



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

August 7, 2023

3:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

1. Special Use Permit Application PZ23-00198 filed by Fortiline, Inc., requesting a Special Use Permit at 4780 Riverside Drive (Parcel 72287) to allow wholesale sales in accordance with Article 3.M. Section C Item 25.
2. Special Use Permit Application PZ23-00188 filed by Ardecy Holdings, LLC, requesting a Special Use Permit at 219 Withers Road (Parcel 51361) to allow short-term rental, as principal use in accordance with Article 3.E. Section C Item 29.

IV. NEW BUSINESS

1. Special Use Permit Application PZ23-00223 filed by International Security Investments Corp and Hampton Wilkins, requesting a Special Use Permit at 110 Park Avenue (Parcel 54191) to allow short-term rental, as principal use in accordance with Article 3.E. Section C Item 29.
2. Special Use Permit Application PZ23-00222 filed by International Security Investments Corp, requesting a Special Use Permit at 822 West Main Street (Parcel 60436) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

3. Special Use Permit Application PZ23-00207 filed by Natalie James on behalf of Signature Investments Group LLC, requesting a Special Use Permit at 49 Augusta Avenue (Parcel 54941) to allow short-term rental as principal use in accordance with Article 3.E. Section C Item 29.
4. Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short-term rental as principal use in accordance with Article 3.E. Section C Item 29.
5. Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short-term rental, as principal use, in accordance with Article 3.E. Section C Item 29.
6. Special Use Permit Application PZ23-00220 filed by Gibson Investing, LLC requesting a special use permit at 212 Wood Avenue (Parcel 51316) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.
7. Code Amendment Request PZ23-00046 to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 10 to create Section U titled "Billboards".

V. APPROVAL OF MINUTES

1. July 10, 2023 Planning Commission Minutes

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURNMENT



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00198 filed by Fortiline, Inc., requesting a Special Use Permit at 4780 Riverside Drive (Parcel 72287) to allow wholesale sales in accordance with Article 3.M. Section C Item 25.

SUMMARY

This application was tabled at the July 10, 2023 Planning Commission meeting because there was not a representative for the applicant in attendance. Since then, the applicant has applied for and received a variance from the Board of Zoning Appeals to allow a 6 ft in height fence along the Ingram Road border.

4780 Riverside Drive is zoned HR-C, Highway Retail Commercial. The HR-C zoning classification permits the operation of a wholesale sales establishment with a Special Use Permit in accordance with Article 3.M. Section C Item 25. Fortiline, Inc. is requesting a Special Use Permit to operate a wholesale pipe supply business at this location.

4780 Riverside Drive was formerly a car lot and has been vacant for many years. The lot area is 2.7 acres with a structure of approximately 15,050 finished square feet. The surrounding landuse is identified as Regional Commercial. The property is adequately served by public utilities and has existing curb cuts and a parking area adequate for this operation.

Operations will require outdoor storage. Staff recommends that all outdoor storage be prohibited in the yard between the building and Riverside Drive. Outdoor storage must be within an enclosure and screened from public view. In addition, landscaping is required along the Ingram Road side of the enclosure.

Sixteen (16) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Zero responses were received.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00198 for a Special Use Permit in accordance with Article 3.M. Section C Item 25 to allow wholesale sales at 4780 Riverside Drive (Parcel ID #72287) with the condition that (i) all outdoor storage is

prohibited in the yard between the structure and Riverside Drive, (ii) all outdoor storage must be within an enclosure and screened from public view with fencing, (iii) any fencing and outdoor storage along Ingram Road must have a minimum 20' setback from Ingram Road, and (iv) landscaping is required along the west (Ingram Road) fence line.

ATTACHMENTS

1. 4870 Riverside Dr_SUP Application
2. 4780 Riverside Dr_OWNERS
3. 4780 Riverside Dr_AERIALS
4. 4780 Riverside Dr_LANDUSE
5. Comments 4780 Riverside Dr



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 #: _____ PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Address: _____

Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 4870 Riverside Drive, Danville, VA 24541

Applicant: Fortiline, Inc.

Applicant's Address: 15850 Dallas Parkway, STE 200, Dallas, TX 75248

Applicant's Phone Number: 407-790-8160

Applicant's E-mail: realestate@reece.com

Describe Proposed Request:

Fortiline, Inc. is seeking to lease space at the Property location for operation of a wholesale plumbing supply business as permitted as of right in the HRC zoning district subject to obtaining a special use permit.

Fortiline 's use is similar to adjacent wholesale supply uses located on the street. Fortiline will have outside storage in the rear of the property which is not used for customers.

