



City of Danville

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

City Planning Commission

JANUARY 11, 2021

3:00 P.M.

CITY COUNCIL CHAMBERS – 4th FLOOR MUNICIPAL BUILDING

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ELECTION OF OFFICERS
- IV. ITEMS FOR PUBLIC HEARING
 1. *Rezoning Application PLRZ2020-252, filed by VADA DANVILLE MHP LLC, requests to rezone Parcel ID #56019, also known as Grid 816, Block 9, Parcel ID#58 of the City of Danville, Zoning District Map from S-R Suburban Residential to MHP-R Mobile Home Park Residential.*
 2. *Rezoning Application PLRZ2020-283, filed by Justin and Stephanie Hylton, requests to rezone 255 Ranch Drive, Parcel ID #70900, also known as Grid 9813, Block 1, Parcel ID#1 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.*
 3. *Special Use Permit Application PLSUP2020-284 filed by Sekiv Solutions on behalf of REALTY INCOME PROPERTIES 21 LLC, requests a Special Use Permit for a waiver of yard requirement in accordance with Article 3.M Section C.21. of the Zoning Ordinance of the Code of City of Danville, Virginia 1986, as amended, at 1208 Piney Forest Road (Parcel ID#54171), otherwise known as Grid 1808, Block 4, Parcel ID#75, of the City of Danville, Zoning District Map. The applicant requests a Special Use Permit for a waiver of yard requirements in the HR-C Highway Retail Commercial Zoning District.*
- V. APPROVAL OF MINUTES FROM DECEMBER 7, 2020
- VI. ADJOURNMENT



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

City Planning Commission

STAFF REPORT

MEETING DATE: JANUARY 21, 2020

RE: REZONING APPLICATION - TBD THIRD AVENUE WEST

Rezoning Application PLRZ2020-252, filed by VADA DANVILLE MHP LLC, requests to rezone Parcel ID #56019, also known as Grid 816, Block 9, Parcel ID#58 of the City of Danville, Zoning District Map from S-R Suburban Residential to MHP-R Mobile Home Park Residential.

BACKGROUND

The applicant proposes to rezone 5.06 acres from S-R Suburban Residential to MHP-R Mobile Home Park Residential. The applicant acquired the property because existing mobile homes encroached on the property line. The zoning should be consistent for future mobile home improvements. The applicant does not have existing plans to develop the subject property, however, any future development including expanding the mobile home park must conform to the zoning ordinance.

STAFF ANALYSIS AND RECOMMENDATION

The proposed rezoning's future land use designation in the Comprehensive Plan is low-density residential. MHP-R zoning falls under the High Density Residential future land use category.

The Planning Division recommends the Planning Commission endorse rezoning application PLRZ2020-252 for City Council approval as presented. The addition of the property makes the existing development less non-conforming and any future expansion of the mobile home park will comply with the protective setbacks of the MHP-R zoning district. These setbacks and open space requirements benefit park residents and neighbors alike.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend continuation of Rezoning Application PLRZ2020-252 to a future meeting.
2. Recommend approval of Rezoning Application PLRZ2020-252 as submitted.
3. Recommend approval of Rezoning Application PLRZ2020-252 with conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ2020-252.

ATTACHMENTS

- ✓ Application
- ✓ Property Ownership/Zoning Map
- ✓ Data Sheet
- ✓ 2019 Aerial View
- ✓ Year 2020 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: PLR2 2020 252 EXISTING ZONING: SR
PROPOSED ZONING: MH R TAX MAP NUMBER: 56019
RECEIVED BY: YDP DATE FILED: 11/4/20
PLANNING COMMISSION DATE: 1-11-21 CITY COUNCIL DATE: 62-02-21

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: Attached Property Address: Lot C, Third Avenue West
Danville, VA 24540

Property Location: N S E W Side of: Old Piney Forest Rd

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

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

1. NAME: VADA Danville mhp, LLC TELEPHONE: 804-386-2183

MAILING ADDRESS: _____

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: Brad Arrowood-VADA Danville mhp, LLC TELEPHONE: 804-386-2183

MAILING ADDRESS: 120 Old Piney Forest Rd #1, Danville VA 24540

EMAIL ADDRESS: barrowood@impactmhc.com

SIGNATURE: [Signature] DATE: 11-3-20



VADA Danville MHP, LLC
120 Old Piney Forest Rd #1
Danville, VA 24540
434-797-4077

The attached application is for a proposal of rezoning Lot C, Third Ave West to be adjoined with the mobile home community at 120 Old Piney Forest Rd. We are requesting that this lot also be rezoned as MHP-R Manufactured Home Park Residential.

If you need anything further from us, please let us know.

