



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

City Planning Commission

February 13, 2023

3:00 P.M.

CITY COUNCIL CHAMBERS – 4th FLOOR MUNICIPAL BUILDING

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
- IV. PUBLIC HEARING ITEMS
 1. Special Use Permit Application PZ23-00003, filed by Garrett Shifflett has requested a special use permit to allow multi-family residential dwellings in excess of maximum allowed density at 501, 505, & 539 Craghead Street according to Article 3.L.C.13 of the Danville Zoning Ordinance.
- V. PLANNING DIRECTOR'S REPORT
- VI. APPROVAL OF MINUTES FROM JANUARY 9, 2023
- VII. ADJOURNMENT



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

City Planning Commission

STAFF REPORT

DATE: February 13, 2023
TO: Planning Commission
FROM: Renee Burton, Planning Division Director
RE: SPECIAL USE PERMIT APPLICATION – 501, 505, & 539 CRAGHEAD STREET (PARCEL 21355)

Special Use Permit Application PZ23-00003, filed by Garrett Shifflett has requested a Special Use Permit to allow multi-family residential dwellings in excess of maximum allowed density at 501, 505, & 539 Craghead Street according to Article 3.L.C.13 of the Danville Zoning Ordinance.

BACKGROUND

The Imperial Tobacco building at 501, 505, & 539 Craghead Street, previously served as a prizery and storage warehouse. There are approximately 155,000 square feet of building improvements located on 1.9 acres within the Tobacco Warehouse Commercial zoning district. The subject property consists of two five-story factories constructed in the late 19th century which serve as anchors to the two- and three-story structures between them. The surrounding properties consist of mixed-use development. The applicant is proposing an adaptive reuse of the subject property into 250 one- and two-bedroom apartment units.

The property is served by public utilities. Development of the subject property with multi-family residential units is in character with the surrounding properties. The 2030 Comprehensive Land Use Plan identifies the area as Mixed Use.

STAFF ANALYSIS AND RECOMMENDATION

Article 3.L.E.4 of the zoning ordinance states that the maximum residential density is 24 dwelling units per net acre for multi-family dwellings. Density as presented by the applicant would be 132 units per acre. The density will be distributed within 155,000 square feet of building improvements.

Development and parking plans have not been submitted for review. The outcome of this application affects both. Article 8 of the Zoning Code states that one parking space is required per dwelling unit.

Due to the subject property's location within the River District, approvals for site, parking, landscaping, and signage must be received by the Planning Division and the River District Design Commission. Development plans will be reviewed by the Planning Division for compliance with the Zoning Code. Subsequently, plans will be reviewed by the River District Commission for compliance with the River District Design Guidelines.

The Planning Division recommends that the Planning Commission approve Rezoning Application PZ23-00003 for City Council approval. The City of Danville is currently experiencing a housing deficit. The development of multifamily dwelling units on the subject property could reduce this deficit and is in character with the area.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

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

ATTACHMENTS

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



City of Danville
Community Development
Planning Division

CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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 of \$360.
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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P223-003 PC Meeting Date: 2/7/23
Date Received: 1/11/23 Received By: williss
Parcel ID: 21355 Address: 501 Craghead (505,539)
Existing Zoning TW-C Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 501 Craghead Street

Applicant: Garrett Shifflett

Applicant's Address: 1630 Pope Avenue, Richmond, Virginia 23227

Applicant's Phone Number: 804.399.9921

Applicant's E-mail: garrettshifflett@gmail.com

Describe Proposed Request: Convert existing warehouse into approximately 250 1 and 2

Bedroom apartment Units in two phases, phase one will consist of approximately 115

apartment units and phase two will consist of approximately 135 apartment units.


Applicant Signature

1/10/2023
date


Property Owner Signature
(if not applicant)

1-10-23
date

VICINITY MAP
1" = 1000'

CITY OF DANVILLE
GROUND CONTROL NETWORK

PLAT OF SURVEY
FOR
501 CRAGHEAD IIC

FOR
501 CRAGHEAD LLC
OF 101 PM

SITUATE ALONG THE NORTHERN MARGIN OF CRAGHEAD
STREET BETWEEN COLQUHOUN AND NEWTON STREETS
ALSO KNOWN AS
PROPERTY IDENTIFICATION NO. 21355
DANVILLE, VIRGINIA
OF LOT B1

GRAPHIC SCALE

0 40 80

$T^0 = 40^\circ$

SYMAN'S ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
507 LOVELL STREET
DANVILLE, VIRGINIA 24541
(434) 797-5466; fsymans@outlook.com
E: 11/28/2022 SCALE: 1"=40'
THE BBS CALC: FOS DRAWN BY: FOS
C. CAC PLAT CHNG
22 DP JOB NO.: 309463

SURVEYOR'S CERTIFICATION

I hereby certify that to the best of my knowledge and belief the survey is correct and has been prepared based upon a current and reliable set of records and information as provided and furnished by me or someone authorized by me to provide such information.

