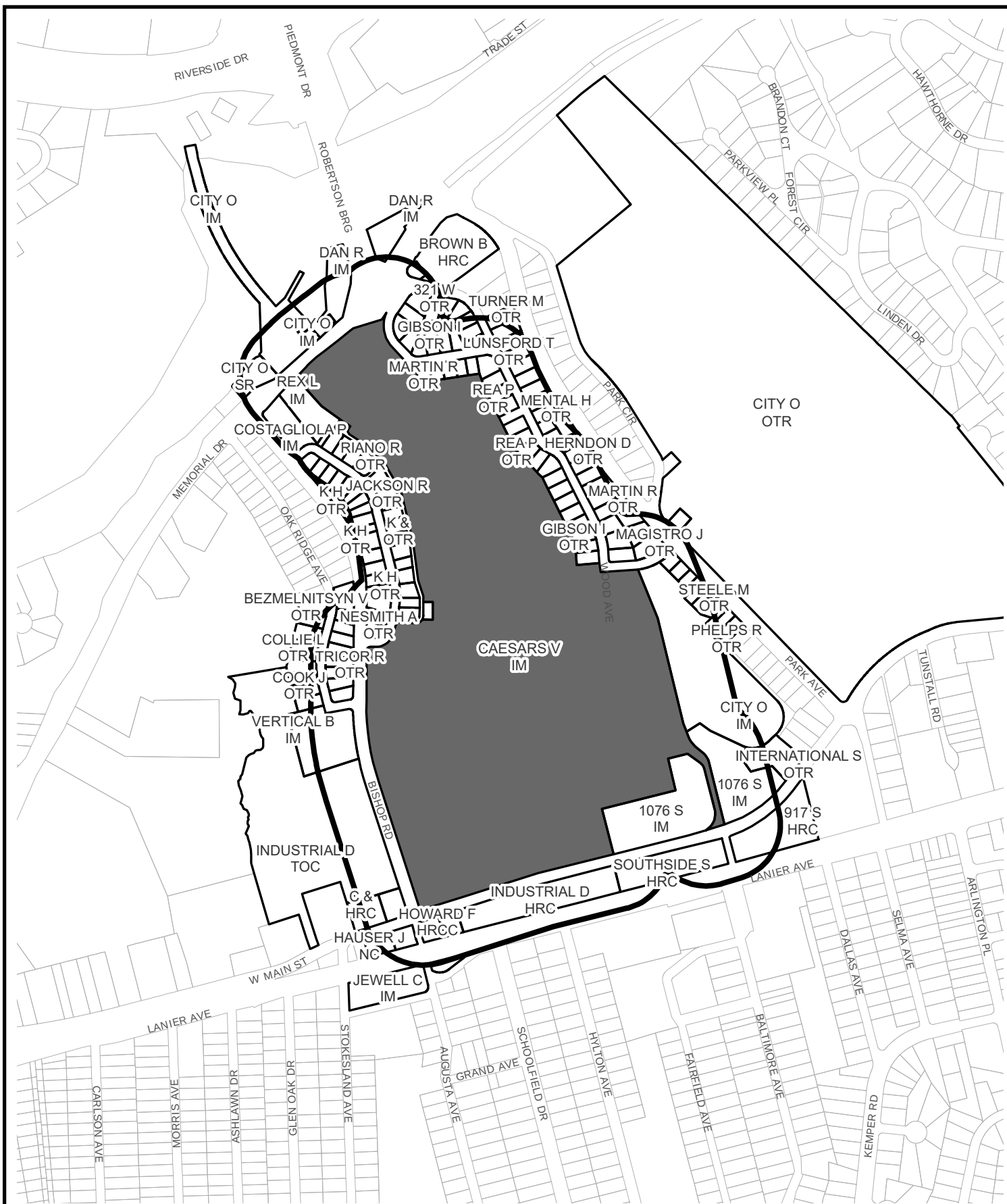


2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
5/25/2021

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

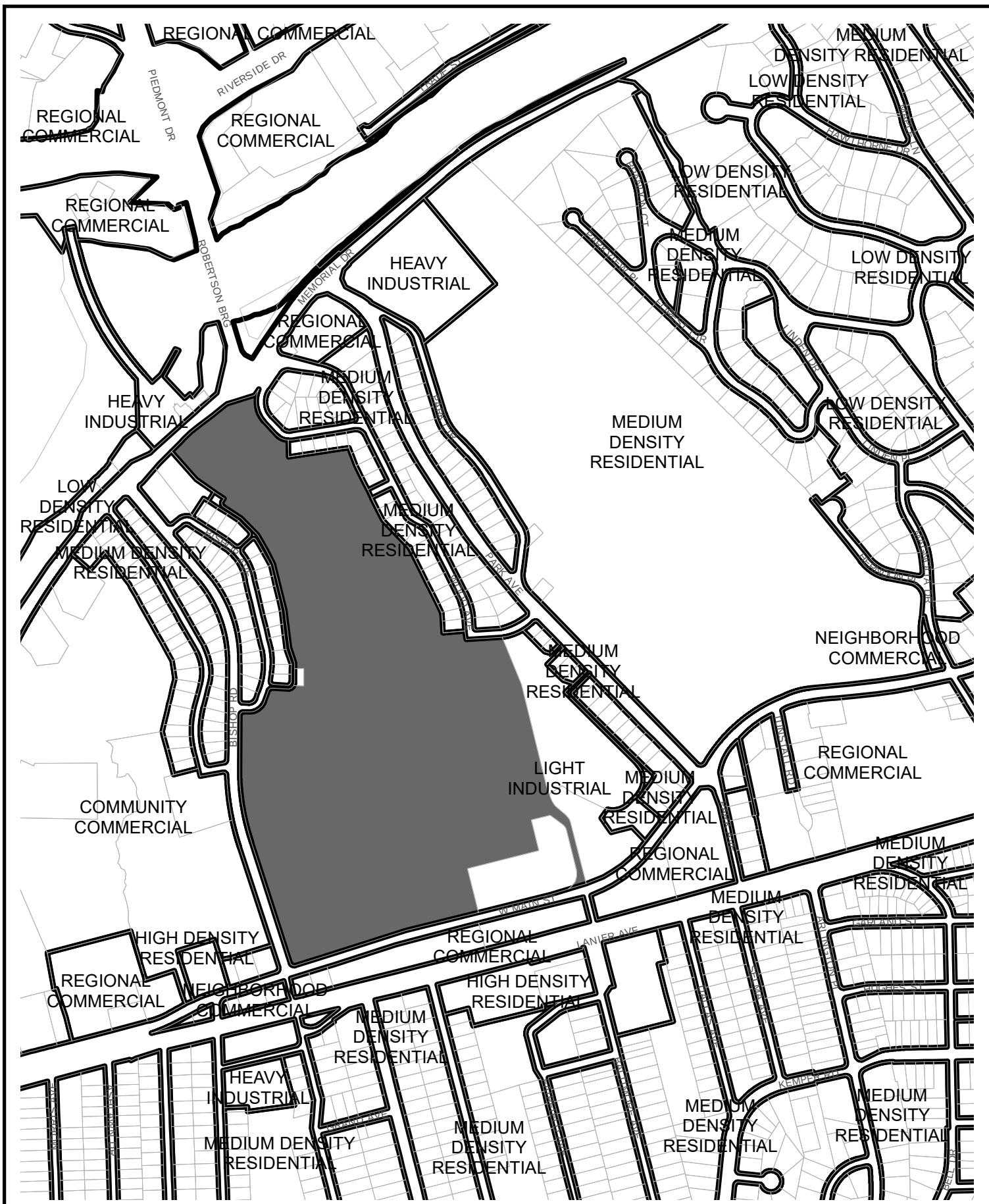


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
5/25/2021

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



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/25/2021

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



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

City Planning Commission

STAFF REPORT

DATE: June 1, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: **ZONING ORDINANCE TEXT AMENDMENT APPLICATION PLRZ2021-187**

Zoning Ordinance Text Amendment Application PLRZ2021-187, initiated by the City of Danville Planning Director requests to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended. Specifically, to amend Article 15. Section B. Definitions to include a definition for Cannabis Dispensing Facility and to amend Article 3.J N-C Neighborhood Retail Commercial District to add Cannabis Dispensing Facilities as a permitted use under new subsection B.16.

BACKGROUND

The City does not have provisions on the zoning ordinance for cannabis dispensing facilities. These facilities provide specific products to medical patients. Cannabis dispensing facilities are not adult-use cannabis stores.

The Code of Virginia defines "Cannabis dispensing facility" as a facility that (i) has obtained a permit from the Virginia Board of Pharmacy; (ii) is owned, at least in part, by a pharmaceutical processor; and (iii) dispenses cannabis oil produced by a pharmaceutical processor to a registered patient, his registered agent, or, if such patient is a minor or an incapacitated adult, such patient's parent or legal guardian.

STAFF ANALYSIS

Medical cannabis dispensaries service local patients and offer alternative care products for a variety of ailments. Give the intimate and specific nature of these cannabis dispensing facilities, they are unique and distinct from pharmacies that the City allows as a principal use only in the LED-I and TO-C zoning districts. Cannabis dispensing facilities are similar to other permitted uses in the N-C, NEIGHBORHOOD COMMERCIAL (Neighborhood Retail Commercial District).

RECOMMENDATION

The Planning Division recommends the Planning Commission endorse Zoning Ordinance Text Amendment Application PLRZ2021-187 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Zoning Ordinance Text Amendment Application PLRZ2021-187;