Thank you,

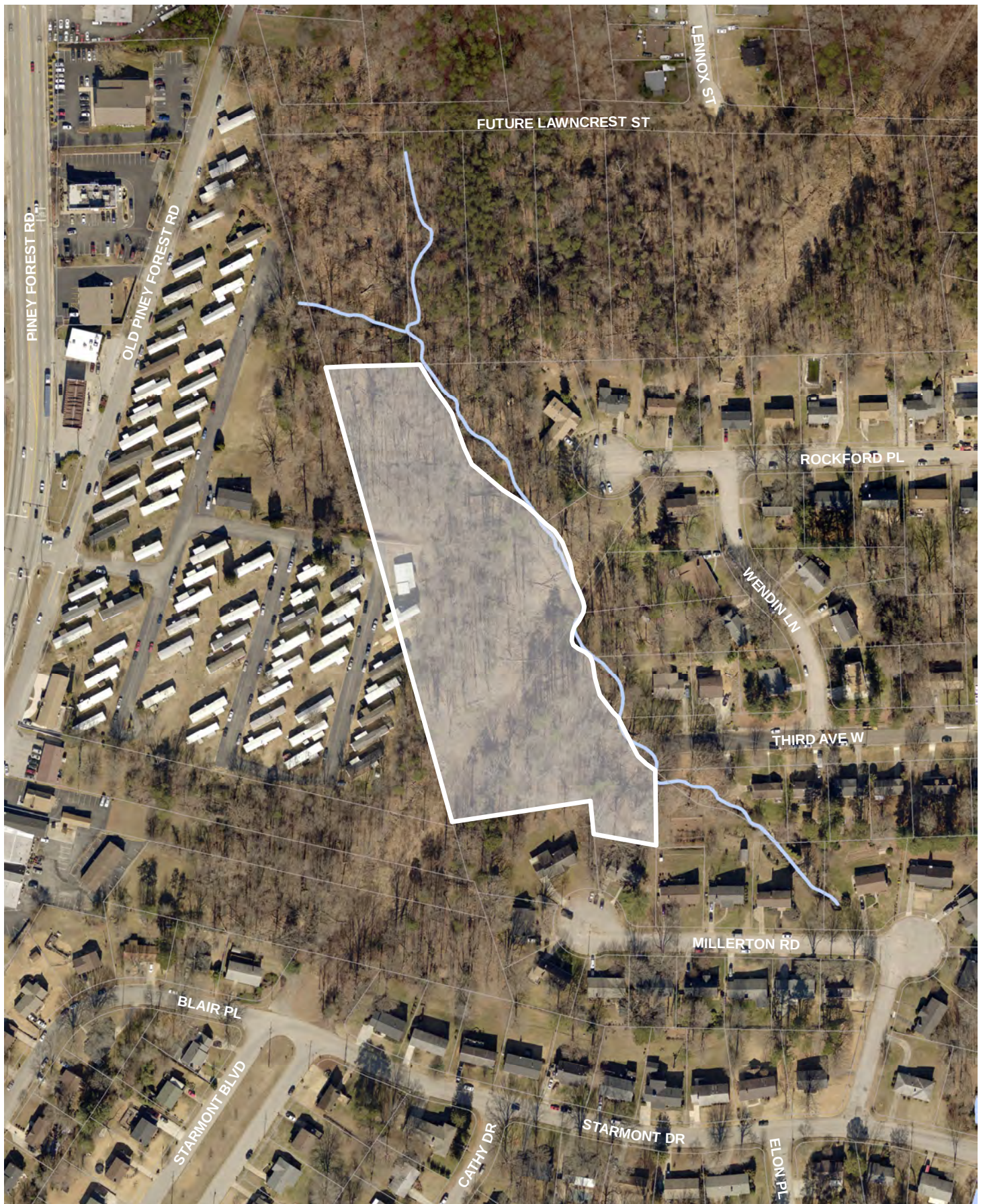


Brad Arrowood -DM

864-386-2183

REZONING REQUEST DATA SHEET PLRZ 2020-252

PUBLIC HEARING DATES:	JANUARY 11, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	WEST END OF THIRD AVENUE
PRESENT ZONE:	T-R THRESHOLD RESIDENTIAL
PROPOSED ZONE:	MHP-R MOBILE HOME PARK RESIDENTIAL
ACTION REQUESTED:	REZONE 5.06 ACRES PROPERTY
PRESENT USE OF PROPERTY:	RESIDENTIAL
PROPOSED USE OF PROPERTY:	FUTURE MOBILE HOME PARK EXPANSION
FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
PROPERTY OWNER (S):	VADA DANVILLE MHP LLC
NAME OF APPLICANT (S):	VADA DANVILLE MHP LLC
PROPERTY BORDERED BY:	T-R TO THE EAST AND SOUTH, EXISTNG MOBILE HOME PARK TO THE WEST, AND A-R TO THE NORTH
ACREAGE:	5.06 ACRES TOTAL
CHARACTER OF VICINITY:	RURAL RESIDENTIAL
INGRESS AND EGRESS:	FUTURE- TBD
TRAFFIC VOLUME:	NO RECENT COUNTS



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
12/9/2020

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.

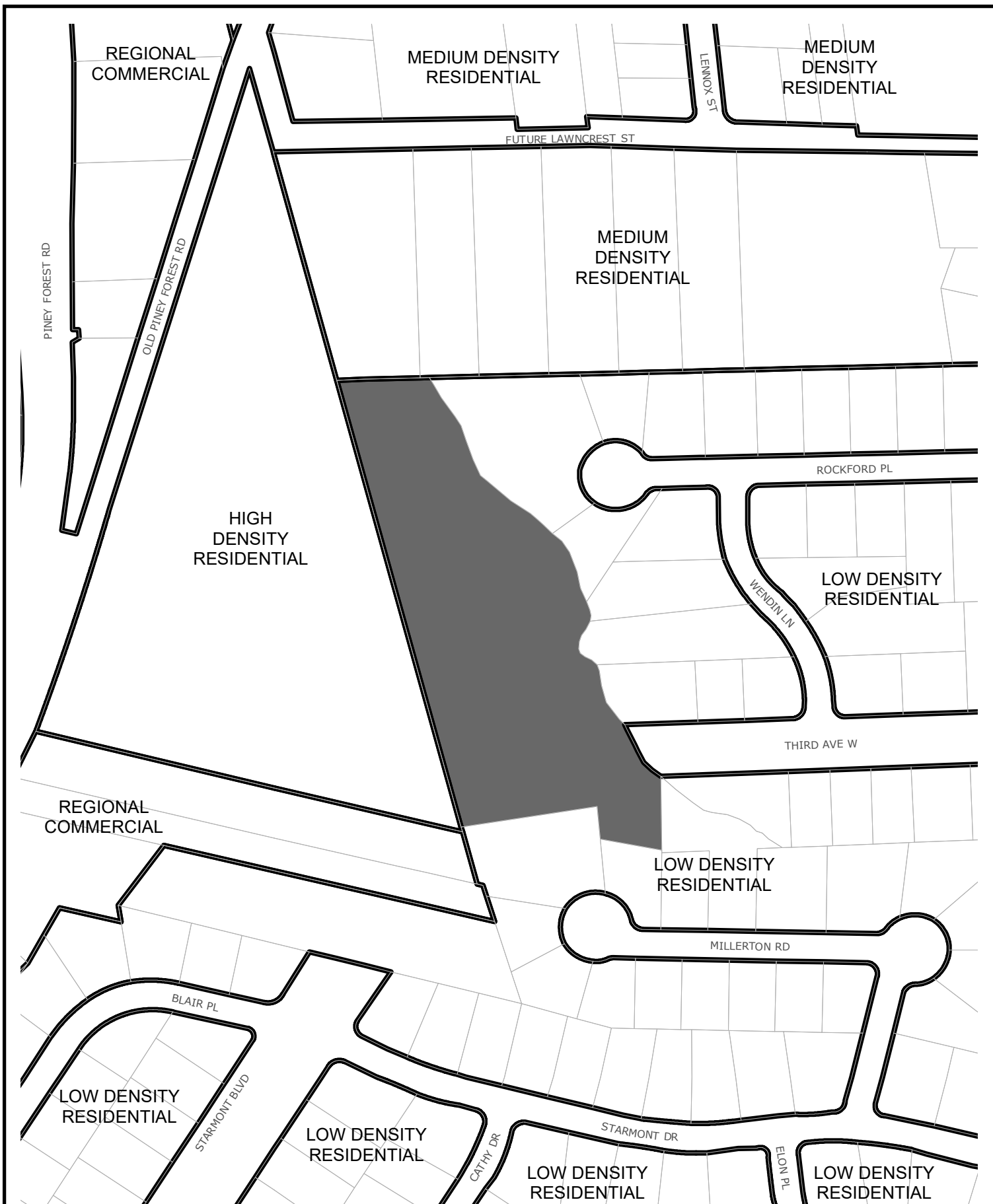


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
12/9/2020

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/9/2020

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City of Danville

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City Planning Commission

STAFF REPORT

MEETING DATE: JANUARY 11, 2020

RE: REZONING APPLICATION - 255 RANCH DRIVE

Rezoning Application PLRZ2020-283, filed by Justin and Stephanie Hylton, requests to rezone 255 Ranch Drive, Parcel ID #70900, also known as Grid 9813, Block 1, Parcel ID#1 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.

BACKGROUND

The applicant proposes to rezone 49.18 acres from T-R Threshold Residential to SR-R Sandy River Residential. The proposal downzones the property appropriately given the infrastructure capacity at on Ranch Drive.

STAFF ANALYSIS AND RECOMMENDATION

The proposed rezoning's future land use designation in the Comprehensive Plan is low-density residential.