Fortiline is submitting BZA variance request for the City of Danville to approve Fortiline's proposed exterior fence plan and access gates

Site Plan	A site plan is attached as Exhibit A and a larger, PDF file is being submitted as an independent document
Proposed Use	Fortiline, Inc. is seeking to lease space at the Property location for operation of a wholesale plumbing supply business as permitted as of right in the HRC zoning district subject to obtaining a special use permit.
Hours of Operation	Monday through Friday – 7 AM to 5 PM
Number of Employees	8-10 total employees
Number of Daily Customers	5-10 daily customers. The majority of Fortiline's business is with municipalities, governmental agencies and commercial contractors which are serviced by delivery by Fortiline.
Compatibility with Comprehensive Plan	Fortiline's planned operation of a wholesale waterworks, pipe and building supply business at the location is consistent with the Comprehensive plan of the City. Fortiline is a first class operator in the wholesale waterworks industry and provides the necessary pipes, hydrants and waterworks equipment used for the continued growth and expansion of the City of Danville. Fortiline's business is consistent with goals of the Comprehensive plan to build the economic base beyond manufacturing, redevelop a building that has been vacant since 2009 and to provide the infrastructure used to enhance the public safety of the City of Danville.

Compatibility with applicable zoning district	The property is zoned HRC Highway Retail Commercial. Fortiline's planned operation of a wholesale waterworks, pipe and building supply business at the location is permitted as of right after compliance with the City of Danville special use permit requirements.
Compatibility with surrounding properties	Fortiline's planned operation is consistent with the surrounding property which operate automobile dealerships and repair facilities to the left and discount store and a plumbing supply store to the right. Fortiline's operations are very similar to the adjacent properties.
Compatibility with current and future neighborhood conditions	Fortiline's planned location is consistent with the planned neighborhood conditions. In the event the neighborhood seeks to be redeveloped, Fortiline will provide the underground pipes, hydrants and waterworks materials used to redevelop the area.
Compatibility with pedestrian and vehicular traffic patterns, onsite and offsite	Fortiline's planned operation will have approximately 8-10 employees on any given day and typically less than 10 customers a day. Fortiline's operations should not have any impact on current pedestrian or vehicular traffic.
Compatibility with adequate public facilities	Fortiline's planned operation will not have any material impact on public facilities available in the area. Fortiline's operations will have approximately 8-10 employees on any given day and typically less than 10 customers a day. Fortiline does not engage in any processing or manufacturing and will use this location as a wholesale sales distribution branch. There should be no impact on existing public facilities.

FORTILINE, INC.

