



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

City Planning Commission

MARCH 11, 2019
3:00 P.M.
CITY COUNCIL CHAMBERS

AGENDA

(Amended to add item not for public hearing)

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR PUBLIC HEARING
 1. *Special Use Permit application PLSUP20190000049, filed by Ta Lowery, requesting a Special Use Permit for a duplex in accordance with Article 3:E, Section C, Item 2 of the Code of the City of Danville, Virginia 1986, as amended at 338 Third Ave otherwise known as Grid 2813 Block 004 Parcel 000015 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to use a vacant structure as a duplex residential dwelling.*
 2. *Special Use Permit application PLSUP20190000052, filed by Cecil E. Bridgeforth requesting a Special Use Permit for a daycare center in accordance with Article 3:M, Section C, Item 6 of the Code of the City of Danville, Virginia 1986, as amended at 110 Exchange St., otherwise known as Grid 1713, Block 005, Parcel 000005, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to have a daycare center for children.*
- IV. ITEM NOT FOR PUBLIC HEARING

Review of a final major consolidation and subdivision plat of two existing parcels to create three (3) new lots on Saunders dr.
- V. APPROVAL OF MINUTES FROM FEBRUARY 11, 2019
- VI. ADJOURNMENT



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

City Planning Commission

City Planning Commission

Meeting of March 11, 2019

Subject:

Special Use Permit application PLSUP20190000049, filed by Ta Lowery, requesting a Special Use Permit for a duplex in accordance with Article 3:E, Section C, Item 2 of the Code of the City of Danville, Virginia 1986, as amended at 338 Third Ave otherwise known as Grid 2813 Block 004 Parcel 000015 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to use a vacant structure as a duplex residential dwelling.

Background:

The applicant, Ta Lowery, is requesting a Special Use Permit to use a vacant structure as a duplex residential dwelling at 338 Third Ave. This property is located in the OT-R, Old Town Residential District.

The applicant acquired the property in 2018, and has since begun renovating the existing residential structure. Once the renovations are completed, the applicant wishes to use the vacant structure as a duplex. The structure once contained multiple dwellings. At that time, it was considered to be legal nonconforming because it predated the current zoning ordinance. However, records indicate the property has been vacant since 1995. Therefore, the structure lost legal nonconforming status. A Special Use Permit is now required for any duplex in this zoning district. Article 15, Section B of the Zoning Ordinance defines duplex as follows:

“Duplex. A group of two (2) single family dwelling units which are generally joined to one another by a common party wall, a common floor/ceiling and/or connecting permanent structures such as breezeways, carports, garages or screening fences or walls, whether or not such a group is located on a single parcel of ground or on adjoining individual lots. Each unit on a lot shall have its own outside entrance(s).”

Duplexes are typically considered on a case-by-case basis to address potential negative impacts on the surrounding neighborhood, such as increased traffic and noise. While the majority of this neighborhood remains single-family residential, a single duplex is not likely to cause any such concerns.

Forty (40) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on March 11, 2019.

Recommendation:

The Planning staff recommends the City Planning Commission recommend approval of Special Use Permit application PLSUP20190000049, filed by Ta Lowery, requesting a Special Use Permit for a duplex in accordance with Article 3:E, Section C, Item 2 of the Code of the City of Danville, Virginia 1986, as amended at 338 Third Ave otherwise known as Grid 2813 Block 004 Parcel 000015 of the City of Danville, Virginia Zoning District Map.

The Special Use Permit would permit the applicant to use the vacant structure as a duplex.

City Planning Commission Options:

1. Recommend approval of Special Use Permit application PLSUP20190000049 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20190000049 subject to conditions by the Planning Commission.
3. Recommend denial of Special Use Permit application PLSUP20190000049 as submitted.
4. Tabling of Special Use Permit application PLSUP20190000049 by Planning Commission.

Attachments:

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

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

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

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

USE: Duplex residential dwelling

CASE NUMBER: PLSUP20190000049

EXISTING ZONING: OT-R Old Town Residential

PROPOSED ZONING: N/A

TAX MAP NUMBER: 2813-004-00015; 1D 00381

RECEIVED BY: Bryce Johnson

DATE FILED: Feb. 6, 2019

PLANNING COMMISSION DATE: March 11, 2019

CITY COUNCIL DATE: April 3, 2019

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

Exact legal description of property (Attach if insufficient space). 45 FT PT NO 4 Third Avenue

Gross Area/Net Area: 0.21 Acres Property Address: 338 Third Ave; Danville, VA 24540

Property Location: N S E W Side of: North Main Street

Between: Rocklawn Place and Jordan Street

Proffered Conditions (if any, please attach): _____

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

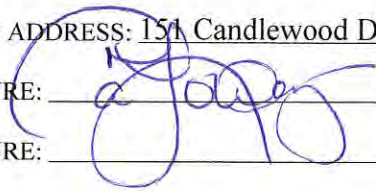
Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

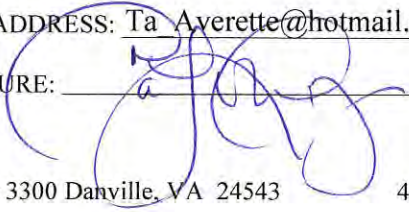
Requesting a *Special Use Permit* to modify the existing single family dwelling (located at Parcel ID 00381) to create a two-family structure.

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

1. NAME: Ta Lowery TELEPHONE: (434) 429-2938
MAILING ADDRESS: 151 Candlewood Drive; Blairs, Virginia 24527-1021
SIGNATURE:  DATE: 05 FEB 2019
SIGNATURE: _____ DATE: _____
EMAIL ADDRESS: Ta Averette@hotmail.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: Ta Lowery TELEPHONE: (434) 429-2938
MAILING ADDRESS: 151 Candlewood Drive; Blairs, Virginia 24527-1021
EMAIL ADDRESS: Ta Averette@hotmail.com
SIGNATURE:  DATE: 05 FEB 2019



Parcel ID: 00381
Address: 338 THIRD AVE
Owner: LOWERY TA
 151 CANDLEWOOD DR
 BLAIRS, VA 24527
Mail-To: LOWERY TA
 151 CANDLEWOOD DR
 BLAIRS, VA 24527



Value Information	
Land / Use:	\$2,500
Improvement:	\$24,900
Total:	\$27,400.00

Building Information	
Year Built:	1920
Total Rooms:	7
Bedrooms:	5
Full Bathrooms:	2
Half Bathrooms:	0
Finished Square Feet:	3,156

Additional Information			
State Code:	3131 MultiFam 4+units 1 Bldg	Approx Acres:	0.21
Land Use:	Residential	Legal Description:	45 FT PT NO 4 THIRD AVE
Tax Map:	2813-004-000015.000	Zone:	OTR Old Town Residential
Notes:	Avg Lot: 45.0 X 200.0WB 15-147: Bennie died 6/4/15, by sur to Carol & 6 lists. (Map 141-2-4)		

Building

Building Information - 1			
Property Class:	Residential	Finished Square Feet:	3,156
Style:	No Data	Basement Square Feet:	0
Year Built:	1920	Total Rooms:	7
Condition:	No Data	<i>* Bathrooms are not included in total room count.</i>	
Story Height:	Two Story		
Bedrooms:	5		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	2		
Half Bath:	0		
Features:		Size:	
Foundation - Cinder Block		0	
Frame, Siding, Vinyl		100 %	
Raised Slab Porch with Roof		388 SF	
Composition Shingle		100 %	

Improvements

There are no improvements.