The Planning Division recommends the Planning Commission endorse rezoning application PLRZ2020-283 for City Council approval as presented.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend continuation of Rezoning Application PLRZ2020-283 to a future meeting.
2. Recommend approval of Rezoning Application PLRZ2020-283 as submitted.
3. Recommend approval of Rezoning Application PLRZ2020-283 with conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ2020-283.

ATTACHMENTS

- ✓ Application
- ✓ Data Sheet
- ✓ 2019 Aerial View
- ✓ Property Ownership/Zoning Map
- ✓ Year 2020 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: 49.18 Property Address: 255 Ranch Dr. Danville VA 24541

Property Location: (N) S E W Side of: 58 W.

Between: _____ and _____

Proffered Conditions (if any, please attach): N/A

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

1. NAME: Justin + Stephanie Hylton TELEPHONE: 434-251-9585

MAILING ADDRESS: 255 Ranch Dr. Danville VA 24541

SIGNATURE: Justin R. Hylton DATE: 9/28/20

SIGNATURE: Stephanie Hylton DATE: 09/28/2020

EMAIL ADDRESS: jhyllton@southsidemechanical.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: Justin + Stephanie Hylton TELEPHONE: 434-251-9585

MAILING ADDRESS: 255 Ranch Dr. Danville VA 24541

EMAIL ADDRESS: jhyllton@southsidemechanical.com

SIGNATURE: Justin R. Hylton DATE: 9/28/2020

REZONING REQUEST DATA SHEET PLRZ 2020-283

PUBLIC HEARING DATES:	DECEMBER 7, 2020 PLANNING COMMISSION AT 3PM
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LOCATION OF PROPERTY:	NORTH END OF RANCH DRIVE
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PRESENT ZONE:	T-R THRESHOLD RESIDENTIAL
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PROPOSED ZONE:	SR-R SANDY RIVER RESIDENTIAL
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ACTION REQUESTED:	REZONE 49.18 ACRES PROPERTY
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PRESENT USE OF PROPERTY:	RESIDENTIAL
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PROPOSED USE OF PROPERTY:	RURAL RESIDENTIAL AND AGRICULTURE
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FUTURE LAND USE DESIGNATION:	RURAL RESIDENTIAL
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PROPERTY OWNER (S):	HYLTON JUSTIN R & STEPHANIE B
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NAME OF APPLICANT (S):	HYLTON JUSTIN R & STEPHANIE B
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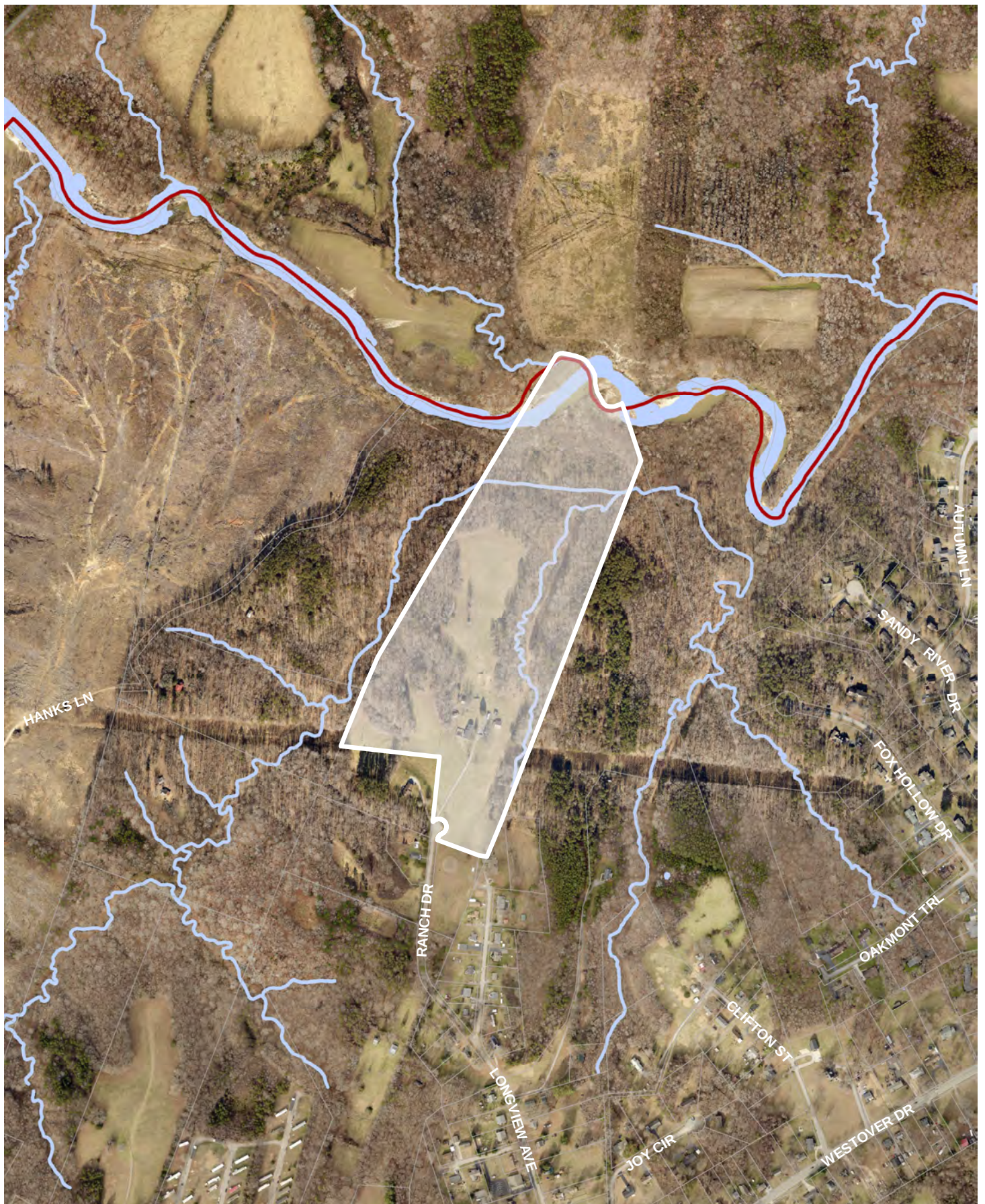
PROPERTY BORDERED BY:	RURAL RESIDENTIAL
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ACREAGE:	49.18 ACRES TOTAL
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CHARACTER OF VICINITY:	RURAL RESIDENTIAL
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INGRESS AND EGRESS:	RANCH DRIVE
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TRAFFIC VOLUME:	VERY LOW- NO RECENT COUNTS
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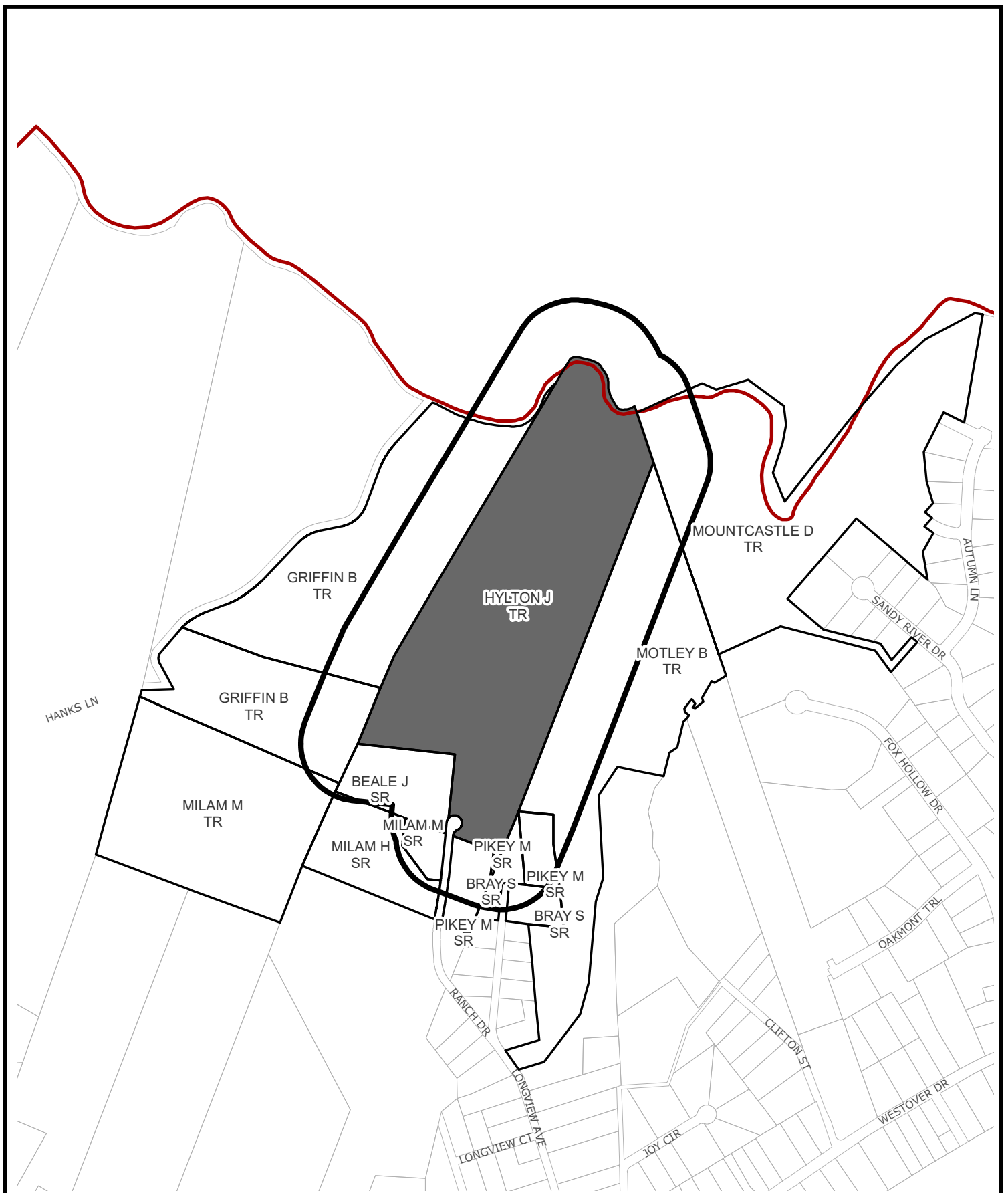