2. Recommend approval of Special Use Permit Application PLSUP-2021-187 with conditions per Staff;
3. Recommend approval of Zoning Ordinance Text Amendment Application PLRZ2021-187 with conditions per Planning Commission; or
4. Recommend denial of Zoning Ordinance Text Amendment Application PLRZ2021-187.



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

City Planning Commission

STAFF REPORT

DATE: June 2, 2021
TO: Planning Commission
FROM: Doug Plachcinski, Planning Division Director + Zoning Administrator
RE: **FINAL MAJOT SUBDIVISION PLAT - PRESTON PLACE CUL_DE_SAC**

Review of a Final Major Subdivision plat for the dedication of right-of-way for Preston Place to create a cul-de-sac

BACKGROUND

The City Requests the Planning Commission review a Final Major Subdivision plat for the dedication of right-of-way for Preston Place to create a cul-de-sac.

RECOMMENDATION

The Planning Division Staff recommends that Planning Commission adopt a resolution to grant approval of the Final Major Subdivision Plat for abandonment and acceptance of right-of-way to build a new cul-de-sac for Preston Place.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Adopt a resolution to grant approval of a Final Major Subdivision Plat for abandonment and acceptance of right-of-way for the creation of a new cul-de-sac for Preston Place, subject to the allowance for minor changes for typographical errors and errors of omission
2. Deny approval of the Final Major Subdivision Plat for abandonment and acceptance of right-of-way for the creation of a new cul-de-sac for Preston Place.

ATTACHMENTS

- ✓ Final Subdivision Plat
- ✓ Resolution

PRESENTED: JUNE 7, 2021

ADOPTED: JUNE 7, 2021

RESOLUTION NO. 2021 – 1.1

A RESOLUTION APPROVING A FINAL MAJOR SUBDIVISION PLAT FOR THE ABAONDMENT AND DEDICATION OF RIGHT-OF-WAY TO CREATE A CUL-DE-SAC FOR PRESTON PLACE UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF DANVILLE, VIRGINIA.

BE IT RESOLVED by the Planning Commission of the City of Danville, Virginia that a Final Major Subdivision Plat for abandonment and acceptance of right-of-way for the creation of a new cul-de-sac for Preston Place, is approved under the provision the Subdivision Code of the City of Danville, Virginia, 1986 as amended, said plat being more fully described as follows:

SITUATED IN "FOX HOLLOW FARMS" SUBDIVISION SECTION "G" LOT 24A-1, SECTION "D" LOT 16A-1 BEING PINS: 72153 & 72132 PLAT OF SURVEY SHOWING RIGHT-OF-WAY ACQUISITION AND ABANDONMENT FOR : THE CITY OF DANVILLE, as drawn by Crane Surveying, PLLC, dated January 27, 2020 and shown as attached Exhibit A.