Land

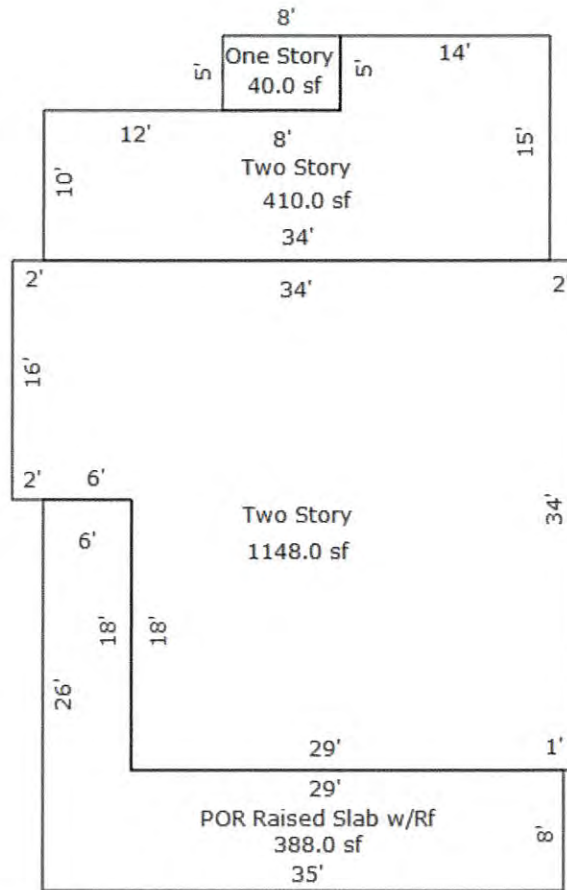
Land Code:	R06 Res FF (50)	Rate:	\$50
Acres:	0.21	Adj. Rate:	\$56
Sq. Ft.:	9,000	Base Value:	\$2,500
Front:	45	Adj. Amount:	\$0
Effective Front:	45	Value:	\$2,500
Depth:	200		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 18	2651	\$14,500	8/3/2018	SOUTHERN VIRGINIA HOLDINGS LLC	LOWERY TA
D 15	2574	\$0	8/5/2015	MILAM CAROL S	SOUTHERN VIRGINIA HOLDINGS LLC
W 15	147	\$0	6/24/2015	SIGMON BENNIE WESLEY & MILAM CAROL S	MILAM CAROL S
D 906	158	\$28,000	11/3/1993	<i>No Data</i>	SIGMON BENNIE WESLEY & MILAM CAROL S

Assessments

Year	Land	Use	Improvements	Total
2018	\$2,500	\$0	\$24,900	\$27,400
2017	\$3,700	\$0	\$12,100	\$15,800
2016	\$3,700	\$0	\$12,100	\$15,800
2015	\$3,700	\$0	\$13,100	\$16,800
2014	\$3,700	\$0	\$13,100	\$16,800
2013	\$3,800	\$0	\$13,200	\$17,000
2012	\$3,800	\$0	\$13,200	\$17,000
2011	\$3,800	\$0	\$13,500	\$17,300
2010	\$3,800	\$0	\$13,500	\$17,300
2009	\$3,800	\$0	\$14,600	\$18,400
2008	\$3,800	\$0	\$14,600	\$18,400
2007	\$3,800	\$0	\$15,000	\$18,800
2006	\$3,800	\$0	\$15,000	\$18,800
2005	\$3,800	\$0	\$22,700	\$26,500
2004	\$3,800	\$0	\$22,700	\$26,500
2003	\$3,800	\$0	\$22,600	\$26,400
2002	\$3,800	\$0	\$22,600	\$26,400
2001	\$3,800	\$0	\$22,000	\$25,800
2000	\$3,800	\$0	\$22,000	\$25,800