CERTIFIED: _____
Professional Engineer License Number _____
INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: _____
(AIA 2009-4) (ASLA 2009-4)

Ernest O. Shontz W 18 1951 1954

SEVEN

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

2. THE SUBJECT PROPERTY IS NOT WITHIN A FEMA. DETERMINED FLOOD HAZARD ZONE AS OF 09-29-2010 FEMA STUDIES. THE PROPERTY IS WITHIN ZONE "X" AS SHOWN ON FEMA. COMMUNITY RATED NO. 50032C.

GAS & WATER SERVICE AND HAN NOTES

GRAS MAIN IS LOCATED IN CRASHEAD STREET BRISTOL-OF-WAY
ADDITIONAL GAS AND WATER MAIN LOCATION INFORMATION HAS
BEEN REQUESTED FROM THE APPROPRIATE UTILITIES

LEGEND

○ PROPERTY CENTER FOUND
AS NOTED

● 4-8" NEW REIN. DET.

▲ CULVERT FOUND

Special Use Permit Application
501 Craghead Street/Parcel # 21355

Project Description

This project is an adaptive reuse of an existing 154,000 square foot historic building into approximately 250 one and two bedroom apartment units. The existing foot print of the building will be utilized. The multifamily use proposed is consistent with the City of Danville's Comprehensive Plan. We are revitalizing the existing neighborhood by renovating an existing historic building and we are bringing in tenants to live in these buildings which is in line with the city's economic revitalization plan. This adaptive reuse will compliment the existing buildings in the surrounding area as it will be renovated to those same standards.

REZONING DATA SHEET PZ23-003

PUBLIC HEARING DATE: FEBRUARY 13, 2023
PLANNING COMMISSION AT 3:00 PM

LOCATION OF PROPERTY: 501, 505, & 539 CRAGHEAD STREET (PARCEL ID 21355)