2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
12/9/2020

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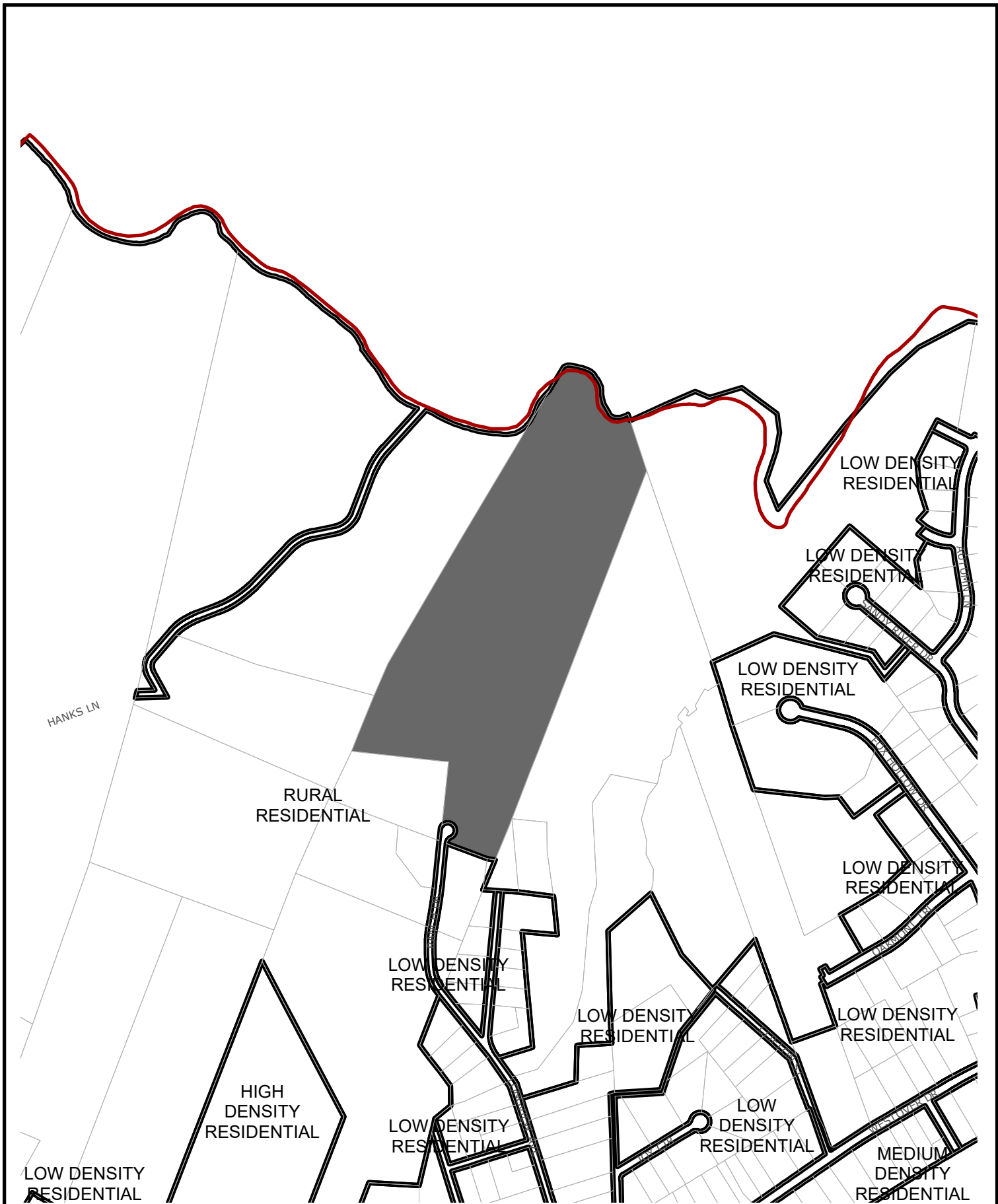


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
12/9/2020

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/9/2020

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City of Danville

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Phone: (434) 799-5260

City Planning Commission

STAFF REPORT

MEETING DATE: JANUARY 11, 2020

RE: SPECIAL USE PERMIT APPLICATION - 1208 PINEY FOREST ROAD

Special Use Permit Application PLSUP2020-284 filed by Sekiv Solutions on behalf of REALTY INCOME PROPERTIES 21 LLC, requests a Special Use Permit for a waiver of yard requirement in accordance with Article 3.M Section C.21. of the Zoning Ordinance of the Code of City of Danville, Virginia 1986, as amended, at 1208 Piney Forest Road (Parcel ID#54171), otherwise known as Grid 1808, Block 4, Parcel ID#75, of the City of Danville, Zoning District Map. The applicant requests a Special Use Permit for a waiver of yard requirements in the HR-C Highway Retail Commercial Zoning District.