Sketch by Apex Medina™

DANVILLE

VIRGINIA

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

Parcel ID: 00381



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

Date: 2/2/2019



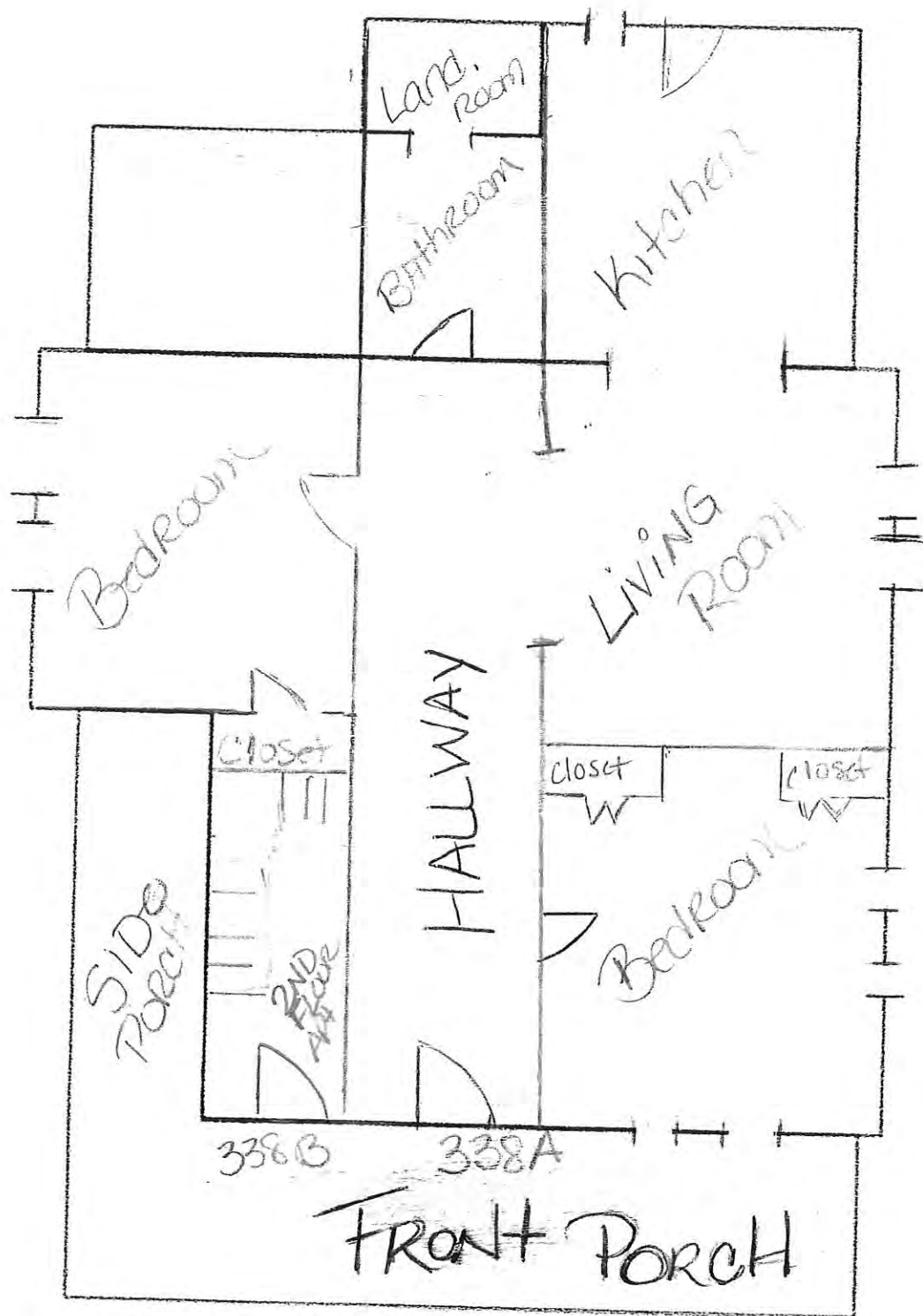


Aerial View



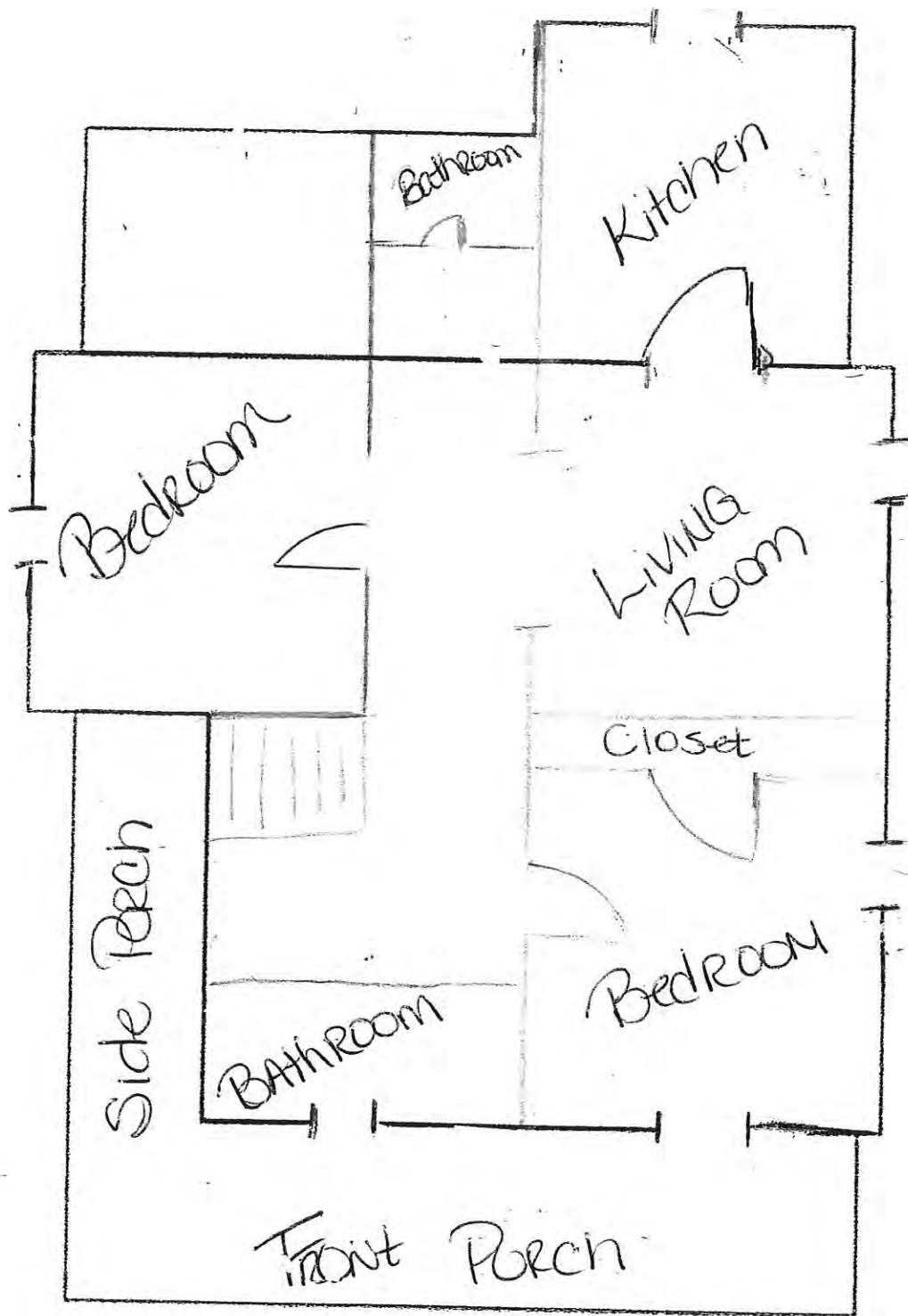




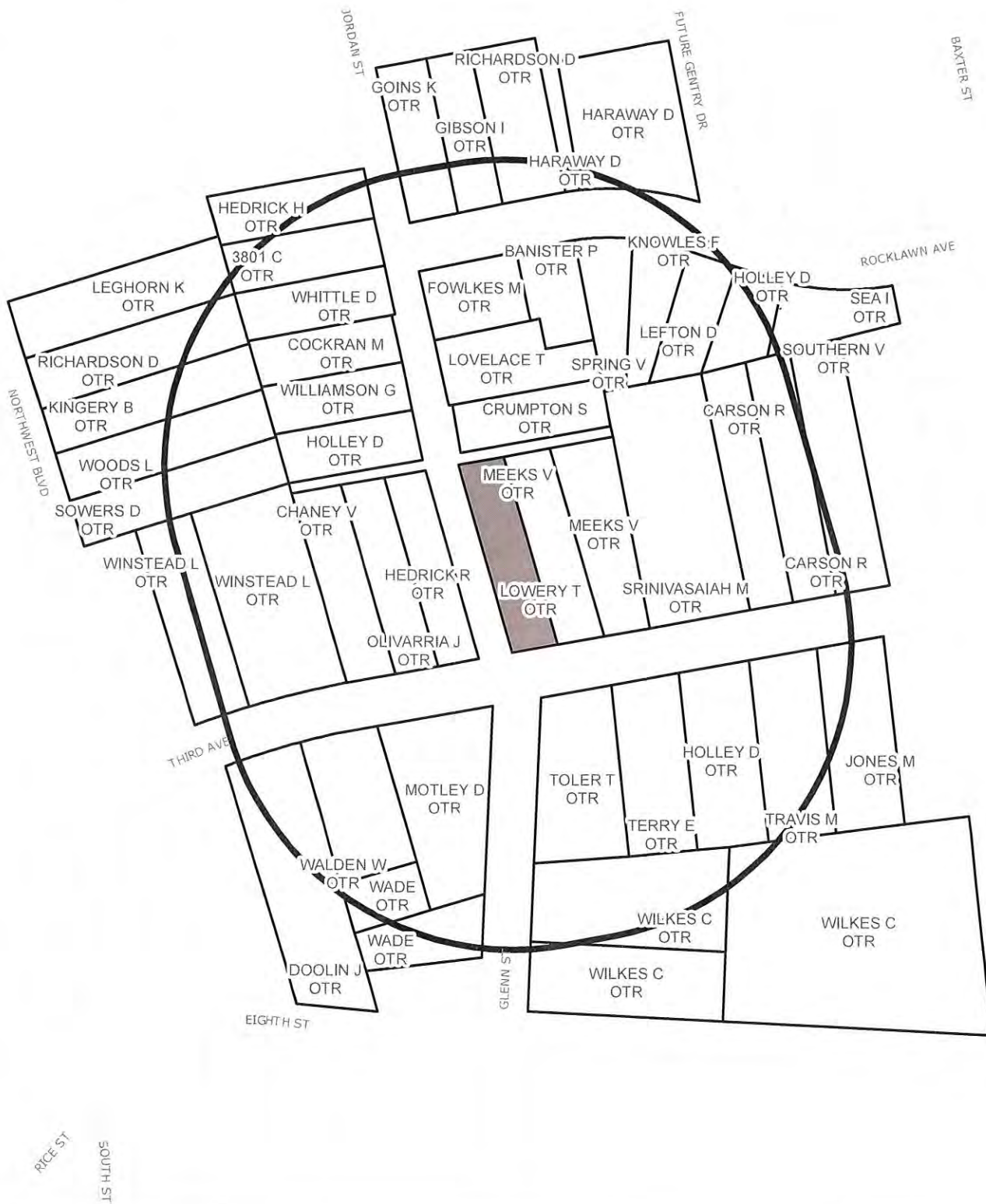


FLOOR PLAN

1st FLOOR Unit (338A)



FLOOR Plan
2ND Floor Unit
338B



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
2/12/2019

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SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATES: Planning Commission: 3pm on March 11, 2019
City Council (Tentative): 7pm on April 2, 2019

LOCATION OF PROPERTY: 338 Third Ave.

PRESENT ZONE: OT-R, Old Town Residential

PROPOSED ZONE: No change

ACTION REQUESTED: Special Use Permit for a duplex (two residential dwellings on one property)

PRESENT USE OF PROPERTY: Single family detached dwelling

PROPOSED USE OF PROPERTY: Duplex residential dwelling (two dwellings on one property)

PROPERTY OWNER (S): Ta Lowery

NAME OF APPLICANT (S): Ta Lowery

PROPERTY BORDERED BY: Residential on all sides

ACREAGE: 0.21 acres (9,147.6 square feet)

CHARACTER OF VICINITY: Medium density residential (homes are neither far away nor close to one another)

INGRESS AND EGRESS: Third Ave., and Northwest Blvd.

TRAFFIC VOLUME: Low



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/12/2019

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

City Planning Commission

City Planning Commission

Meeting of March 11, 2019

Subject:

Special Use Permit application PLSUP20190000052, filed by Cecil E. Bridgeforth requesting a Special Use Permit for a daycare center in accordance with Article 3:M, Section C, Item 6 of the Code of the City of Danville, Virginia 1986, as amended at 110 Exchange St., otherwise known as Grid 1713, Block 005, Parcel 000005, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a daycare center for children.

Background:

The applicant, Cecil E. Bridgeforth representing Kingdom Worship Center, is requesting a Special Use Permit to operate a daycare center for children at 110 Exchange St, Suite C. This property is located in the HR-C, Highway Retail Commercial District.

Currently, the property is used for office space for a few other establishments permitted by right in the HR-C district. Suite C is used by Kingdom Worship Center as a church. The applicant wishes to also provide daily childcare services. Suite C already meets the building code requirements for a daycare establishment providing services to no more than twenty (20) children, with no more than five (5) under the age of two and a half (2.5) years.

A Special Use Permit is required to operate any daycare in this zoning district. Article 15, Section B of the Zoning Ordinance defines daycare centers for children as follows:

“Child care center. A regularly operating service arrangement for five (5) or more children under the age of thirteen (13) where, during the absence of a parent or guardian, a person or organization has agreed to assume responsibility for the supervision, protection and well-being of a child for less than a twenty-four (24) hour period, in a facility that is not the residence of the provider or of any of the children in care.”

Staff have two concerns related to the location of this property. First, the property is within two hundred fifty (250) feet of a heavily trafficked road with a forty miles-per-hour (40 mph) speed limit. However, the immediate streets are not heavily trafficked, and have a lower speed limit. Second, there is no on-site outdoor space. However, conversations with the Virginia Department of Social Services indicate that outdoor spaces for child daycares may be off-site (such as parks). The applicant plans to take the children on field trips, rather than rely solely on on-site activity space.