PRESENT ZONE: TW-C TOBACCO WAREHOUSE COMMERCIAL DISTRICT

PROPOSED ZONE: NO CHANGE

ACTION REQUESTED: SPECIAL USE PERMIT FOR WAIVER OF MAXIMUM DENSITY

PRESENT USE OF PROPERTY: NOT DEVELOPED

PROPOSED USE OF PROPERTY: MULTIFAMILY RESIDENTIAL DWELLING

FUTURE LAND USE DESIGNATION: MIXED USE

PROPERTY OWNER (S): IM REAL ESTATE HOLDINGS LLC

NAME OF APPLICANT (S): GARRETT SHIFFLETT

PROPERTY BORDERED BY: MIXED USE

ACREAGE: 1.9 ACRES TOTAL

CHARACTER OF VICINITY: MIXED USE

INGRESS AND EGRESS: COLQUHOUN ST

TRAFFIC VOLUME: HIGH

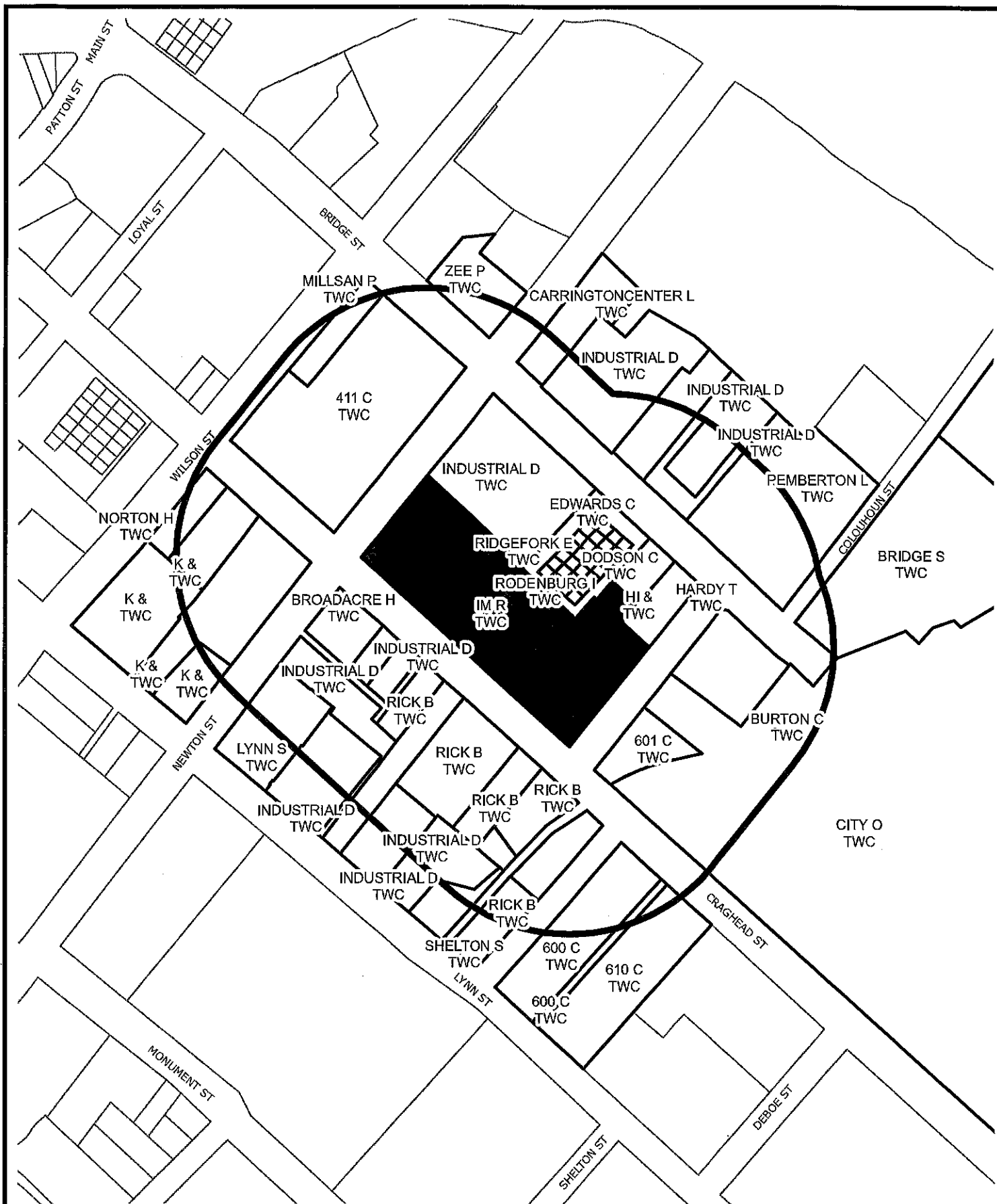


2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
1/11/2023

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.