APPROVED

Chairman, City Planning Commission

PIN: 72153
PIN: 72132

PIN: 72150
CLINT BAILEY
MEGAN E. BAILEY
DEED @INSTR. #16/2382

GRID NORTH
NAD 83 (VA. SOUTH ZONE)

"FOX HOLLOW FARMS"
SECTION "G"

PIN: 72152
DAVID K. RAMSEY
MARY E. RAMSEY
DEED @INSTR. #17/4290
MAP @PITT. CO.
DB. 736, PG. 64

0.058 ACRES
PROPERTY TO BE
VACATED BY CITY OF DANVILLE

PRESTON PLACE
(60' R/W)

"FOX HOLLOW FARMS"
SECTION "D"

PIN: 72129
GEORGE MICHAEL STEWART
DEED @PITT. CO. DB. 714, PG. 630
MAP @PITT. CO. DB. 714, PG. 632

PIN: 72085
BENNIS G. BUTLER
JANET T. BUTLER
DEED @INSTR. #07/1759

PIN: 72084
AVERETT H. BROWN, JR.
ZOILA R. BROWN
DEED @INSTR. #02/3393

PIN: 72149
GAIL GILL BARNES
STEPHANIE B. ZAHER
AMANDA B. TICKLE
DEED @INSTR. #08/3277

24A-1
0.841 ACRES
(NEW LOT)

STEPHEN S. COOK
MELISSA B. COOK
PIN: 72153
DEED @INSTR. #20/244
MAP @PITT. CO. DB. 736, PG. 64

16A-1
0.846 ACRES
(NEW LOT)

THERON BENNETT LEGGETT
PT. PIN: 72132
DEED @INSTR. #15/2495
MAP @PITT. CO. DB. 714, PG. 632

PIN: 72082
ANNE N. CLARK
WILL @PITT. CO.
WB. 96, PG. 35

OWNER'S CERTIFICATE:
THE PLATTING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

HENRY ALLEN LEGGETT

SARAH H. LEGGETT

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

_____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: JANUARY 27, 2020.
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CITY APPROVAL:
I CERTIFY THAT THE PLATTING AND SUBDIVISION ARE IN ACCORDANCE
WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN
ACCORDANCE WITH SECTION 35.5-6 OF THE CODE OF THE CITY
OF DANVILLE 1986, AS AMENDED.
THIS PLAT MAY BE SUBMITTED FOR RECORDING.

CITY ENGINEER

DATE

ZONING ADMINISTRATOR

DATE

0.032 ACRES

PART PIN: 72153 TO BE
ACQUIRED BY CITY OF DANVILLE
FROM DARRELL B. MARTIN
& MARIE P. MARTIN

0.221 ACRES

PART PIN: 70874 TO BE
ACQUIRED BY CITY OF DANVILLE
FROM HENRY ALLEN LEGGETT
SARAH H. LEGGETT

0.035 ACRES

PART PIN: 72132 TO BE
ACQUIRED BY CITY OF DANVILLE
FROM THERON BENNETT LEGGETT

134.48 +/- ACRES REMAINING
(BY SUBTRACTION)

PIN: 70874
HENRY ALLEN LEGGETT
SARAH H. LEGGETT
DEED @INSTR. #01/6844

PLANNING COMMISSION CERTIFICATE:
THE DEDICATION OF THE LAND DESCRIBED BY THIS PLAT FOR THE NEW
RIGHT-OF-WAY IS APPROVED.

PLANNING COMMISSION REPRESENTATIVE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	52.00	37.64	36.82	N 71°50'11" E	41°28'09"
C2	52.00	231.30	82.59	S 01°28'25" E	254°51'41"
C3	52.00	30.03	29.61	N 70°35'12" W	33°05'04"

OWNER'S CERTIFICATE:
THE PLATTING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

STEPHEN S. COOK

MELISSA B. COOK

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

_____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: JANUARY 27, 2020.
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER'S CERTIFICATE:
THE PLATTING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

THERON BENNETT LEGGETT

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

_____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: JANUARY 27, 2020.
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER'S CERTIFICATE:
THE PLATTING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

CITY OF DANVILLE AUTHORITY

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

_____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT

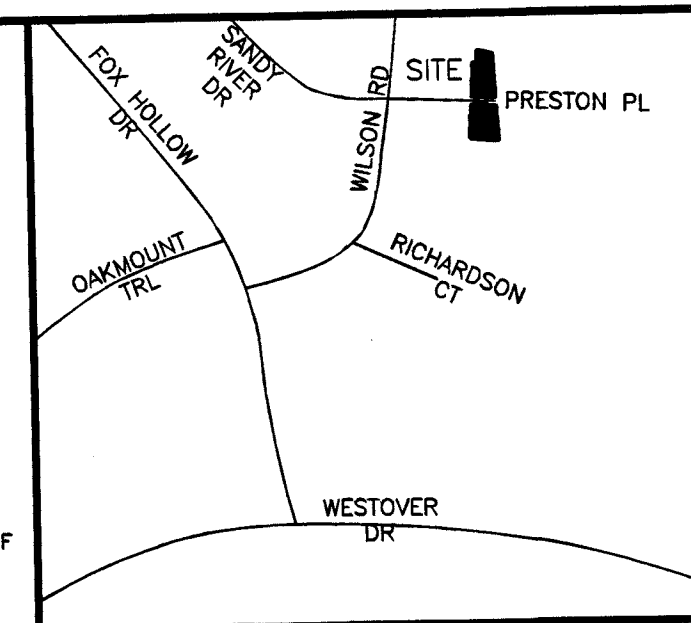
WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: JANUARY 27, 2020.
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20

NOTARY PUBLIC

MY COMMISSION EXPIRES:

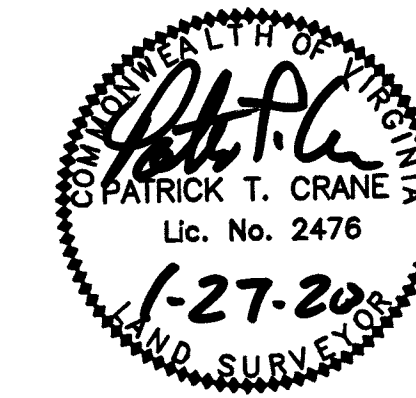
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°30'54" E	50.28'
L2	S 02°21'41" W	49.89'
L3(T)	N 02°24'09" E	60.48'
L4	N 02°24'09" E	30.27'
L5	N 02°24'09" E	30.21'
L6	N 87°35'51" W	47.80'
L7	S 03°28'43" E	30.23'
L8	S 03°30'04" E	30.85'
L9	N 87°07'49" W	5.47'



LEGEND

- IPF IRON PIN FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- ▲ COMPUTED POINT
- PIN PARCEL ID NUMBER
- UP UTILITY POLE
- PED TELEPHONE PEDESTAL
- ⊕ MH MANHOLE
- ⊕ CO CLEANOUT
- ⊕ R/W RIGHT-OF-WAY
- ⊕ "NL" NEW LINE
- OU— OU— OVERHEAD UTILITY LINE
- SS— SS— SANITARY SEWER LINE
- LOT LINES TO BE VACATED



SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE
DIRECTION OF THE OWNERS; AND THAT THE SUBDIVISION IS ENTIRELY
WITHIN THE BOUNDARIES OF LAND OWNED BY THE SUBDIVIDERS; AND
THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY
PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY
SHOWN.