Seventeen (17) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on March 11, 2019.

Recommendation:

The Planning staff recommends the City Planning Commission recommend approval of Special Use Permit application PLSUP20190000052, filed by Cecil E. Bridgeforth requesting a Special Use Permit for a daycare center in accordance with Article 3:M, Section C, Item 6 of the Code of the City of Danville, Virginia 1986, as amended at 110 Exchange St., otherwise known as Grid 1713, Block 005, Parcel 000005, of the City of Danville, Virginia Zoning District Map, subject to the following conditions:

1. Without an additional Special Use Permit, the daycare center shall only operate within one (1) suite of the property, which shall be no larger than 3,014 sq. ft.
2. Two (2) safety signs shall be posted at the entrance stating that any children must be accompanied by an adult while outside the structure. One (1) of the signs must be placed outdoors, with the other being indoors.
3. The above required outdoor sign shall only contribute to the total permitted sign area if said signage contains advertising content, or exceeds four (4) square feet.

Approval of the Special Use Permit request and recommended conditions would permit a daycare center at 110 Exchange St. Suite C, allow limited expansion in the future if needed (up to an additional 1,163 sq. ft. to equal the size of all suites if they were of equal sizes), and address safety concerns associated with the location.

City Planning Commission Options:

1. Recommend approval of Special Use Permit application PLSUP20190000052 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20190000052 subject to conditions by staff.
3. Recommend approval of Special Use Permit application PLSUP20190000052 subject to conditions by the Planning Commission.
4. Recommend denial of Special Use Permit application PLSUP20190000052 as submitted.
5. Tabling of Special Use Permit application PLSUP20190000052 by Planning Commission.

Attachments:

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

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

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

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

USE: Kingdom Child Care, Daycare Center for Infants - 12yrs
old, Hours of Operations - M-F 6:00am - 6:00pm

CASE NUMBER: PLSUP2019000052

EXISTING ZONING: HRC

PROPOSED ZONING: - N/A

TAX MAP NUMBER: 1713-005-000005-00

RECEIVED BY: Bryce Johnson

DATE FILED: Feb. 7, 2019

PLANNING COMMISSION DATE: March 11, 2019

CITY COUNCIL DATE: Feb. April. 2, 2019

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

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

Gross Area/Net Area: 1851 sf Property Address: 110 Exchange Street

Property Location: N S E ☒ Side of: 110 Exchange Street

Between: LE&D Engineering and Piedmont Sports Medicine

Proffered Conditions (if any, please attach): n/a

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

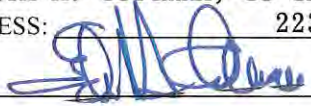
Please provide a site plan with the following information:

- 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:

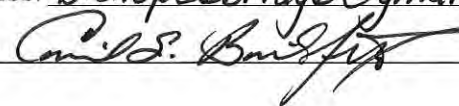
Daycare Center for Infants - 12 yrs old, daily activities out in the community (Science Museum, Movies, Playground, Skating, Educational Prep) Serving Breakfast, Lunch, Snack, Nap Time

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

1. NAME: The Daniel Group, Inc. TELEPHONE: 434-791-8200
Edwin H. Coleman, Co-Chair/CEO
MAILING ADDRESS: 223 Riverview Drive, Suite A, Danville, VA 24541
SIGNATURE:  DATE: 1/22/19
SIGNATURE: _____ DATE: _____
EMAIL ADDRESS: sdavis@tdanielgroup.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: Cecil E. Bridgeforth TELEPHONE: (434) 421-9447
MAILING ADDRESS: 228 Woodlawn Hts Chatham, VA 24581
EMAIL ADDRESS: bishopcebridge@gmail.com
SIGNATURE:  DATE: 1/22/19

THE
DANIEL
GROUP, INC.