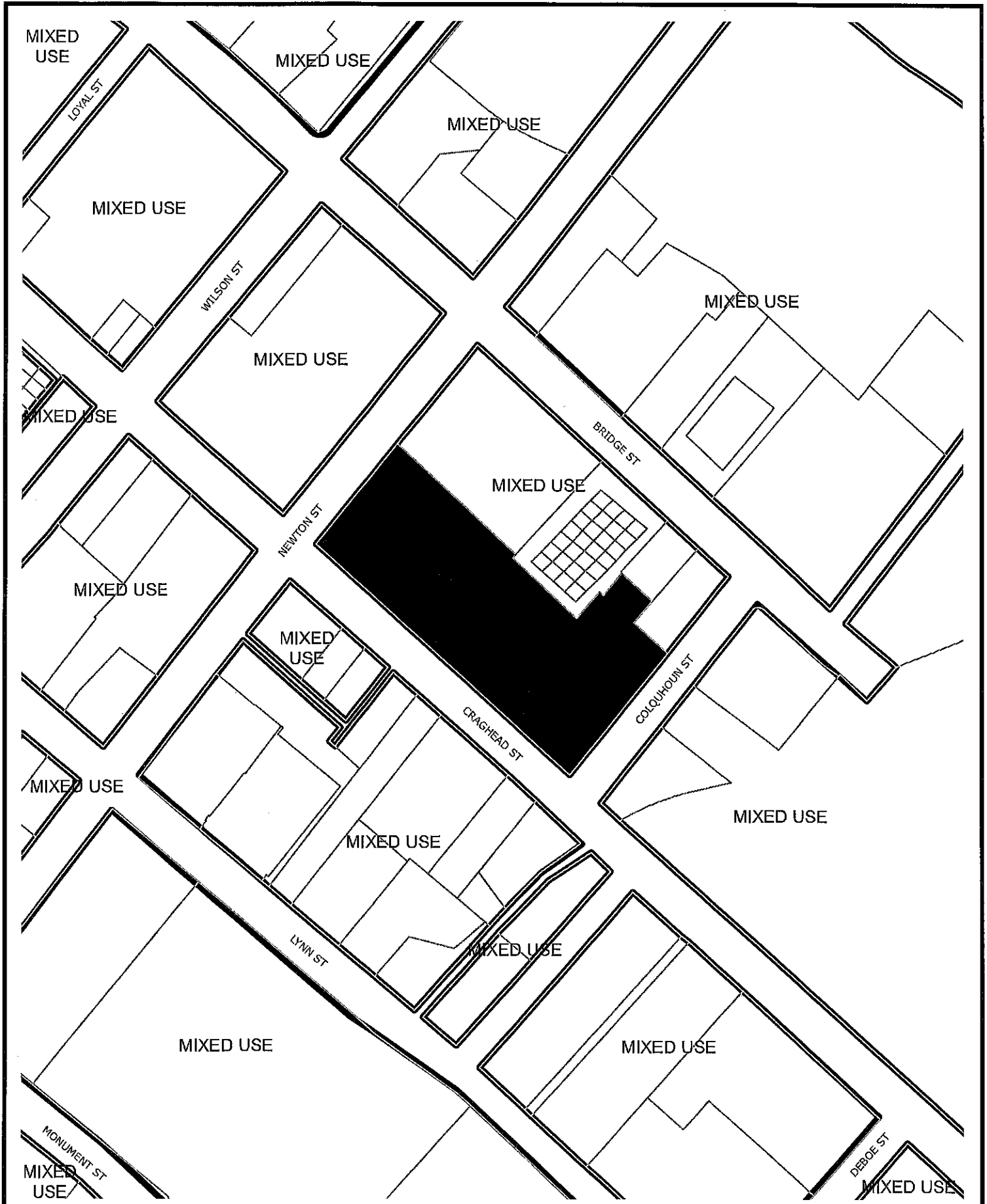


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
1/11/2023

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/11/2023

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PLANNING COMMISSION MINUTES

January 9, 2023

MEMBERS PRESENT

Mr. Bolton
Mr. Dodson
Ms. Evans
Mr. Kahn
Mr. Petrick
Mr. Jones

MEMBERS ABSENT

STAFF

Lisa Jones
Renee Burton
Clark Whitfield
Shanika Williams

The meeting was turned over to Mr. Whitfield for the election of officers.

Mr. Whitfield opened the Public Hearing.

I. ELECTION OF OFFICERS

Mr. Whitfield called for nominations for Chairman.

Ms. Evans nominated Mr. Petrick as Chairman. The nomination was approved by a 6-0 vote.

Mr. Whitfield called for nominations for Vice Chairman.

Mr. Dodson nominated Mr. Bolton as Vice Chairman. Mr. Kahn nominated Mr. Dodson as Vice Chairman. The nomination was approved for Mr. Bolton by a 4-2 vote.

Mr. Whitfield called for nominations for Secretary.

Ms. Evans nominated Mr. Dodson for Secretary. The nomination was approved by a 6-0 vote.

Mr. Petrick stated first of all I would like to say thank you for agreeing to serve this year and I appreciate your confidence in my abilities if that indeed was your motivation. I think it's going to be an interesting year 2023 for the City of Danville and I am glad that we all have front row seats.

II. ITEMS FOR PUBLIC HEARING

- 1. Rezoning Application PZ22-222 PAM, Inc. has requested to rezone Parcel #73039 from PS-C Planned Shopping Center Commercial to M-R Multifamily Residential.*

Mr. Brian Wilson stated I am the Chief Operations Officer for Commonwealth Companies of which Pam is a real estate holding company of that group. What we are looking to do is to rezone the area behind our business the 16.57 acres to residential. We had a conversation with the city about a year ago regarding the possibility of a warehouse back there, and we went and cleaned the land, and we just wanted to see what we had it was so over developed. The city made it clear that a warehouse was not really an option. We backed away from that and now we have had several conversations with other contractors and ourselves not ruling us out yet, but we are looking at multi residential apartments to go back on Church View and it is 16.57 acres and it is a lot of acreage within the city that we can take advantage of and we also hope that by doing that the property to the north that you were saying that is not developed that perhaps that might trigger more development to the north for residential housing. There is a lot of land back there that is not being made use of right now but I would be glad to answer any questions that you have and we have not been to an architect and asked for drawings for apartment buildings because we want to get this rezoned and then we are

going to meet with contractors and decide whether we take this project on by ourselves as a development or we sell the land to a contractor and allow them to do that. I will tell you if we sell the land there will be some stipulations that we will put on the sale of the property as far as what goes behind that area so that it can't be overdeveloped. We don't want to see that as well.