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY
INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED
FLOOD HAZARD ZONE AS OF 9-29-2010.
SEE COMMUNITY PANEL 51143C06262E.

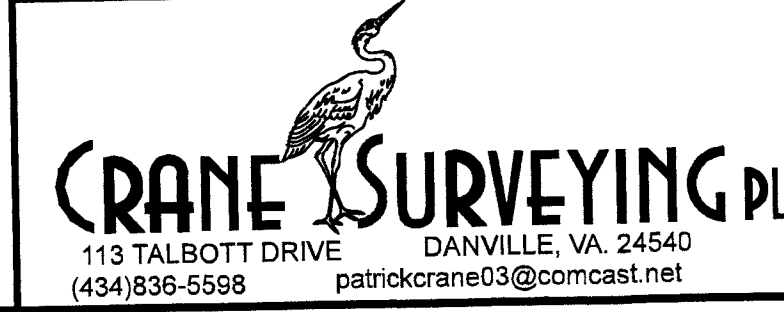
THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR
RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT,
WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

DANVILLE, VIRGINIA

SITUATED IN
"FOX HOLLOW FARMS" SUBDIVISION
SECTION "G" LOT 24A-1
SECTION "D" LOT 16A-1
BEING PINS: 72153 & 72132
PLAT OF SURVEY SHOWING
RIGHT-OF-WAY ACQUISITION AND ABANDONMENT
FOR :
THE CITY OF DANVILLE, VIRGINIA
DATE : JANUARY 27, 2020
SCALE : 1"=40'



FILE: 19128





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

City Planning Commission

MEMORANDUM

DATE: June 3, 2021

TO: Danville City Planning Commission

FROM: Doug Plachcinski, AICP, Planning Division Director + Zoning Administrator

RE: DRAFT ARTICLE 8. - PARKING AND LOADING REQUIREMENTS AMENDMENTS

I reviewed the existing parking ordinance and the changes suggested to the Planning Commission previously. In addition to those previous alterations, I would like to present the Planning Commission with additional suggested alterations at their June 7, 2021 meeting. Ultimately zoning ordinance improvements can implement goals like, but not limited to:

- ✓ Promote economic growth and avoid unnecessarily strict regulations;
- ✓ Make regulations easier to understand;
- ✓ Incorporate technical best practices;
- ✓ Balance the historic and ecologic preservation with property rights;
- ✓ Ensure high quality development; and (but not least)
- ✓ Implement the City of Danville Comprehensive Plan.

Initially I agreed to furnish a redlined copy of this proposed amendment, however, given the significant changes that was not possible.

ARTICLE 8. - PARKING AND LOADING REQUIREMENTS

A. - Purpose.

These regulations establish off-street parking and loading requirements for buildings and uses governed by this Article. The general criteria for these requirements coincide with the intensity of such building or use. Parking and loading requirements prevent congestion on public streets by providing clearly defined parking areas that are separated from roadways; to remove the hazard to pedestrians in parking areas and public streets; to facilitate proper storm-water runoff; and to make clear the availability and arrangement of spaces to all users.

B. - General Parking and Loading Provisions.

1. Whenever a use or an activity requiring off-street parking is created, enlarged or increased in activity or intensity, off-street parking and loading areas must be provided on-site and maintained as required by this Article.
2. The amount of required off-street parking and loading for new uses, additions to existing uses, and accessory uses shall be determined in accordance with the regulations in effect at the time the new use is established. No such designated parking area may be changed to any other use unless and until equal facilities are approved and provided according to this Article.
3. All required off-street parking and loading spaces required for any use must be provided on the same property, except where otherwise provided in this Article or where circumstances prevent such location or where the public safety or the public convenience would be better served by a

location other than on the same lot. In such circumstances the Zoning Administrator may authorize alternative and/or cooperative locations of required parking spaces, subject to the following:

- a. An alternative location must be in the same zoning classification as the land on which the use is located.
- b. A shared parking location that provides parking for two or more uses must be in the same ownership of at least one (1) of the participants and must have combined parking spaces equal to the sum required for the separate uses, except that the Zoning Administrator may reduce the amount of required spaces to the extent the normal hours of the uses do not overlap.
- c. The entrance to an alternative parking location must be within three hundred (300') feet of pedestrian walking distance of the use and must provide an ADA compliant route.
- d. The right to use such property for parking must be established by a recorded covenant or agreement, must be approved as to form and content by the City Attorney, and must be recorded in the Danville Circuit Court Clerk's Office.
- e. Should such off-street parking spaces become unavailable for use at some future time, an equal number of parking spaces must be constructed and provided on either the primary site or by another off-site arrangement meeting the requirements of this Article. Failure to provide these parking spaces within ninety (90) days from the date on which the use of the previously available spaces was terminated is a violation of this ordinance.

C.- Off Street parking area construction and maintenance

1. For all uses (other than single family residential), all required off-street parking and loading areas must be constructed of an all-weather, stabilized, dust free surface paving with curb, guttering, and drainage improvements.
2. The Zoning Administrator may approve an alternate parking area surface only for areas used by heavy equipment.
3. For parking areas of six (6) spaces or less, the requirement for paved parking with curb and gutter may be waived by the Zoning Administrator, provided that the parking surface is constructed with a minimum of six (6") inches of crushed stone with adequate compaction and stormwater drainage.
4. Handicapped accessible spaces must be furnished as required by state law.
5. Parking and loading area lighting must comply with Article 11. Outdoor Lighting and Illumination Regulations.

D. Off-Street parking area layout and dimensions

1. All parking spaces must be designed to prevent vehicles from extending over any property line, right-of-way, or sidewalk. Where parking spaces allow a vehicle to extend over the face of curb into such areas, an additional parking space depth of two (2') feet must be provided.
2. Parallel spaces: Standard parallel parking spaces must have minimum dimensions of seven (7') feet by 23' feet.
3. Perpendicular spaces: Standard perpendicular parking spaces must be designed with a width of nine (9') feet and a length of 18' feet, provided that drive aisles combined with parking bays providing perpendicular parking shall have a minimum width of 24' feet with two (2) twelve (12') foot lanes to accommodate two-way traffic movements.
4. Angled and other forms of parking spaces: In cases where parking space and adjoining drive aisle dimensions vary from those above due to the nature of the parking areas and circulation patterns, the applicant must submit a detailed parking plan to justify parking space size variations. Documentation must be provided addressing parking space geometry, drive aisle access and turning movements, and other elements related to parking space layout and design criteria.