Commercial Real Estate and
Hotel / Lodging

- Development
- Management
- Leasing

January 22, 2019

City of Danville, Virginia

Re: Proposed: Kingdom Worship Center – Child Daycare Facility
River Run Office Building
110 Exchange Street, Suite C
Danville, Virginia

Please be advised that The Daniel Group, Inc., is the owner of the River Run Office Building located at 110 Exchange Street, Danville, Virginia-- we would be willing to enter into lease negotiations relative to the Kingdom Worship Center operating a child daycare center within the above referenced Suite C-- subject to the Kingdom Worship Center being in full compliance with all Federal, State and Local governmental codes/regulations/policies.

Cecil Bridgeforth of Kingdom Worship Center has permission from The Daniel Group, Inc., to request a Special Use Permit from the City of Danville for the purpose of developing a daycare center at the above listed property.

Sincerely,



Edwin H. Coleman
Co-Chair/CEO

COMMONWEALTH OF VIRGINIA

CITY OF DANVILLE

The foregoing instrument was acknowledged before me this 22nd day of January 2019, by Edwin H. Coleman.


Notary Public

223 Riverview Drive, Suite A
Danville, Virginia 24541

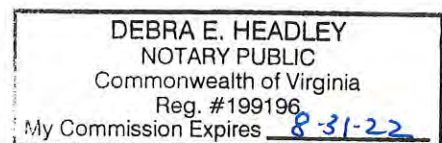
Tel: 434.791.8200

Fax: 434.792.6610

www.tdanielgroup.com

Printed Name: Debra E. Headley
Reg. # 199196
My Commission Expires: 08/31/2022

Cc: Bishop Cecil Bridgeforth
Howard J. Burnette, Co-Chair/CEO





Mission Statement

The mission of **Kingdom Child Care** is to provide a safe, stimulating, and caring environment for children ages six weeks to 12 years old. Our focus is to provide an encouraging educational experience, promoting social, emotional, physical, and cognitive development. Committed to the families we serve, we strive to give parents complete peace of mind, while being seen as a shining example of what a quality childcare should be.

Vision Statement

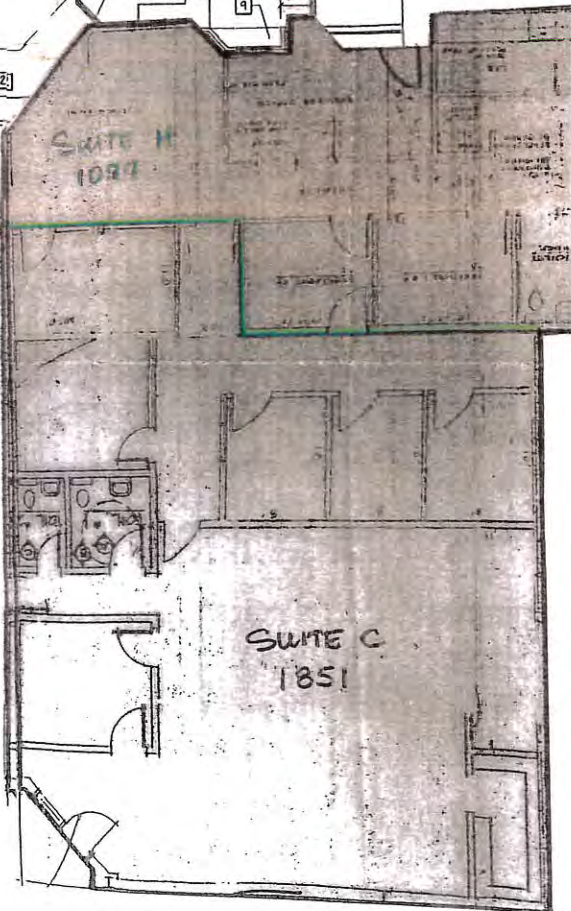
The ultimate vision we have for our facility is twofold, and rooted in both the **present** and the **future**.

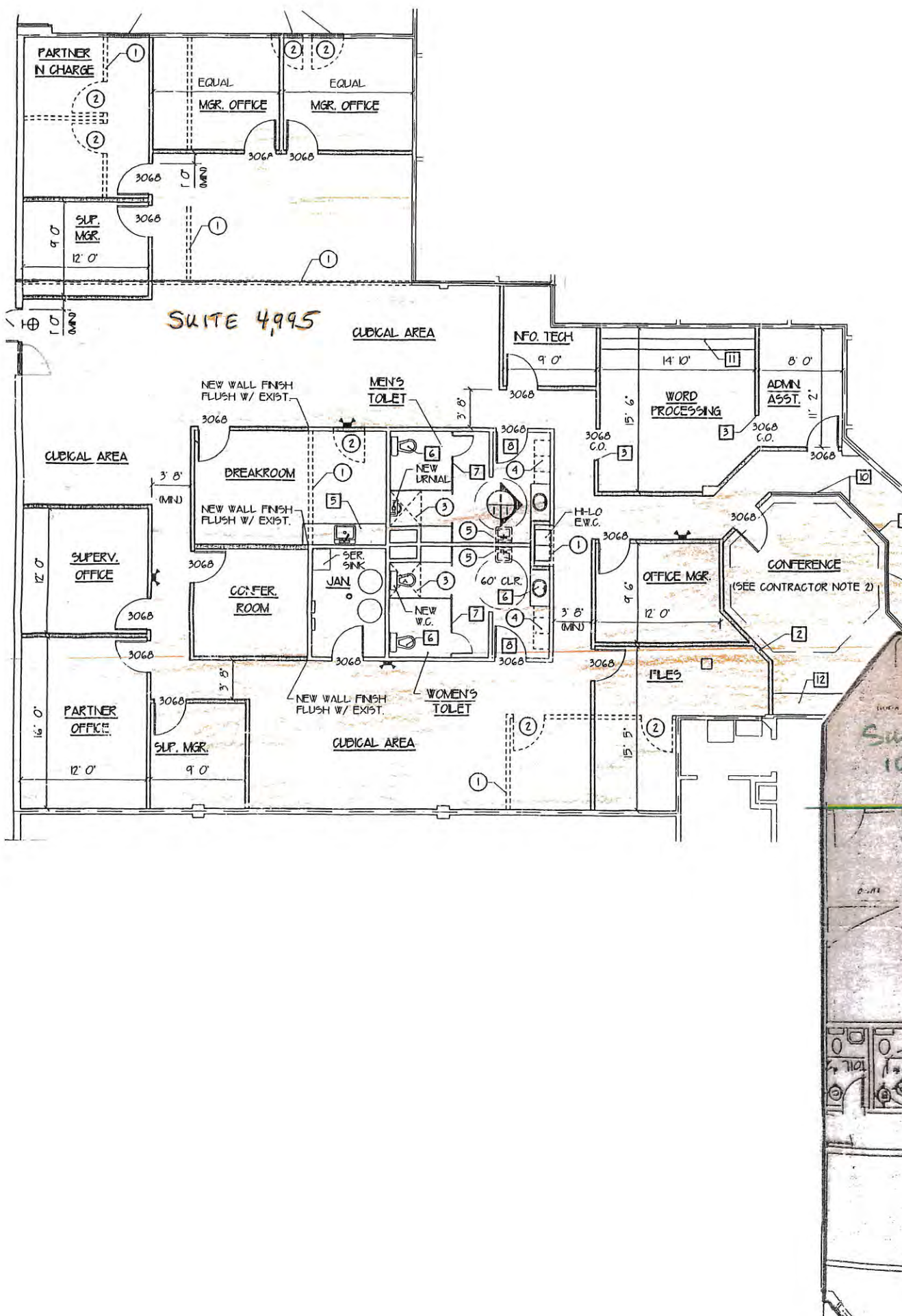
For the **present**, our goal is for parents to feel good about their childcare choice, and that the children are safe, engaged, educated, and smiling. For the **future**, we want these children to warmly look back at their experience with us, and see it as a cherished part of their childhood.