RCCM PROPERTIES, LLC

Keith L Young

06 / 12 / 2023

Applicant Signature

date

By: Keith Young, its Regional Vice President

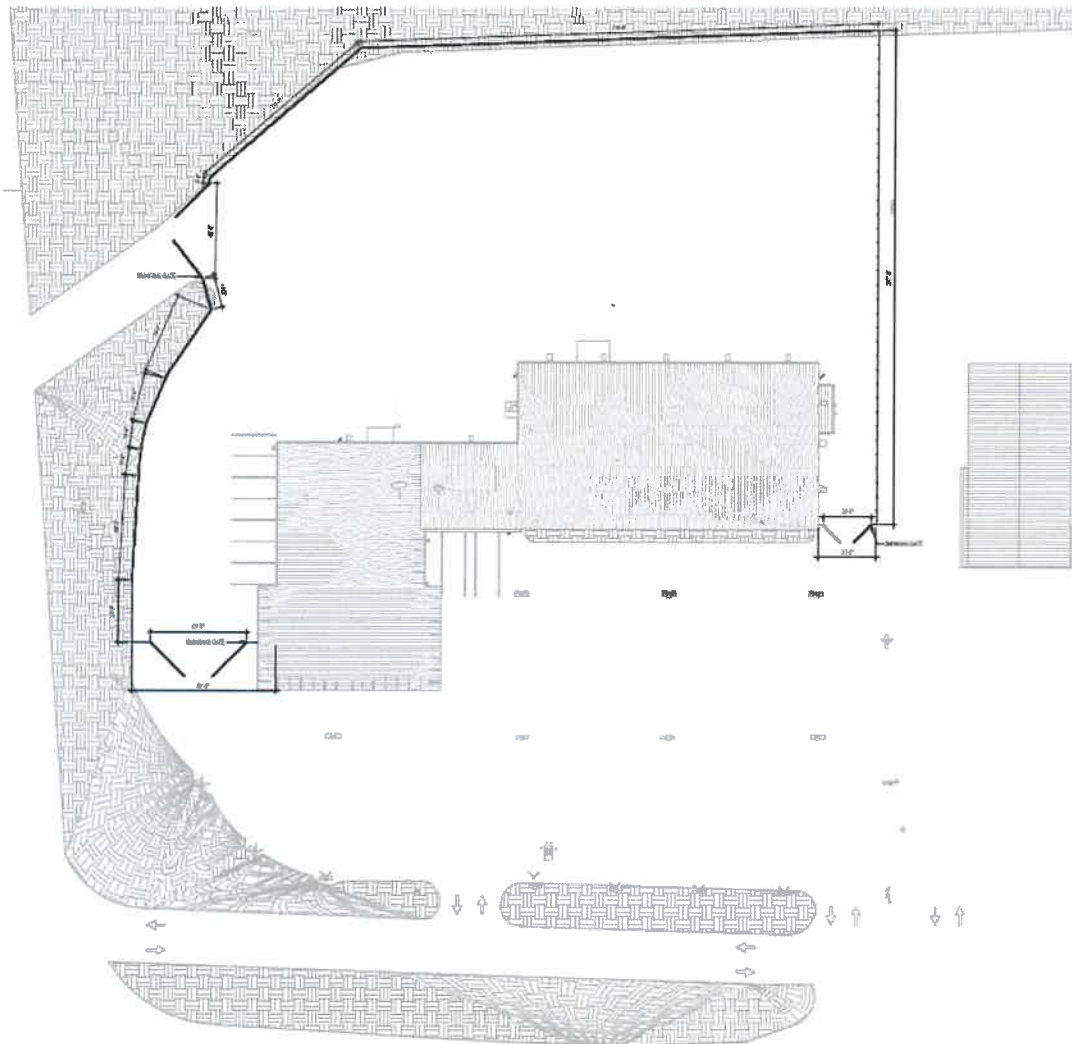
DMH

6/12/23

Property Owner Signature
(if not applicant)

date

EXHIBIT A



Title	Reece - Danville VA - Special Use Permit - Fortiline Signed
File name	2023-06-07 - PC S...For Execution.pdf
Document ID	6324f6471b0004c338699b0b827b738b75c873c2
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

06 / 12 / 2023

15:46:58 UTC

Sent for signature to Keith Young
(keith.young@fortiline.com) from ryan@rivchun.com
IP: 69.135.71.194