5. Required off-street parking areas may be provided within garages, carports, or enclosed buildings provided that the provisions of this Article pertaining to dimensions, layout, and accessibility are met.
6. Non-residential use parking areas in any SR-R, T-R, S-R, NT-R, OT-R, A-R, M-R, or MHP-R zoning district must be screened by a visual separation of at least six (6') feet in width between parking and adjoining residential uses by landscaping, fencing and/or ground cover. In addition, all required front yards are restricted to fifty percent (50%) development for parking area.
7. Available on-street parking spaces may be counted toward the required number of off-street parking spaces if:
 - a. They are within 300' of the proposed use; and
 - b. They are in the TW-C or CB-C zoning districts.

E. - Off Street Loading

Off-street loading spaces are not required. However, if spaces are provided, they must meet the following requirements:

1. No loading space may be in a front yard, except for industrial uses.
2. Off-street loading spaces do not count toward the required number of off-street parking spaces.
3. No loading space may be less than 15' feet wide, 25' feet long, and 15' feet in vertical clearance, provided that the depth is sufficient to accommodate the largest delivery trucks supplying the establishment.
4. No off-street loading space may necessitate maneuvering from a public right-of-way.
5. All off-street loading spaces must be located on the same lot as the use served.
6. All off-street loading space must be provided with a clear route to a public right-of-way.
7. No motor vehicle repair work, with the exception of emergency service, is permitted in any space designated as off-street loading area.
8. All off-street loading areas, including aisles and driveways, must be constructed and maintained with a dustless paved surface, except as otherwise permitted for heavy equipment.

F. - Computation of Required Parking Spaces.

1. Net floor area, as defined in Article 15, is the basis for minimum required parking spaces unless otherwise indicated.
2. When the units of measurements determining the number of required parking spaces result in calculations with a fractional space, one (1) space must be provided for that fraction.
3. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
4. The Zoning Administrator may waive or reduce the number of required parking spaces when the following conditions have been met:
 - a. The applicant is able to demonstrate fewer spaces are required because the current or proposed use does not warrant the required spaces or the required parking will be provided elsewhere;
 - b. Handicapped accessible space requirements are met;
 - c. The provisions of Article 8 of the Zoning Ordinance apply to any and all off-site parking which may be expected to be used in place of the required on-site parking;

- d. The absence or reduction of parking spaces will not cause any adverse impact on surrounding properties;
- e. The applicant is able to demonstrate that the property was acquired in good faith, and the request is not based on any hardship created by the applicant or property owner;
- f. The applicant or property owner complies with any additional conditions the Zoning Administrator deems appropriate at the time they waive or reduce the number of required off-street parking spaces.

F. - Minimum Required Parking Spaces.

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following parking schedule. Other than multiple uses located in shopping centers, sites occupied by more than one (1) use shall provide the sum total of required parking spaces for each use. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord to the most similar use, as determined by the Zoning Administrator:

Use	Minimum Number of Spaces
Residential Uses	
Residential dwellings	one (1) per dwelling unit
Uses accessory to residential uses in addition to required spaces per dwelling unit:	
accessory dwelling	one (1) per dwelling unit
roomers and boarders	one (1) per boarder
tourist homes or bed and breakfast	one (1) for each guest bedroom
Institutional Uses	
Places of worship	one (1) for each five (5) fixed seats; benches shall have capacity of one (1) person per 20" linear inches of bench
Arenas, auditoriums, and stadiums	One (1) parking space per five (5) spectator seats. One (1) parking space per 20 square feet of additional spectator area provided by the establishment. One (1) parking space per employee.
Art galleries, libraries, museums	Three (3) per 1,000 square feet
Clubs, lodges and other recreational facilities (6830)	one (1) per each five (5) persons of the rated capacity of the building
Schools, public and private, elementary and junior high	two (2) per three (3) teachers and other employees
High schools, public and private	two (2) per three (3) teachers and employees plus one (1) per ten (10) students
Colleges	two (2) per three (3) teachers and employees plus one (1) per five (5) students
Child Care Center, Nursery school, or Adult Day Care Center.	One (1) space per employee plus one (1) space per four (4) children or clients
Group homes	two (2) per home plus one (1) per eight (8) residents plus one (1) per three (3) employees on main shift

Hospitals	one (1) per three (3) patient beds, plus one (1) per resident doctor, plus one (1) per three (3) three other employees
Commercial uses	
Business, banking, professional and similar offices	two (2) per 1,000 square feet
Medical, dental, veterinary and similar offices	three (3) per 1,000 square feet
Retail sales and personal services establishments	three (3) per 1,000 square feet
Commercial and trade schools	one (1) per five (5) students and one (1) per two (2) employees
Hotels and motels	one (1) per guest room plus one (1) for each three (3) employees on duty at any one time
Mortuaries and funeral parlors	One (1) space for every four (4) seats in chapels or parlors with fixed seats: or one (1) space for each 100 square feet of floor area for assembly rooms used for services without fixed seats.
Restaurants, night clubs, taverns, places of assembly (including theaters)	one (1) per each four (4) persons of the rated capacity of the building plus one (1) for each three (3) employees on main shift
Vehicle Sale, Rental, and Ancillary Service Establishment.	One (1) space per 500 square feet of enclosed sales/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot area, plus two (2) spaces per service bay, plus one (1) space per employee, but not less than five (5) spaces minimum.
Automobile service stations	two (2) per three (3) employees on main shift plus two (2) for each service bay
All others	one (1) per each four (4) persons of the rated capacity of the building
Industrial uses	
Manufacturing, warehousing, wholesale and other industrial uses	One (1) per three (3) employees on main shift

G. - Stacking Lane Requirements.

1. Stacking spaces are required for any use having drive-through or drive-in-facilities.
2. Stacking spaces must be a minimum of ten (10') feet in width, 18' in length, and must not impede on- and off-site traffic movements.
3. Stacking lanes and spaces must be separate from other circulation aisles and parking spaces.
4. Stacking lanes must be separated from other on-site parking and circulation lanes by a raised median or other acceptable method to ensure the adequate channeling and safety of traffic movements.
5. Computation of required stacking spaces: The following minimum stacking space requirements must be provided in accordance with the following schedule:

- a. Eating and fast-food establishments: Ten (10) stacking spaces, with distance as measured from the closest drive-through window.
- b. Car washes: Three (3) stacking spaces per car wash bay.
- c. Financial institutions: Eight (8) stacking spaces for the first drive-through window and four (4) stacking spaces for each additional window.