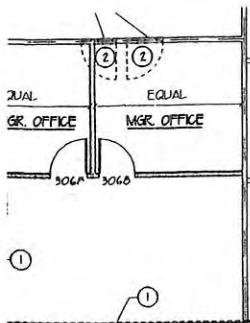
Our Commitment to You

Our philosophy is simple. **Kingdom Child Care** is here to offer your children the care, comfort, fun and safety they deserve. For you, the peace of mind that comes from knowing your child is in the best of hands. Each day promises an exciting new adventure, and we will make sure each child experiences the joys of a truly caring environment.

We strive to be your partner. We are completely transparent in our programs and curriculum. We continually self-assess, look to improve, and make communication with you which is a paramount part of childcare.

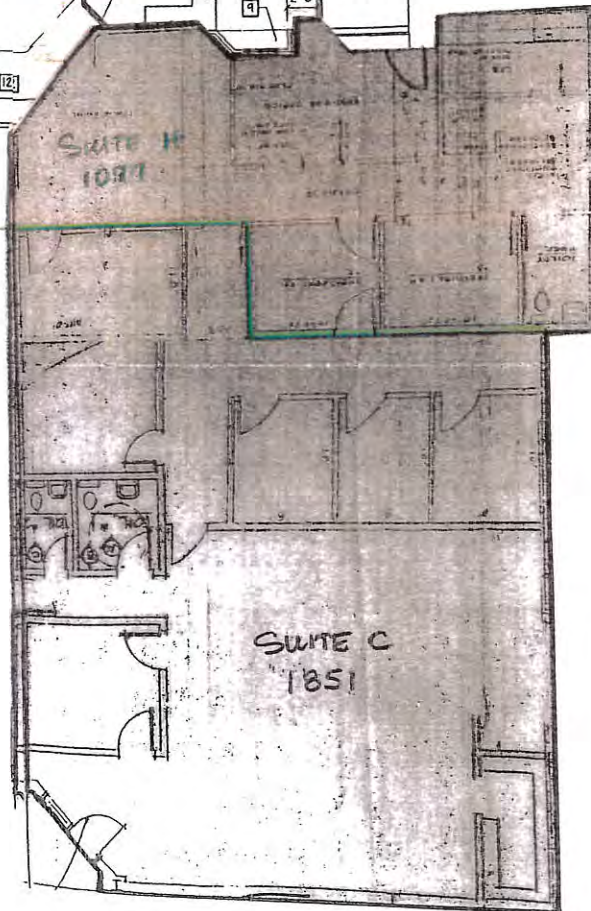
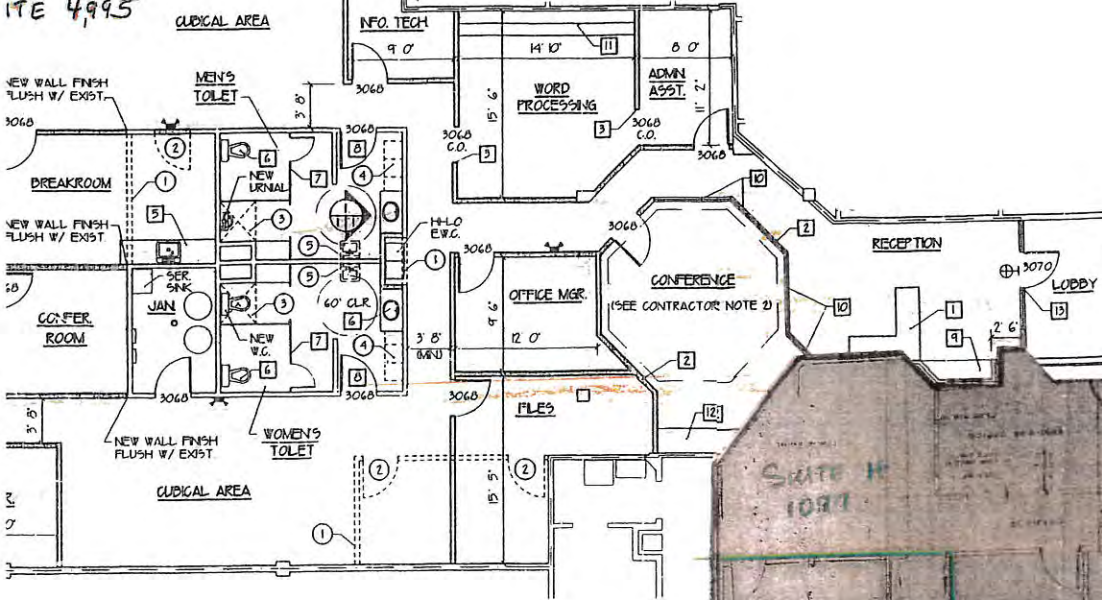