VIEWED

06 / 12 / 2023

15:52:51 UTC

Viewed by Keith Young (keith.young@fortiline.com)
IP: 161.123.231.246



SIGNED

06 / 12 / 2023

15:54:18 UTC

Signed by Keith Young (keith.young@fortiline.com)
IP: 166.205.147.108

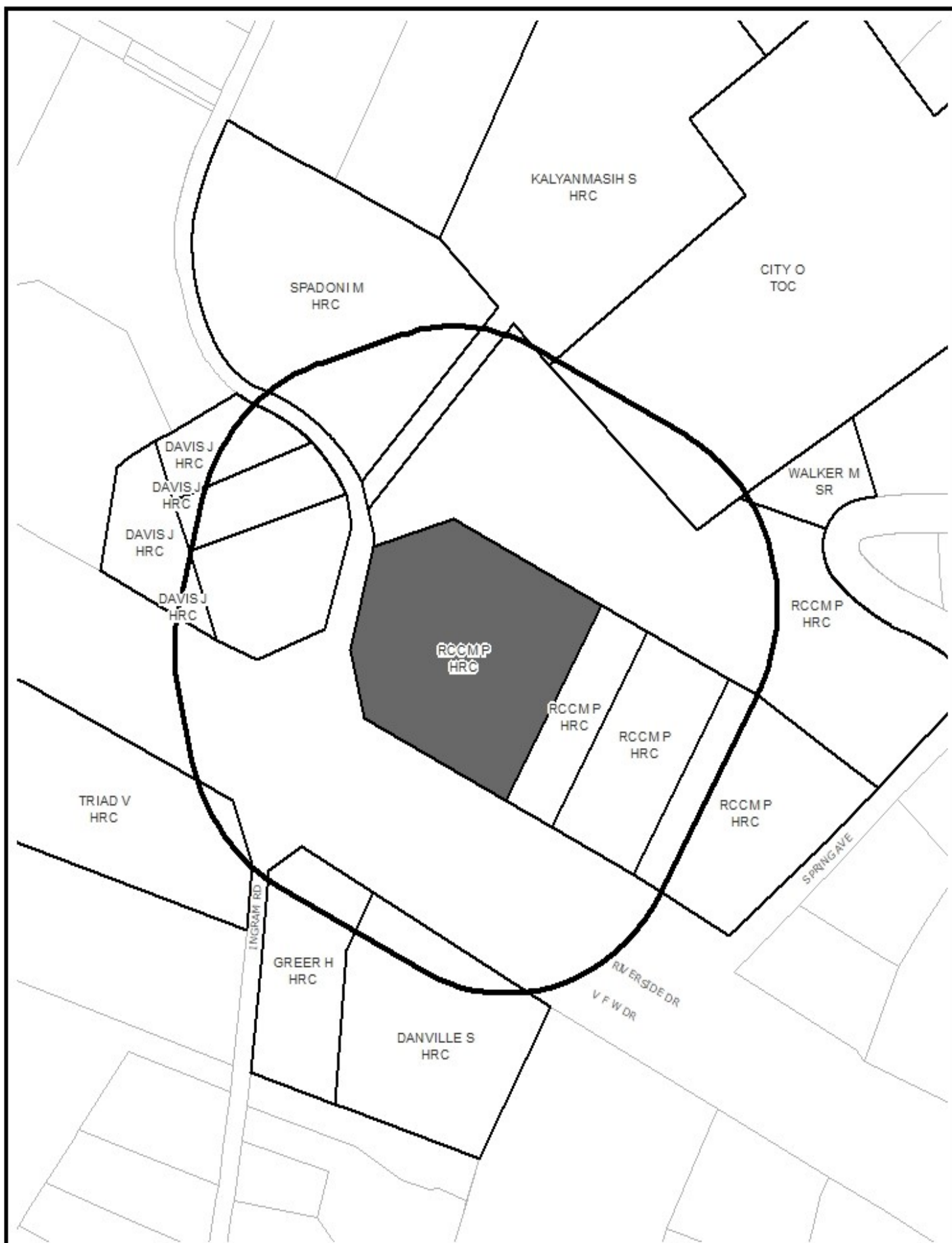


COMPLETED

06 / 12 / 2023

15:54:18 UTC

The document has been completed.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN

FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

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.



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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MEMORANDUM

DATE: August 7, 2023
TO: City Planning Commission
FROM: PLANNING STAFF
SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST *Special Use Permit Application PZ23-00198 filed by Fortiline, Inc., requesting a Special Use Permit at 4780 Riverside Drive (Parcel 72287) to allow wholesale sales in accordance with Article 3.M. Section C Item 25.*

RESPONSES:

Sixteen (16) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Zero responses were received.

COMMENTS:



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00188 filed by Ardecy Holdings, LLC, requesting a Special Use Permit at 219 Withers Road (Parcel 51361) to allow short-term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SUMMARY

The applicant has requested to table this application to allow more time to complete requirements for operation.

RECOMMENDATION

The Planning Division recommends that the Planning Commission table PZ23-00188 for a Special Use Permit in accordance with Article 3.E. Section C Item 29 to operate a Short Term Rental as a principal use at 219 Withers Lane (Parcel ID #51361).

ATTACHMENTS

None



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00223 filed by International Security Investments Corp and Hampton Wilkins, requesting a Special Use Permit at 110 Park Avenue (Parcel 54191) to allow short-term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SUMMARY

110 Park Avenue is zoned OT-R, Old Town Residential. The applicants, International Security Investments Corp and Hampton Wilkins, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1959 and is a single family dwelling. It was acquired by the applicants in 2017. There is on-street parking available and the property has a private driveway with space for one (1) vehicle.

Due to ongoing renovations, a certificate of occupancy has not yet been issued. There are currently no open permits for this property. A property manager who lives within 50 miles of the property has been named.

Seventeen (17) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, four (4) were unopposed, zero (0) were opposed.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00223 for a Special Use Permit in accordance with Article 3.E. Section C Item 29 to operate a Short Term Rental as a principal use at 110 Park Avenue (Parcel ID #54191).