I. - Private Streets, Drive Aisles, and Combined Drive Aisles and Parking Bays.

- 1. Private streets in any residential single-family subdivision may be approved only by the Planning Commission. Private drive aisles and combined drive aisles/parking bays in townhouse, apartment and non-residential development may be allowed as a part of the site plan approval process.
- 2. Private streets, drive aisles, and combined drive aisles /parking bays (lots) are intended to provide on-site vehicular circulation and parking for projects such as townhouse and multi-family development, commercial shopping centers and freestanding uses, and other uses requiring a site plan for which public streets and parking is not deemed necessary. Private streets, drive aisles, and combined drive aisles /parking bays shall be limited to serve primarily non-through, fixed-traffic generating internal vehicular circulation conditions related to a particular site plan use and which, further, do not adversely affect the transportation objectives of the Comprehensive Plan or limit the ability of the City to provide for future public street improvements where such private facilities are proposed.
- 3. Private streets, drive aisles and combined parking bays/drive aisles shall be designed based on the projected traffic demands for a given facility, and, further, shall comply with the standards and criteria of the Zoning Administrator and the Subdivision Ordinance. The engineer or architect submitting a site plan shall provide a detailed traffic impact analysis and transportation improvements plan which provides analysis and specifications for pavement widths, street geometry, pavement design, signage, signalization, and private ingress/egress easement requirements.
- 4. Easements of ingress and egress shall be granted for public emergency vehicles and private maintenance vehicles.

PLANNING COMMISSION MINUTES

MAY 10, 2021

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF

Doug Plachcinski
Lisa Jones
Clarke Whitfield

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

ITEMS FOR PUBLIC HEARING

1. *Special Use Permit Application PLSUP 2021-125, filed by Shirley Hightower requests a Special Use Permit for a family day care home in accordance with Article 3.E Section C.24. of the Danville Zoning Ordinance at 259 Guilford Street (Parcel ID#s 51026). The applicant requests a Special Use Permit for a family day care home.*

Mr. Garrison opened the Public Hearing.

Mr. Rod Maitland stated I live at 215 Timberlake, which is directly across from the back yard. I'm not really objecting to it, but I have two questions. One question would be how many children are we looking at? That is not really going to impact me because by the time I get home they will be gone. My biggest concern is unfortunately the traffic on Timberlake which is behind that. On Guilford which is in front of that is a racetrack. I still remember when I bought the house asking the realtor how much traffic and there was none. That is of course when Health Tex was there. It didn't take me long to figure out that everybody uses Guilford and Timberlake as a cut through. It is not unusual to see traffic at 40 to 45 mph. They bottom out on Guilford when they hit Timberlake because they are going so fast. So, that is my concern. I'm sure we have all had tried to catch our two, three and four-year-old children and grandchildren when they decide to take off and bolt. If three or four are in the backyard, I am wondering how they are going to restrain them from getting into the traffic. So, again I am not objecting, I am just asking what is going to be in place to protect those children, so they don't get into traffic.

Mr. Garrison closed the Public Hearing.

Mr. Bolton stated when they applied did, they answer any of those questions?

Mr. Plachcinski stated I believe they have a well thought out plan for how to handle drop off and pick up. I do recall an email that stipulated only a certain number of children, but I don't know what that number was. I think it would be best to ask the applicant to come to the next meeting to discuss.

Mr. Khan stated I would like to hear from the applicant before we decide.

Mr. Craft made a motion to table this until the next meeting for Special Use Permit Application PLSUP 2021-125. Mr. Bolton seconded the motion. The motion was approved by a 7-0 vote.

2. *Special Use Permit Application PLSUP2021-152, filed by the Alexander Company on behalf of 424 Memorial Drive LLC and the Industrial Development Authority of the City of Danville, requests a Special Use Permit for residential and commercial uses permitted by right with lot frontage on the Dan River in accordance with Article 3.L Section C.11. of Danville Zoning Ordinance, at 424 Memorial Drive Street (Parcel ID# 21344 and 21322). The applicant requests a Special Use Permit for a mixed-use development in the TW-C Tobacco Warehouse Commercial Zoning District.*

Mr. Plachcinski stated I must have left the staff report out or deleted it out of this packet. If you can flip the order, I will go get a copy of it.

Mr. Harrison stated we will come back to that.

Mr. Petrick made a motion to approve Special Use Permit Application PLSUP2021-125 with the conditions per staff. Ms. Evans seconded the motion. The motion was approved by a 7-0 vote.

3. *Rezoning Application PLRZ2021-133, filed by Scott Cheney on behalf of SRE LLC, requests to rezone 1083 Franklin Turnpike, Parcel ID#s 54397 and 53892, from OT-R Old Town Residential to TO-C Transitional Office. The applicant would like to develop a real estate office.*

Mr. Garrison opened the Public Hearing.

Mr. Scott Cheney stated my plans are to purchase the property on the condition of having it rezoned to a small real estate office. We will have one to three employees and not a lot of traffic. It seems like the perfect location; Franklin Turnpike is busy and there are other businesses close by. This house is very close to the road and seems to be more suitable for commercial than residential to me. Any specific questions, my realtor Elizabeth Ware has done most of the research, she can come up and answer those.

Ms. Evans stated where do you plan for the employees parking and people visiting the office?

Ms. Elizabeth Ware stated there is adjacent lot to the property that is being purchased with the house. I believe you have a copy of the site plan and that is where the parking will be, and the additional part of that parcel will be green space and a barrier between the property and the adjoining landowner. There is already a natural privacy barrier between the vacant lot and the next residential property next door. There is a full building parcel that will be used for parking.

Ms. Evans stated what are the hours?

Ms. Ware stated the normal business hours are 8:00 am to 5:00 pm. There will be some occasional weekend hours and things like that. It will be just standard Monday through Friday operations other than meeting clients there on the weekends to sign papers but no open hours on the weekend.

Mr. Khan stated will the parking be behind the house or on the side?

Ms. Ware stated the way that we have proposed it to you, is that you will come in and there is already a skirt built into a curving. The parking will run parallel to the building so that the cars will be able to back out into the parking lot then come out onto Franklin Turnpike.

Ms. Iris Dance stated I live at 138 Conway Road. I have property right behind this vacant lot and there is no privacy fence there. We did not get this notification until the beginning of last week and there was no copy of the rezoning application and we would have liked to have more information. There was no site plan, nothing involving the setbacks, parking, lightning, privacy fencing, green space. Are there going to be accessory buildings, business hours, landscaping, or any kind of restrictions? There was nothing provided to make an informed decision. We are really concerned about something going up over there and we would like to know, because this is our back yard, our bedroom windows are back there. We would like to know if that property is rezoned for this can it be sold, and somebody come in and build something else because it has already been zoned for a business. We don't want to end up with a dollar general behind us. I don't want all the lights or a basketball court at my bedroom windows.