BACKGROUND

The applicant proposes replacing the existing Taco Bell building with a new building. They would like to retain the existing building placement that is within the required front yard setback. The applicant proposes a landscape plan that includes enhancing the development with grassy sod areas, 71 shrubs, and 58 flowering perennials to enhance the development.

The Planning Division sent 18 notices to surrounding property owners within 300' feet of the subject property.

STAFF ANALYSIS AND RECOMMENDATION

The applicant, Sekiv Solutions, applied to the Planning Division for a Special Use Permit to reduce the front yard setbacks to rebuild the Taco Bell on the east side of Piney Forest Road. The application is attached to this report.

The City may waive yard requirements, subject to the prohibition of parking in front yards, with a Special Use Permit in the HR-C Highway Retail Commercial zoning district. (Chapter 41 Zoning Ordinance, Article 3.N. §C.21.). Specifically, the applicant requests a waiver to reduce the 30' foot front yard setback from the Piney Forest Road right of way line to front of the building to 20' feet.

The Comprehensive Plan puts the subject property in the Piney Forest Road planning area. The future land use designation for the subject parcel is 'Regional Commercial.' If approved, the Special Use Permit is in harmony with the Highway Retail – Commercial District's purpose and intent to 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 neighboring adjacent properties on Piney Forest Road are 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.

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 including the landscape plan on sheet C-2 dated October 9, 2020. The Planning Division recommends the Planning Commission endorse Special Use Permit Application PLSUP2020-284 for City Council approval.

CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Special Use Permit Application PLSUP2020-284 as submitted;
2. Recommend approval of Special Use Permit Application PLSUP2020-284 with conditions per Staff;
3. Recommend approval of Special Use Permit Application PLSUP2020-284 with conditions per Planning Commission; or
4. Recommend denial of Special Use Permit Application PLSUP2020-284.

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: 1.175 acres Property Address: 1208 Piney Forest Road

Property Location: N ☒ E ☐ W Side of: Piney Forest Road

Between: Wilbourne Avenue and Fairlawn Drive

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 owner wishes to demolish the existing building and dumpster enclosure and then construct a new building and dumpster enclosure as well as repave the entire parking lot with asphalt and concrete. The special use permit is required because the proposed building will sit in the same location as the existing building, which encroaches into the front building setback.

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

1. NAME: REALTY INCOME PROPERTIES 21 LLC TELEPHONE: 877-924-6266

MAILING ADDRESS: 11995 El Camino Real, San Diego, CA 92130

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: propertymanagement@realtyincome.com

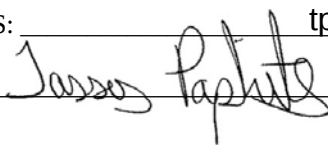
APPLICANT (PLEASE TYPE OR PRINT):

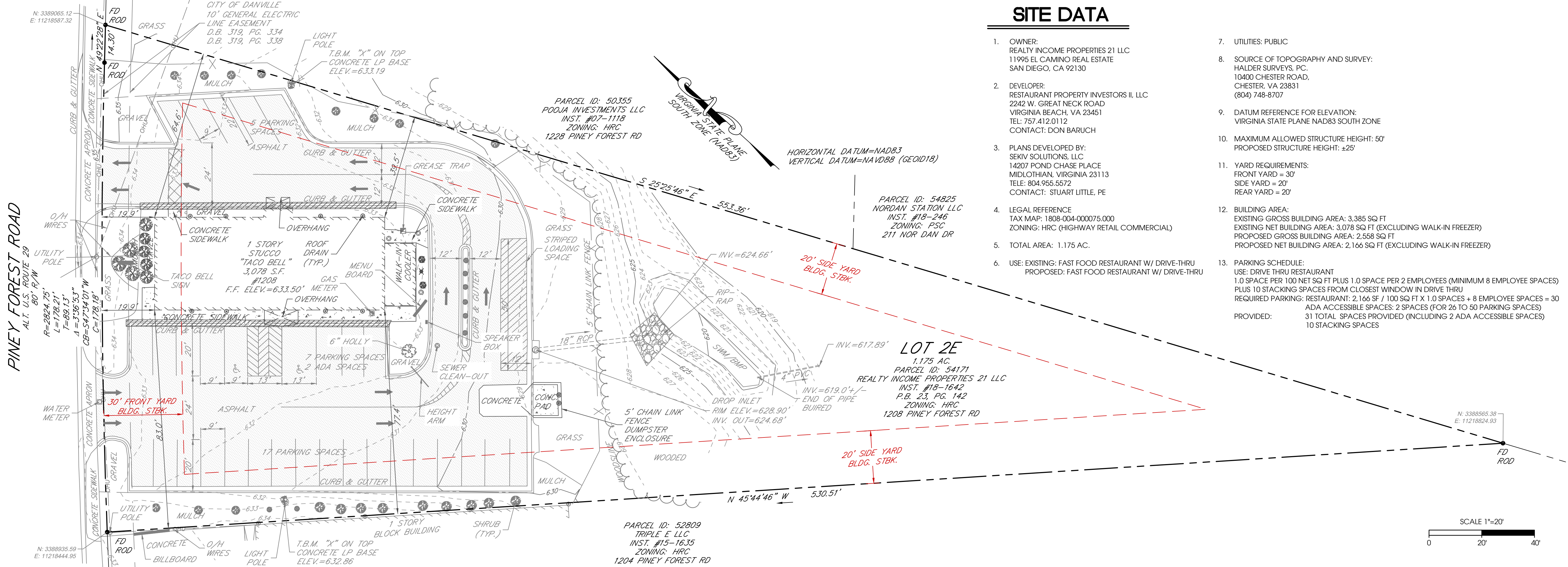
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: BurgerBusters XI, LLC TELEPHONE: 757-412-0112