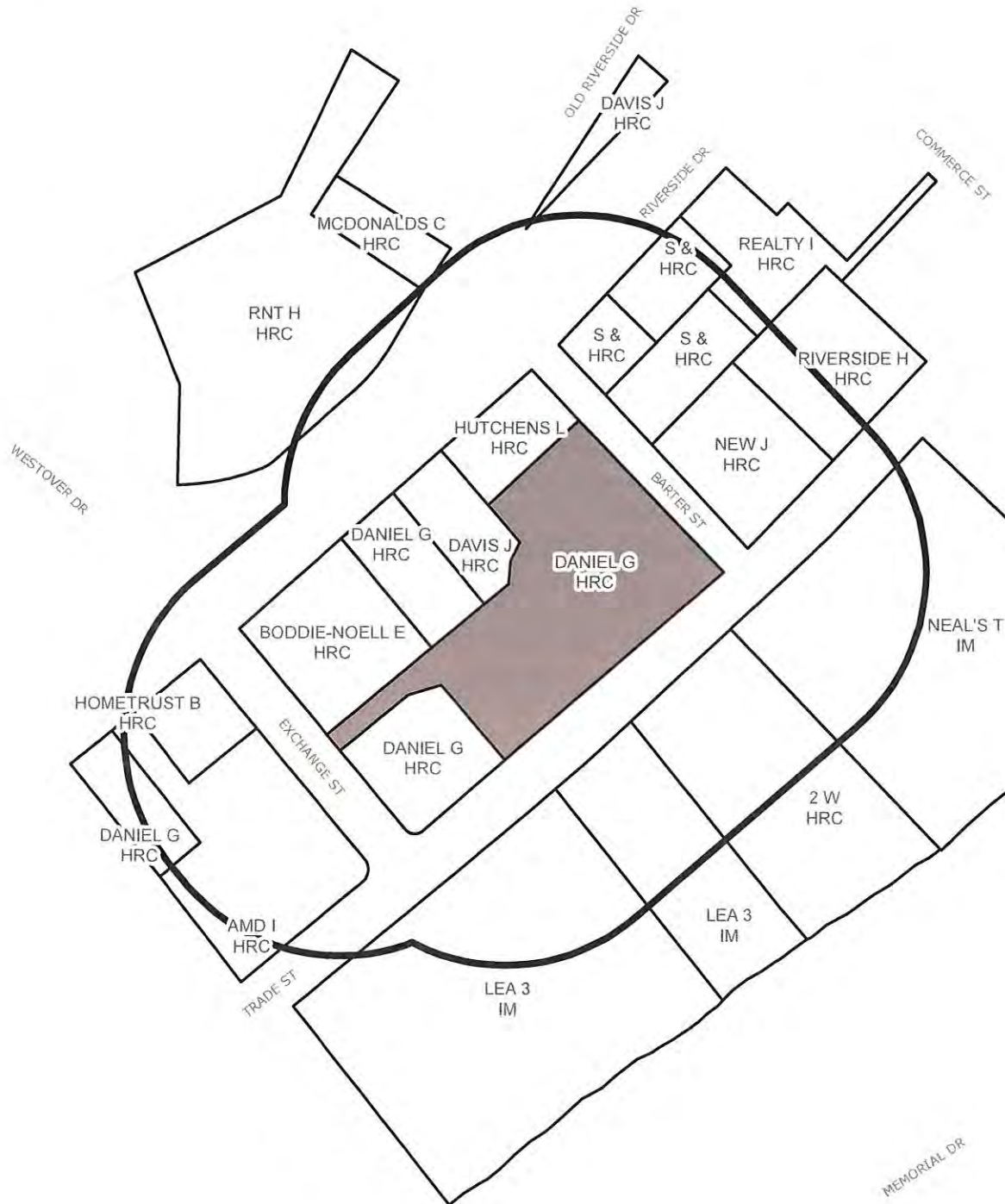


ITE 4995

CUBICAL AREA



PLEASANT VIEW AVE



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/12/2019

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SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATES:	Planning Commission: 3pm on March 11, 2019 City Council (Tentative): 7pm on April 2, 2019
LOCATION OF PROPERTY:	110 Exchange St., Suite C
PRESENT ZONE:	HR-C, Highway Retail Commercial
PROPOSED ZONE:	No Change
ACTION REQUESTED:	Special Use Permit for a child daycare
PRESENT USE OF PROPERTY:	Entire Property: Offices, one personal services establishment Suite C: Church
PROPOSED USE OF PROPERTY:	Entire Property: No Change Suite C: Child daycare and church
PROPERTY OWNER (S):	Daniel Group Inc.
NAME OF APPLICANT (S):	Cecil E. Bridgeforth
PROPERTY BORDERED BY:	Commercial on all sides; some industrial to the southwest and southeast
ACREAGE:	Total property: 2.49 acres (108,646.4 square feet) Suite to be used: 0.42 acres (1,851 square feet)
CHARACTER OF VICINITY:	Low density commercial
INGRESS AND EGRESS:	Exchange St., Trade St., and Barter St.
TRAFFIC VOLUME:	Low traffic volume on immediate streets, but high traffic volume on Riverside Dr. about 250 ft. to the North of the property



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/12/2019

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



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

City Planning Commission

City Planning Commission

Meeting of March 11, 2019

Subject:

Review of a Final Major Consolidation and Subdivision Plat of two existing parcels to create three (3) new lots on Saunders Dr.

Background:

A request has been filed to review a final major consolidation and subdivision plat of two existing parcels to create three (3) new lots on Saunders Dr. As proposed, the three (3) new lots meet the City requirements regarding lot frontage, area, and setbacks for the SR-R, Suburban Residential District in which the properties are located. Public works has no issues with any infrastructure related to the lots.

Currently, the property bearing ID# 71718 (119 Saunders Dr.) blocks any road frontage for the property bearing ID# 71717 (no address in use). The request first seeks to consolidate these two lots by vacating the property line between the properties. Next, the new larger lot will be subdivided into three (3) new lots identified as Lot A1, A2, and A3.

Recommendation:

Staff recommends that Planning Commission adopt a resolution to grant approval of the Final Major Subdivision Plat for the a final major consolidation and subdivision plat of two existing parcels to create three (3) new lots on Saunders Dr.

City Planning Commission Options:

- Adopt a resolution to grant approval of the Final Major Subdivision Plat for a final major consolidation and subdivision plat of two existing parcels to create three (3) new lots on Saunders Dr., subject to the allowance for minor changes for typographical errors and errors of omission.
- Deny approval of the Final Major Subdivision Plat for a final major consolidation and subdivision plat of two existing parcels to create three (3) new lots on Saunders Dr., subject to the allowance for minor changes for typographical errors and errors of omission

Attachments:

- Final Subdivision Plat
- Resolution

PIN: 71717
& 71718

- NOTES:**
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OF THE PROPERTY AND WITHOUT THE BENEFIT OF ALL ENCUMBRANCES UPON THE PROPERTY.
 2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE "SF" AS SHOWN ON F.E.M.A. COMMUNITY PANEL NO. 5143000000.
 3. PROPERTY LINE "A", "B", "C" TO BE VACATED UPON DEED OF CONVEYANCE.

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the subdivision of land as shown hereon, containing 0.858 acre, more or less, and designated as "Plat of Survey for Henry A. Leggett, Jr.", situated in the City of Danville, Virginia, is with the free and consent, and in accordance with the provisions of the Subdivision Map Act, Chapter 13-1 of the Code of the City of Danville, Virginia, and that all lots within the subdivision are not subject to restrictions, reservations, stipulations and covenants. The said 0.858 acre of land hereby subdivided having been compared to Henry A. Leggett, Jr., by two separate deeded conveyances, to-wit: (1) Deed of Conveyance, dated September 28, 2017 and recorded in the Clerk's Office of the Circuit Court of the City of Danville, in Instrument Number 13-0002105 and (2) by Charles E. Sasser by deed dated September 28, 2017 and recorded in the Clerk's Office of the Circuit Court of the City of Danville, in Instrument Number 13-0003489.

Given under Our hands this _____ day of _____, 2019

Henry A. Leggett, Jr.

DATE

NOTARY'S CERTIFICATE

CITY/COUNTY OF F.F. VIRGINIA
COMMUNALITY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2019.