Mr. Garrison stated we can put conditions on this about the lightning but as far as whether they can go in there and build a house on there, they are not intending on building a house there. We can put conditions on there that will protect the neighborhood from lightning, etc.

Ms. Dance stated our vote is no.

Ms. Betty Payne stated I live at 119 Annhurst Drive. I do not agree with the apartments. We have apartments right beside us and we have apartments right on Franklin Turnpike. We don't have any trouble with these but all this stuff in our backyard, we can see every bit of that. We have a sunroom on the back of our house and if they build apartments there, all we are going to see are apartments there.

Mr. Garrison stated they are not going to build apartments, and this is not about this. This is simply taking the house that is there now and turning it into a real estate office and putting a small parking lot in the lot next door to it. This has nothing to do with apartments. The only thing that they are going to build is a parking lot.

Ms. Payne stated I don't want a real estate office behind my house. I have enough junk behind my house now with people behind us and the city does not do anything. They will not make them clean it up. They have not got a leaf up since they have been there for about fifteen years. We have enough junk behind us now. There are car tires back there now and the city doesn't make them clean it up. The trees are falling, and the city doesn't make them clean it up. I know you don't want it on your property on your site where you live, and we don't want it in ours or at our backdoor. My concern is people want to build stuff everywhere else but in their neighborhood. My concern is for my neighborhood, our neighbors, and the kids that live there. We have enough trouble as it is. They come in there on Franklin Turnpike and they fly by there and the city don't do nothing, not a policeman not one.

Mr. Garrison stated I think you need to take that complaint to City Council. We have nothing to do with this.

Ms. Payne stated we do, and they don't do anything. I don't want these people in our neighborhood. I don't want them in my back yard. You rezone it for something like Ms. Dance said, they will rezone it for something else then somebody else will put something there.

Ms. Vicki Rembold stated I live at 125 Annhurst Drive. I am against having this zoned commercial because there are so many rental houses right next to her property. It is going to be all commercial. It is directly across from Terry Avenue which is a great cut through for

a lot of people hitting 29 north so they don't hit the Piney Forest lights to go to Dollar General and fly back. On Franklin Turnpike hardly anyone is going the speed limit and when the State Police are there, they are pulling people over every fifteen minutes. We have screeching tires every single day at the gas station. If the people would take the time to look up, we are having accidents from Hope Church to the Piney Forest and Franklin Turnpike. It is amazing that we now want to add another business to put more traffic pulling out and not going the speed that everyone else is. It is going to be more injuries and traffic accidents. The fire department and the ambulance are going by so often every single day and we are voting to put more people out there and to have more traffic in there, it is ridiculous. We have gotten used to these sirens because we hear it so often. The traffic backs up from the gas station on Franklin Turnpike all the way up to Terry Avenue. I'm afraid of everything else becoming commercial and we are putting more traffic that's not going the speed that everybody else is going and there is just going to be more congestion and accidents and I just fear that.

Mr. Bolton stated is it changing the office to commercial zone that scares you, or is it a real estate office that scares you?

Ms. Rembold stated the real estate office seems really a nonissue but as soon as you have that as a commercial property, I could sell it to someone else and make a whole lot more money than what that Real Estate office could give me.

Mr. Bolton stated I don't know that the applicants would even want to do this or agree to it, what if they took that and proffered out everything that could go under that except the real estate office. How would you feel then?

Ms. Rembold stated to change that they would have to come before you again?

Mr. Bolton stated they would have to come back to us, and we would have to approve it. I own a real estate office, and we back up to residential, and we have been there for fifty-five years. I would say that we are good neighbors and probably better neighbors than some residential people.

Ms. Rembold stated my concern here is extra traffic and especially right there at Terry Avenue.

Mr. Khan stated tell me something you are concerned about this traffic is it on Franklin Turnpike or Annhurst Drive?

Ms. Rembold stated Franklin Turnpike, Annhurst is already a cut through for the people on Piney Forest who don't want to hit the light, so they come down my road.

Mr. Khan stated so they go through Annhurst?

Ms. Rembold stated they come down Conway and go up Annhurst and get back on Franklin Turnpike. I'm just like a cut through just like Terry Avenue is.

Mr. Khan stated I do live on Annhurst Drive and the traffic is more prevalent on Annhurst Drive than Conway, so I don't see so much of a traffic problem going into the real estate office on Franklin Turnpike. The problem of the traffic is on Franklin Turnpike and I agree with you about the gas station right across Annhurst Drive. There is a lot of traffic right on Franklin Turnpike.

Mr. Garrison stated one of the suggestions was that you could proffer everything out except the real estate office.

Mr. Cheney stated we are willing to accept the conditions that it only be a real estate office for five years or however it needs to be. It will be a small office like Mr. Bolton was talking about.

Mr. Garrison stated you can't stand here today and tell us that you are willing to proffer all of those out today. You must bring this back to our next meeting. If that is something that you want to consider, then if you want to ask us to do it then we can.

Mr. Cheney stated I would like to ask to postpone it until the next meeting.

Ms. Ware stated would you object to me providing them a copy of the site plan that we have established to the residents around the property?

Mr. Garrison stated not at all, the more information the residents have around the property the better because a lot of times when they can see it is better.

Ms. Ware stated another point of reference the size of that building I think is 1100 square feet and on the main level it will basically only allow us to have four offices within the main level of that property. So, at any given time the most people that can be there working at one time would be five. Which if you think about it would be less than any normal residential home property with people living in the property. Again, we only work the 8 to 5 hours.

Mr. Garrison closed the Public Hearing.

Mr. Bolton made a motion to postpone PLRZ2021-133 until the next meeting. Mr. Petrick seconded the motion. The motion was approved by a 7-0 vote.

2. *Special Use Permit Application PLSUP 2021-152, filed by the Alexander Company on behalf of 424 Memorial Drive LLC and the Industrial Development Authority of the City of Danville, requests a Special Use Permit for residential and commercial uses permitted by right with lot frontage on the Dan River in accordance with Article 3.L Section C.11. of Danville Zoning Ordinance, at 424 Memorial Drive Street (Parcel ID# 21344 and 21322). The applicant requests a Special Use Permit for a mixed-use development in the TW-C Tobacco Warehouse Commercial Zoning District.*

Mr. Garrison opened the Public Hearing.