MAILING ADDRESS: 2242 W. Great Neck Road, Virginia Beach, VA 23451

EMAIL ADDRESS: tpaphites@burgerbusters.com

SIGNATURE:  DATE: 11/6/20

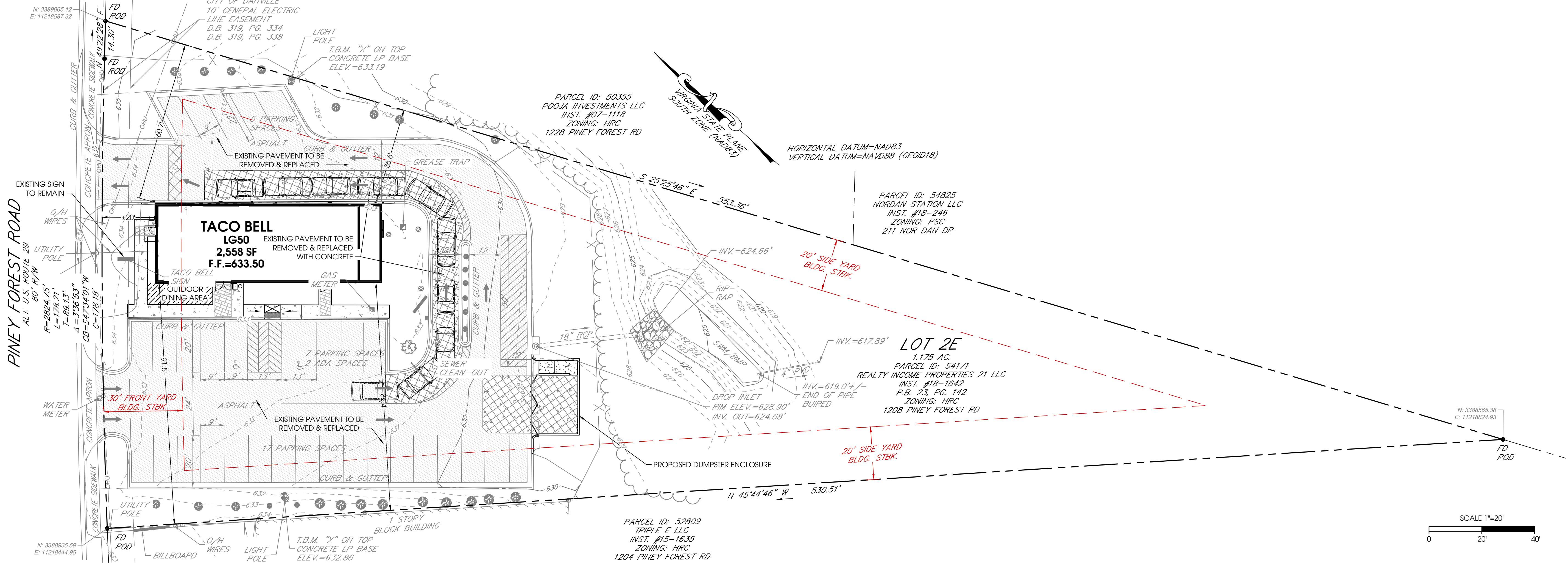


SITE DATA

- OWNER: REALTY INCOME PROPERTIES 21 LLC
11995 EL CAMINO REAL ESTATE
SAN DIEGO, CA 92130
- DEVELOPER: RESTAURANT PROPERTY INVESTORS II, LLC
2242 W. GREAT NECK ROAD
VIRGINIA BEACH, VA 23451
TEL: 757.412.0112
CONTACT: DON BARUCH
- PLANS DEVELOPED BY: SEKIV SOLUTIONS, LLC
14207 POND CHASE PLACE
MIDLOTHIAN, VIRGINIA 23113
TEL: 804.955.5572
CONTACT: STUART LITTLE, PE
- LEGAL REFERENCE: TAX MAP: 1808-004-000075.000
ZONING: HRC (HIGHWAY RETAIL COMMERCIAL)
- TOTAL AREA: 1.175 AC.
- USE: EXISTING: FAST FOOD RESTAURANT W/ DRIVE-THRU
PROPOSED: FAST FOOD RESTAURANT W/ DRIVE-THRU
- UTILITIES: PUBLIC
- SOURCE OF TOPOGRAPHY AND SURVEY: HALDER SURVEYS, PC.
10400 CHESTER ROAD,
CHESTER, VA 23831
(804) 748-8707
- DATUM REFERENCE FOR ELEVATION: VIRGINIA STATE PLANE NAD83 SOUTH ZONE
- MAXIMUM ALLOWED STRUCTURE HEIGHT: 50'
PROPOSED STRUCTURE HEIGHT: ±25'
- YARD REQUIREMENTS:
FRONT YARD = 30'
SIDE YARD = 20'
REAR YARD = 20'
- BUILDING AREA:
EXISTING GROSS BUILDING AREA: 3,385 SQ FT
EXISTING NET BUILDING AREA: 3,078 SQ FT (EXCLUDING WALK-IN FREEZER)
PROPOSED GROSS BUILDING AREA: 2,558 SQ FT
PROPOSED NET BUILDING AREA: 2,166 SQ FT (EXCLUDING WALK-IN FREEZER)
- PARKING SCHEDULE:
USE: DRIVE THRU RESTAURANT
1.0 SPACE PER 100 NET SQ FT PLUS 1.0 SPACE PER 2 EMPLOYEES (MINIMUM 8 EMPLOYEE SPACES)
PLUS 10 STACKING SPACES FROM CLOSEST WINDOW IN DRIVE THRU
REQUIRED PARKING: RESTAURANT: 2,166 SF / 100 SQ FT X 1.0 SPACES + 8 EMPLOYEE SPACES = 30
ADA ACCESSIBLE SPACES: 2 SPACES (FOR 26 TO 50 PARKING SPACES)
PROVIDED:
31 TOTAL SPACES PROVIDED (INCLUDING 2 ADA ACCESSIBLE SPACES)
10 STACKING SPACES

1 EXISTING CONDITIONS

SCALE: 1" = 20'



2 LAYOUT PLAN

SCALE: 1" = 20'



14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com



DATE : October 9, 2020

REVISION BLOCK	
DATE	DESCRIPTION

BURGER BUSTERS XI, LLC.
2242 W. GREAT NECK ROAD
VIRGINIA BEACH, VIRGINIA 23451
ATTN : DON BARUCH
TELEPHONE : 757.412.0112

**TACO BELL
PINEY FOREST**

DANVILLE, VIRGINIA

**EXISTING
CONDITIONS &
LAYOUT PLAN**

SHEET NO.

C1

QUALITY ASSURANCE : STIG OWENS

PROJECT MANAGER : STUART LITTLE

PROJECT NO. :

SCALE : AS SHOWN

PINEY FOREST ROAD
ALT. U.S. ROUTE 29
80' R/W

N: 3389065.12
E: 11218587.32

FD
ROD

N 40°22'28" E
14.30'

FD
ROD

N 40°22'28" E
14.30'

N 40°22'28" E
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N 40°22'28" E
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N 40°22'28" E
14.30'

N 40°22'28" E
14.30'

N 40°22'28" E
14.30'

CITY OF DANVILLE
10' GENERAL ELECTRIC
LINE EASEMENT
D.B. 319, PG. 334
D.B. 319, PG. 338

EXISTING SHRUBS IN
THIS AREA TO REMAIN,
MULCH TO BE REPLACED

LIGHT
POLE

T.B.M. "X" ON TOP
CONCRETE LP BASE
ELEV.=633.19

PARCEL ID: 50355
POOJA INVESTMENTS LLC
INST. #07-1118
ZONING: HRC
1228 PINEY FOREST RD

TACO BELL
SIGN
O/H
WIRES

UTILITY
POLE

CONCRETE APRON
CONCRETE SIDEWALK

CONCRETE APRON
CONCRETE SIDEWALK

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CONCRETE SIDEWALK

CONCRETE APRON
CONCRETE SIDEWALK

TACO BELL
LG50
2,558 SF
F.F.=633.50

OUTDOOR
DINING AREA

EXISTING 6' HOLLY TO REMAIN

7 PARKING SPACES
& 2 ADA SPACES

30' FRONT YARD
BLDG. STBK.