BY:

(NOTARY PUBLIC'S SIGNATURE ABOVE)

NOTARY PUBLIC'S REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I hereby certify that to the best of my knowledge and belief this field survey and the subdivision map hereon were made by me or under my direct supervision and in accordance with the current standards of a boundary survey as established by the Virginia State Board for Professional Land Surveyors, Inc. and the Virginia State Board for Professional Engineers, Architects and Landscape Architects (VPSBLA Board).

Fred A. Shanks, III, LS #1544

DATE

SURVEYOR'S ORDINANCE CERTIFICATION:

I hereby certify that to the best of my knowledge and belief, all the subdivisions shown on this map were made in accordance with the ordinances of the City of Danville, Virginia, regarding the platting of subdivisions within the City have been complied with.

Given under my hands this _____ day of _____, 2019.

Fred A. Shanks, III, Land Surveyor #1544

DATE

**TOTAL AREA SUBDIVIDED 0.858 AC.
ZONED SF**

CITY APPROVAL

THIS SUBDIVISION MAP AS THAT OF SURVEY FOR HENRY A. LEGGETT, JR., HAS BEEN REVIEWED BY THE CITY ENGINEER AND ZONING ADMINISTRATOR IN ACCORDANCE WITH THE ZONING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

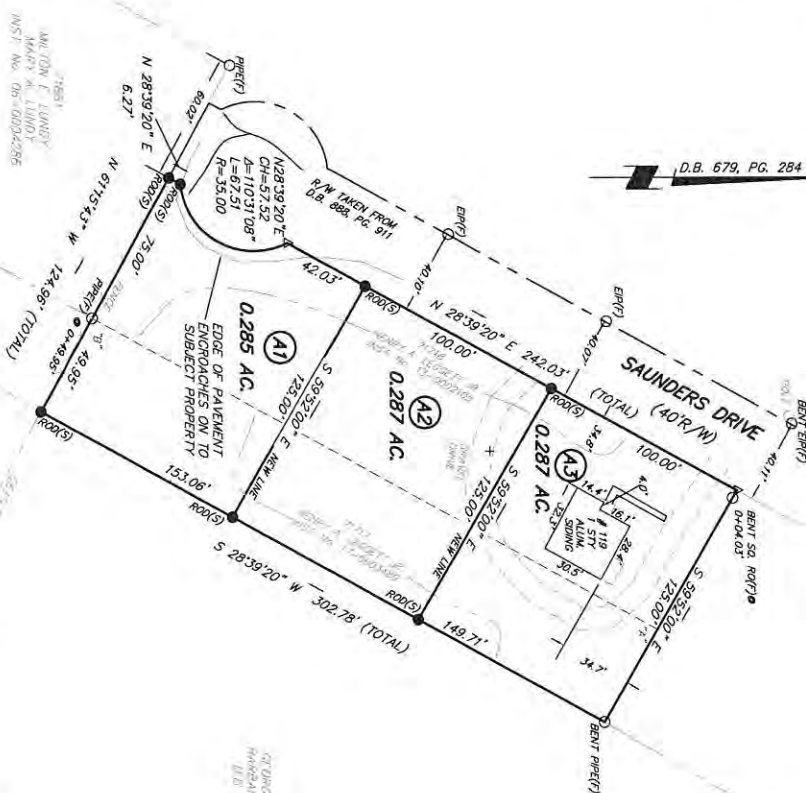
CITY ENGINEER

DATE

ZONING ADMINISTRATOR

DATE

D.B. 679, PG. 284



PLAT OF SURVEY
FOR
HENRY A. LEGGETT, JR.
SHOWING THE CONSOLIDATION &
RESUBDIVISION
OF TWO PARCELS
THEREBY CREATING
LOTS A1, A2, AND A3
"SAUNDERS DRIVE"
PRESENTLY SHOWN AS
PIN'S 71718 AND 71717, RESPECTIVELY
DANVILLE, VIRGINIA

SHANKS ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
509 LOVELL STREET
DANVILLE, VIRGINIA 24541

(434) 787-5446; shanks@shanks.com

DATE: 02/21/19 SCALE: 1"=40'

CREW: T.L.G. CALC. F.O.S. DRAWN BY: MELTON

CALC. CHK: PLAT CHK: JOB NO.: 619002

LEGEND
○ PROPERTY CORNER ROUND
● AS NOTED
- - - 5/8" ROW AND SET
△ CALCULATED POINT

PRESENTED: MARCH 11, 2019

ADOPTED: MARCH 11, 2019

RESOLUTION NO. 2019-03.1

A RESOLUTION APPROVING A FINAL MAJOR CONSOLIDATION AND SUBDIVISION PLAT OF TWO EXISTING PARCELS TO CREATE THREE (3) NEW LOTS ON SAUNDERS DR. 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 Consolidation and Subdivision Plat of two existing parcels to create three (3) new lots on Saunders Dr. 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:

PLAT OF SURVEY FOR HENRY A. LEGGETT, JR. SHOWING THE CONSOLIDATION & RESUBDIVISION OF TWO PARCELS THEREBY CREATING LOTS A1, A2, AND A3 "SAUNDERS DR" PRESENTLY SHOWN AS PIN'S 71718 AND 71717, RESPECTIVELY DANVILLE, VIRGINIA as drawn by Fred O. Shanks, III, L.S. #1544 of Shanks Associates, P.C., dated February 21, 2019 and shown as attached Exhibit A.

APPROVED

Chairman, City Planning Commission

PLANNING COMMISSION MINUTES

February 11, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Mr. Jones

STAFF

Lisa Jones
Ken Gillie
Bryce Johnson
Clarke Whitfield

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

I. ITEMS FOR PUBLIC HEARING

1. *Special use permit application PLSUP20190000022, filed by Gary M. Wasson, requesting a Special Use Permit for a public use in accordance with Article 3.E, Section C, Item 17 of the Code of the City of Danville, Virginia 1986, as amended at 524 Chatham Avenue, otherwise known as Grid 1610, Block, 008, Parcel 000014, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to have a community building with a commercial kitchen, computer lab, and exercise room.*

Mr. Searce opened the Public Hearing.

Mr. Gary M. Wasson, Director of The Danville Redevelopment and Housing Authority, stated I'm here today just in case you have any questions and with me is Jeff Bond. He is the architect if there are any questions about the building or what we have in mind.

Mr. Wilson stated are you agreeable to the conditions that were added by planning staff about the hours of operation?

Mr. Wasson stated yes the hours and the building will remain with the Housing Authority.

Mr. Searce closed the Public Hearing.

Mr. Wilson made a motion for approval for Special Use Permit application PLSUP20190000022 as submitted subject to conditions recommended by staff. Mr. Garrison seconded the motion. The motion was approved by a 6-0 vote.

2. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia 1986 more Article 2 entitled "General Regulations", Section T entitled "Home Occupations".*

There was discussion among Planning Commission and Planning Staff to table this because staff is going to present this to City Council about the Bed and Breakfast and because there will be overlapping parts if the zoning ordinance does get amended. Staff advised that essentially the same code section would be changed twice, so there was no

need to change it now and then come back with another change. Staff proposed to just run them together.

Mr. Garrison made a motion to table this till the other party is ready to review. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

II. Minutes

The January 7, 2019 minutes were approved by unanimous vote.

III. OTHER BUSINESS

With no further business, the meeting adjourned at 3:10 p.m.

APPROVED