Mr. Don Voss stated, I am with the Alexander Company. I am here to answer any questions that the commission might have. I believe that you have the packets on your iPad's and unfortunately, we are not unable to put it up on your screen. This is going to be a very exciting development. We are going to be providing one hundred-fifty housing units in the Western two thirds of the building on the second through fourth floor. The eastern third of the building on the second through fourth floor will be the future phase of the development that will allow us to gauge the absorption and the impact on the community, and to make sure that this is a positive development for the community before we build additional units. The first floor of the building will be 110,000 square feet of commercial space. We really felt that the residential uses should be on the upper floor and that the first floor of the building should have commercial uses that are more friendly to the park that will be surrounding the property and provide some retail and business opportunities for people that want to be able to enjoy the park setting and the proximity of the Riverwalk itself. The lower level will include 219 parking spaces those spaces will be in the basement of the building and they will be accessed from the north side. We are screening all the building services, including the loading docks and the trash areas on the North side of the buildings. They will be screened from Memorial Drive and hidden behind the berm that's between the building and the River. We have two parking areas on the southwest of the site will serve the residential component

of the building. The residential component will have a small lobby, a leasing office, community room, fitness center and an outdoor space for the residents to use. That parking will go to the existing bridge on the west end of the property so that the primary resident visitor access point. We are also providing surface parking on the eastern side of the portion of this site, which is where the main commercial entrance will be that access will come off Memorial Drive and will be very close to where the existing access point is now. When the city expands the canal and creates the whitewater course a bridge will be constructed across the canal so we will have a temporary construction access point during the canal expansion and they'll build the bridge on the surface and allow the vehicles to come across the bridge once it is constructed and then build the canal underneath the bridge at that point. We want to make sure that there's a continuous access to the commercial component during the canal construction. The other aspects are along the berm the plan is to include the Riverwalk extension. The city is working with the property owners to acquire the bridge that crosses the river now. So, the Riverwalk will now instead of going on the south side of the building as it was originally planned, we'll go along the north side on the berm and go across the river to a future connection point on the north end of the bridge. We'll also have a secondary pedestrian access that will run along the canal itself that will provide people that want to get off Memorial Drive and walk along the canal will be able to do so and then back up to Memorial Drive at the intersection by the Union Bridge.

Mr. Dodson stated do you have any plans for the bridge that is now connecting to the White Mill across from the river?

Mr. Voss stated that is the one that will be part of the Riverwalk. The city has applied for a grant they've already received funding for a portion of that to do environmental abatement on that bridge connector. Our plan is to have the Riverwalk connected to that bridge so that they can, when the IDA makes the repairs of the bridge that will be available for pedestrian connection.

Mr. Whitfield stated just so you will know that this morning at the their meeting the IDA approved a resolution accepting that so just the deed work needs to be done in recommendation, but that is being donated to IDA who will then rehab the bridge.

Ms. Evans stated your residential property will everything be lease or will people have the option to purchase?

Mr. Voss stated they will be leased. The 150 apartments are mainly one- and three-bedroom apartments. They will be roughly a 50/50 mix but only a handful of two-bedroom apartments. We are setting aside a percentage of those for workforce housing. So, 25% of those people will be for people that earn 80% of the median income. That includes a lot of city workers, teachers and people that earn between \$30,000 to \$50,000 of income a year would qualify for apartments. That way they will have access to brand new apartments that they might not otherwise be able to afford without being rent burdened.

Ms. Evans stated will they be luxury apartments?

Mr. Voss stated they will be luxury apartments and they will be very nice.

Mr. Bolton stated once you have it built out and all do you plan to stay involved as far as management or you can also manage these properties as far as commercial leases and residential leases, or do you hand that over?

Mr. Voss stated no, absolutely we have 217 units in Greensboro. So, our regional property manager will oversee this property as well. Because of the deed restriction on the Greensboro property. We are bound to that property for the next sixteen years and we will

be managing that property for a minimum of sixteen years. We will be managing this property as well.

Mr. Garrison closed the Public Hearing.

Mr. Petrick made a motion to approve Special Use Permit PLSUP 2021-152 as submitted. Mr. Dodson seconded the motion. The motion was approved by a 7-0 vote.

- 4. Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended. Specifically, to amend Article 4. Section A. Initiation of Zoning Amendments and Changes by adding subsection 4. allowing the City Manager, Planning Director, or their designees to initiate zoning ordinance amendments.*

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

Mr. Bolton made a motion for recommendation of approval to Amend Chapter 41 entitled "Zoning Ordinance". Mr. Khan seconded the motion. The motion was approved by a 7-0 vote.

IV. OLD BUSINESS

1. Parking Requirement Amendments.

Mr. Doug Plachcinski stated I looked over the work that the City Attorney, Ryan Dodson did, and he forward it to me. I would like to present the Planning Commission a more holistic set of amendments at the next June Planning Commission Meeting. A lot of these Zoning Ordinance Amendments have accomplished a lot of different goals. This one has the potential to make the ordinance much simpler to read and execute from an administrative perspective and clearer to our constituents and business owners in our community. If you will look through at your convenience, my comments are incorporated in the draft language and what I'll be trying to accomplish in each section, I have indicated in bold red. If you have any questions, feel free to reach out to me between now and the next Planning Commission meeting. If as we have discussed you would like to schedule a work session on this, we can certainly set aside a time to make this happen.

Mr. Garrison stated Commissioners, how do you feel about a work session to discuss this before our next meeting?

Ms. Evans stated first I would like a red line of the changes. It looks like copies with lines over here. Do you know what I mean?

Mr. Plachcinski stated basically there are a few strike throughs not a lot but yes, I will email them to you.

Mr. Garrison stated do you think we need to have a work session to discuss this?

Ms. Evans stated what is your time frame?

Mr. Plachcinski stated we potentially will do it within two weeks.

Ms. Evans stated I mean when do you want this accomplished? Once you send out the red lined copy, if we don't have any questions then I don't see any need to have a work session. I mean didn't we talk about this at another work session?

Mr. Garrison stated we had another work session on this a little over a year ago, but it has been quite some time. Mr. Khan did not hear any of the comments that we had. I'm just throwing it out there, do you want to have a work session to talk about it, or do you just want to bring it in here at the next meeting and vote on it as part of our agenda?

Mr. Plachcinski stated I think that I would rather the Planning Commission review it, then at the next meeting and schedule it for the July public hearing.

Mr. Garrison stated we can do that. Mr. Attorney do we need a motion on that?

Mr. Whitfield stated no sir.

V. APPROVAL OF MINUTES FROM APRIL 12, 2021.

The April 12, 2021 minutes were approved by unanimous vote.

VI. ADJOURNMENT

With no further business, the meeting adjourned at 3:55 p.m.

APPROVED