ASPHALT

17 PARKING SPACES

EXISTING SHRUBS IN THIS AREA
TO REMAIN, MULCH TO BE REPLACED

CURB & GUTTER

1 STORY
BLOCK BUILDING

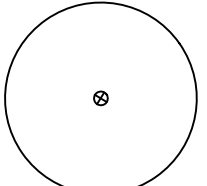
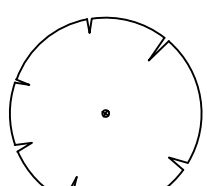
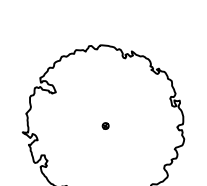
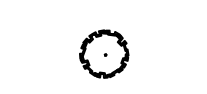
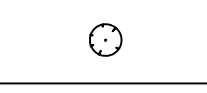
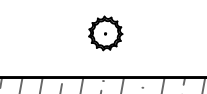
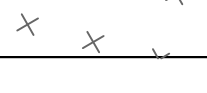
T.B.M. "X" ON TOP
CONCRETE LP BASE
ELEV.=632.86

BILLBOARD

O/H
WIRES

LIGHT
POLE

VIRGINIA STATE PLANE
SOUTH ZONE (NAD83)

PLANTING SCHEDULE					
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE
TREES					
	2 EACH	QUERCUS RUBRA 'NORTHERN RED OAK'	NORTHERN RED OAK	3" CAL	B&B
	3 EACH	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	3" CAL	B&B
	2 EACH	MAGNOLIA STELLATA	SAUCER MAGNOLIA	3" CAL	B&B
SHRUBS					
	4 EACH	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	18" TALL	CONT.
	20 EACH	YUCCA FLACCAIDA	ADAMS NEEDLE	18" TALL	CONT.
	25 EACH	RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN	18" TALL	CONT.
	5 EACH	VIBURNUM	VIBURNUM	18" TALL	CONT.
	14 EACH	LIGUSTRUM	LIGUSTRUM	18" TALL	CONT.
	3 EACH	BERBERIS SPP	BARBERRY	18" TALL	CONT.
FLOWERING					
	31 EACH	ASTILBE X ARENDsii 'FANAL'	FANAL ASTILBE	18" TALL	CONT.
	27 EACH	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	18" TALL	CONT.
		TENNESSEE RIVER ROCK	PROVIDE OWNER A SAMPLE FOR APPROVAL	3" DEPTH 1"-3" DIA.	RINSE IN BED FOLLOWING INSTALLATION
		DOUBLE SHREDDED HARDWOOD MULCH	COLOR AS BROWN		3" DEPTH
		SOD (FESCUE/BLUEGRASS MIX)			
LANDSCAPE FEATURE					
	4 EACH	RED GRANITE BOULDER	TO MATCH TENNESSEE RIVER ROCK	12"-36"	

2 PLANTING SCHEDULE
No Scale

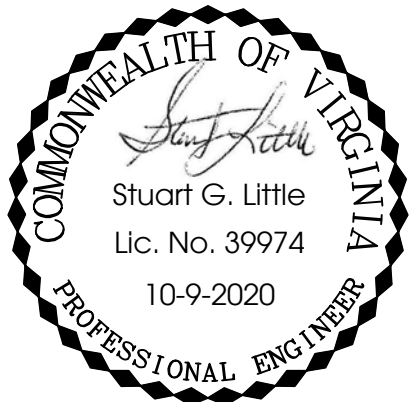
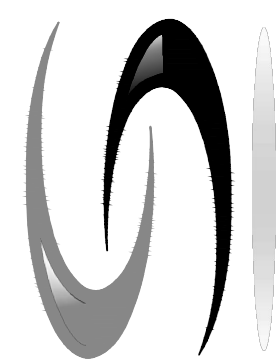
DROP INLET
RIM ELEV.=628.90'
INV. OUT=624.68'

INV.=619.0' +/-
END OF PIPE
BUIED
INV.=617.89

PARCEL ID: 52809
TRIPLE E LLC
INST. #15-1635
ZONING: HRC
1204 PINEY FOREST RD

SCALE 1"=20'
0 20' 40'

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DATE : October 9, 2020

REVISION BLOCK

DATE DESCRIPTION

BURGER BUSTERS XL LLC,
2242 W. GREAT NECK ROAD
VIRGINIA BEACH, VIRGINIA 23451
ATTN : DON BARUCH
TELEPHONE : 757.412.0112

TACO BELL
PINEY FOREST

DANVILLE, VIRGINIA

LANDSCAPE PLAN

SHEET NO.

C2

SPECIAL USE PERMIT REQUEST DATA SHEET PLSUP 2020-284

PUBLIC HEARING DATES:	JANUARY 11, 2021 PLANNING COMMISSION AT 3PM
LOCATION OF PROPERTY:	1208 PINEY FOREST ROAD; EAST SIDE OF PINEY FOREST ROAD, ~750 FEET SOUTHWEST OF NOR DAN DRIVE
PRESENT ZONE:	HR-C HIGHWAY RETAIL COMMERCIAL
PROPOSED ZONE:	NO CHANGE
ACTION REQUESTED:	GRANT A SPECIAL USE PERMIT FOR WAIVER OF YARD REQUIREMENTS
PRESENT USE OF PROPERTY:	FAST FOOD RESTAURANT
PROPOSED USE OF PROPERTY:	NO CHANGE
FUTURE LAND USE DESIGNATION:	COMMERCIAL
PROPERTY OWNER (S):	REALTY INCOME PROPERTIES 21 LLC
NAME OF APPLICANT (S):	SEKIV SOLUTIONS ON BEHALF OF REALTY INCOME PROPERTIES 21 LLC
PROPERTY BORDERED BY:	HIGHWAY COMMERCIAL ON EAST, SOUTH, WEST AND NORTH SIDES
ACREAGE:	1.52 ACRES TOTAL
CHARACTER OF VICINITY:	HIGHWAY COMMERCIAL
INGRESS AND EGRESS:	PINEY FOREST ROAD
TRAFFIC VOLUME:	2019 VDOT PUBLICATION – 27000 AADT



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:
Planning Division
12/9/2020