Mr. Dodson stated do you have any idea how expensive it would be for the city to extend the utilities out there?

Mr. Wilson stated I did get a cost estimate from Renee, and she had asked the city, and someone is going to be looking at half million to a million dollars just like any other new development they are going to have to add everything. The good news is it's there on Piney Forest in the top half of Church View but that is something that a contractor is going to have to consider when they come down and add water and gas, but it is pretty close by, but when you look at the cost of pipe right now it's not that close.

Mr. Bolton stated do you have any idea where you are going to have the egress and ingress or are you just going to use Church View?

Mr. Wilson stated we are going to use Church View. The only other option is at the bottom of the hill where the tennis courts are. Their access is actually supposed to be through that trailer park on Parker Road and we have always allowed them to use Church View Drive and we plan to continue that and that will be a stipulation with whoever buys that property and the tennis club. We don't want to restrict their access to the tennis club by any means. There's not a lot of other options other than Church View Drive.

Mr. Petrick stated but your intention is to develop that parcel?

Mr. Wilson stated yes sir.

Mr. Petrick stated I think we were talking about that rear parcel in an event that something happened there?

Mr. Wilson stated we have 16.57 acres that go straight back and then kind of moves off to the right and the property where it moves off to the right is owned by someone else, but it is vacant property right now and it would be nice to see somebody perhaps do some more residential building back that way because there is plenty of room and they could do that because I know the city is in dire need of that. We would like to help meet that need but we don't own that property so I can't tell you that would happen.

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated just a quick question, Church View is narrow. If something like that was to go in there is there going to be any requirement for expansion of that or does it suit the need as it is from your standpoint?

Ms. Burton stated Church View Drive is only maintained up and to this property line city or VDOT, so we would have to do some kind of extension.

Mr. Bolton stated and that would be done when whoever came back, not us?

Ms. Burton stated correct.

Mr. Bolton made a motion to approve Rezoning Application PZ22-222. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

2. *Request PZ22-258 to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically amend Article 3.B Section A, Article 3.C Section A, Article 3.D Section A, Article 3.E Section A, Article 3.F Section I, Article 3.G Section I Article 3.H Section I, to remove requirement of curb and gutter on all new public roads.*

Mr. Petrick opened the Public Hearing.

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated is this an either or, or elimination entirely? Could a subdivider could still go in and do curb and gutter if they wished or just if it were appropriate not to have it and you would have the authority to make that decision if it were truly wastewater management?

Ms. Burton stated right, this particular request will remove that requirement for curbing and gutter, but it is still allowed.

Mr. Petrick stated just to be clear the State and the Feds also think that curbing and guttering is more effective way of storm water management.

Ms. Burton stated VDOT has diagrams submitted in place for road work construction for curb and gutter and without for best management practices. There are allowances with or without.

Ms. Evans made a motion to recommend approval of request PZ22-258 to amend Chapter 41 to remove requirement of curbing and gutter on all public roads. Mr. Khan seconded the motion. The motion was approved by a 6-0 vote.

3. *Request PZ22-259 to amend Chapter 35 entitled "Subdivision Ordinance" of the City of Danville, 1986 as amended. Specifically amend Article 4.B. Section H to allow a waiver of curb and gutter requirements to be approved by the Zoning Administrator.*

Mr. Petrick opened the Public Hearing.

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated your recommendation is that both options 1 and 2 be included in the approval of the amendment?

Ms. Burton stated simply option 2. Option 1 is a change of the waiver from the planning commission to the zoning administrator and after further research it was determined that it might be best handled to completely removed curb and gutter language and that is in option 2.

Mr. Bolton made a motion to recommend approval of request PZ22-259 of the new amendment as option2. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.

III. COMPREHENSIVE PLAN UPDATE/DIRECTOR'S REPORT

Ms. Burton stated first congratulations to all that have been nominated Chairman, Vice Chairman, and Secretary we appreciate your service. Our City Council report all items that were addressed to City Council which was a rezoning, Special Use permit, and a code change were all approved. We will have a February meeting that is on the 13th, you will have a code amendment to review. The Comp Plan, we did have a virtual kick off with staff on the 4th of January and that went very well. We have a lot going on and very busy to get that comp plan going for 2023. Also, within the next two weeks there will be invitations sent out to individuals to serve on our steering committee. If you get one congratulations and we hope that you will join us in the endeavor. Lastly, this is Lisa's last meeting, she has accepted the position as Planning Technician, and she will still be around to help everyone, but this will be her last meeting serving as Senor Secretary.

IV. MINUTES

The December 12, 2022, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 3:22 p.m.

APPROVED