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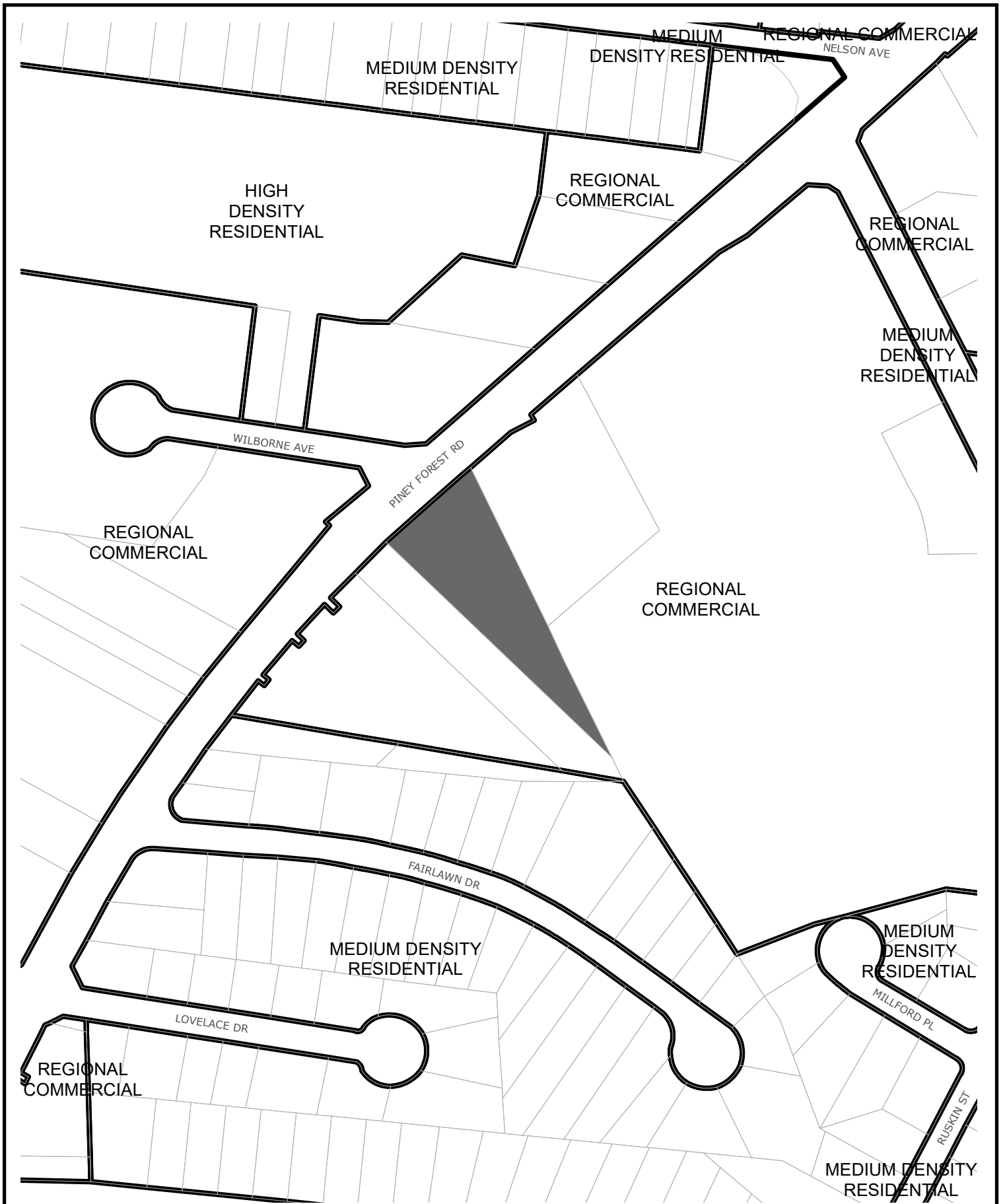


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
12/9/2020

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/9/2020

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PLANNING COMMISSION MINUTES

DECEMBER 7, 2020

MEMBERS PRESENT

Mr. Khan
Mr. Garrison
Mr. Bolton
Mr. Dodson
Ms. Evans
Mr. Petrick

MEMBERS ABSENT

Mr. Craft

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. *Rezoning Application PLRZ20200000255, filed by Bonnie Gosney, requests to rezone 540 Woodlawn Drive, Parcel ID #72449, also known as Grid 0817, Block 001, Parcel ID#000009 of the City of Danville, Zoning District Map; Parcel ID #72474, also known as Grid 0817, Block 001, Parcel ID#000007 of the City of Danville, Zoning District Map; and Parcel ID #72454, also known as Grid 0818, Block 002, Parcel ID#000001 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.*

Mr. Garrison opened the Public Hearing.

Ms. Bonnie Gosney stated I didn't come prepared for a presentation because I didn't realize that I needed to make one. I will share with you, this property was my grandfather's and he was a farmer here in Virginia. Then my father inherited it when he passed and my mother inherited it when my dad passed. My mother is ninety-four living in Brookdale and she is in the hospital today. I inherited it from her and I'm just trying to make it look good, clean, and take it back to what it was. I don't have any plans for redevelopment or anything like that.

Mr. Garrison stated we just wanted to give you the opportunity to speak.

Mr. Garrison closed the Public Hearing.

Mr. Petrick made a motion to approve Rezoning application PLRZ20200000255 with as submitted. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.

2. *Rezoning Application PLRZ20200000257, filed by Ryland and Hannah Bagbey, requests to rezone 535 Woodlawn Drive, Parcel ID #72457, also known as Grid 0818, Block 002, Parcel ID#000002 of the City of Danville, Zoning District Map from T-R Threshold Residential to SR-R Sandy River Residential.*

Mr. Garrison opened the Public Hearing.

Mr. Garrison stated is Mr. Bagbey here and would you like to make a statement?

Mr. Bagbey stated I don't think so.

Mr. Garrison closed the Public Hearing.

Mr. Bolton made a motion to approve Rezoning Application PLRZ20200000257 with as submitted. Ms. Evans seconded the motion. The motion was approved by 6-0 vote.

3. *Special Use Permit Application PLSUP20200000258, filed by applicant Solex Architecture on behalf of property owner JLS Investment Properties, LLC requests a Special Use Permit for a waiver of yard requirements, subject to the prohibition of parking in front yards in accordance with Article 3.M Section C.21. of the Zoning Ordinance of the Code of City of Danville, Virginia 1986, as amended, at 280 Piney Forest Road (Parcel ID#60550), otherwise known as Grid 1706, Block 002, Parcel ID#000004.001, of the City of Danville, Zoning District Map. The applicant requests a Special Use Permit for waiver of yard requirements, subject to the prohibition of parking in front yards in the HR-C Highway Retail Commercial Zoning District to build a covered area for customer loading/unloading.*

Mr. Garrison opened the Public Hearing.

Mr. Jeff Bond, I am with Solex Architecture with me is Jeff Smith the owner of Danville Family Vet. Mr. Bond stated as it is outlined in the application the addition into the building would cover the canopy or porte cochere is part of the services for their customers, and they offer daily, and extended pet care. They decided that the facility is being used for both drop off and pick up of their pets. While the design of the porte cochere is being finalized it will be in character with the rest of the structure. I will be glad to answer any question from the Commissioners.

Mr. Garrison closed the Public Hearing.

Mr. Dodson made a motion to approve special use permit PLSUP20200000258 as submitted. Mr. Khan seconded the motion. The motion was approved by a 6-0 vote.

Mr. Garrison stated we will have a meeting in January there is one case and we will also have the election of officers.

IV. APPROVAL OF MINUTES

The November 9, 2020 minutes were approved by unanimous vote.

V. ADJOURNMENT

With no further business, the meeting adjourned at 3:11 p.m.

APPROVED