ATTACHMENTS

1. Special Use Application 110 Park Avenue
2. 110 Park Ave_OWNERS
3. 110 Park Ave_AERIALS

4. 110 Park Ave LANDUSE
5. Real Estate Information
6. Comments 110 Park Ave
7. Short Term Rental Regulations (003)



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 #: P223-00223 PC Meeting Date: August 7, 2023
Date Received: 7/10/23 Received By: Lisa Jones
Parcel ID: 54191 Address: 110 Park Avenue
Existing Zoning _____ Future Land Use: Air B+B

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 110 PARK AVE, DANVILLE, VA PARCEL ID: 54191

Applicant: DAVID STONE

Applicant's Address: 822 W. MAIN ST., DANVILLE, VA 24541

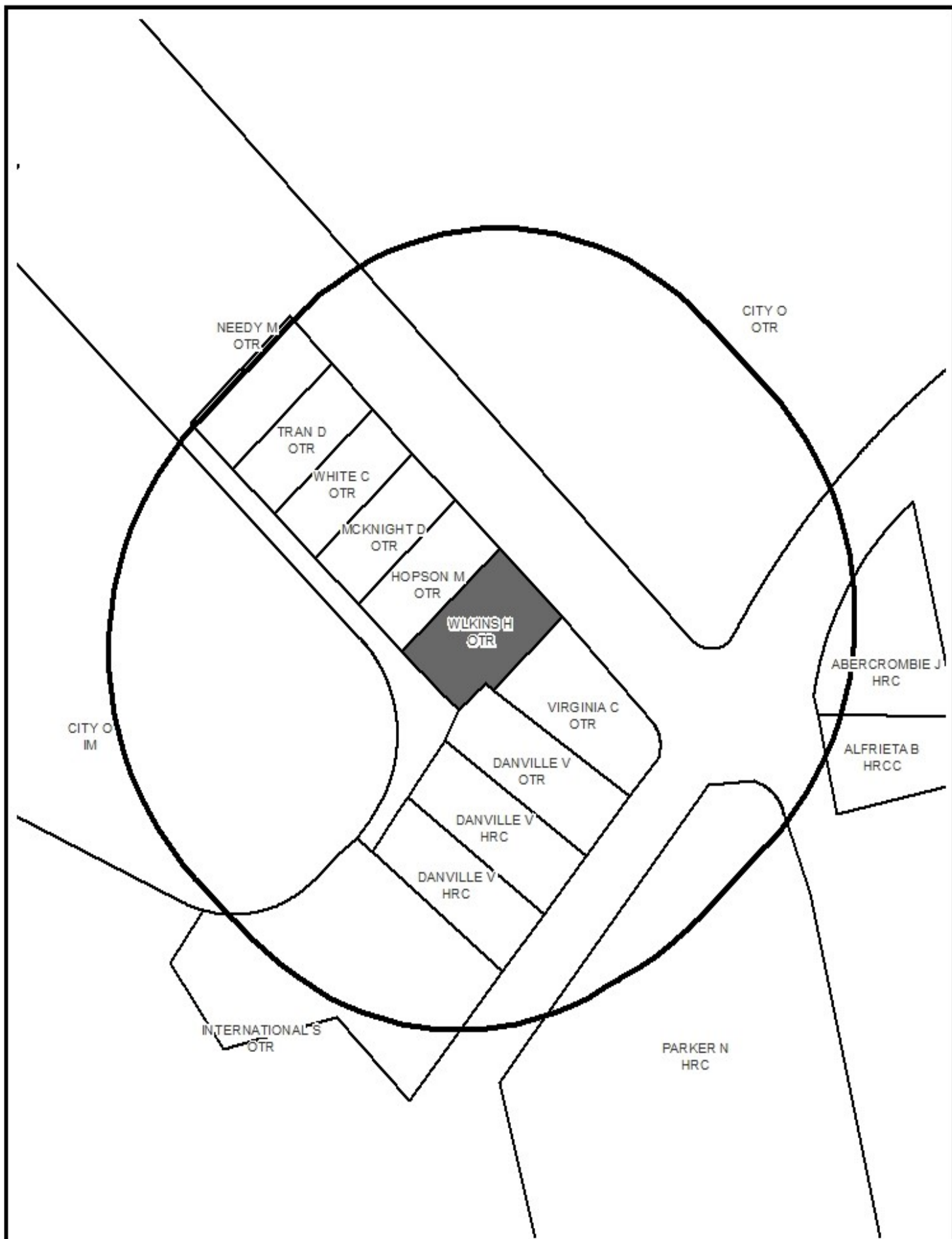
Applicant's Phone Number: 434-709-1791

Applicant's E-mail: DAVID@SUNSHED.COM

Describe Proposed Request: REQUEST SHORT-TERM RENTAL
CLEARANCE

David Stone 7/10/2023
Applicant Signature date

David Stone 7/10/2023
Property Owner Signature date
(if not applicant)



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

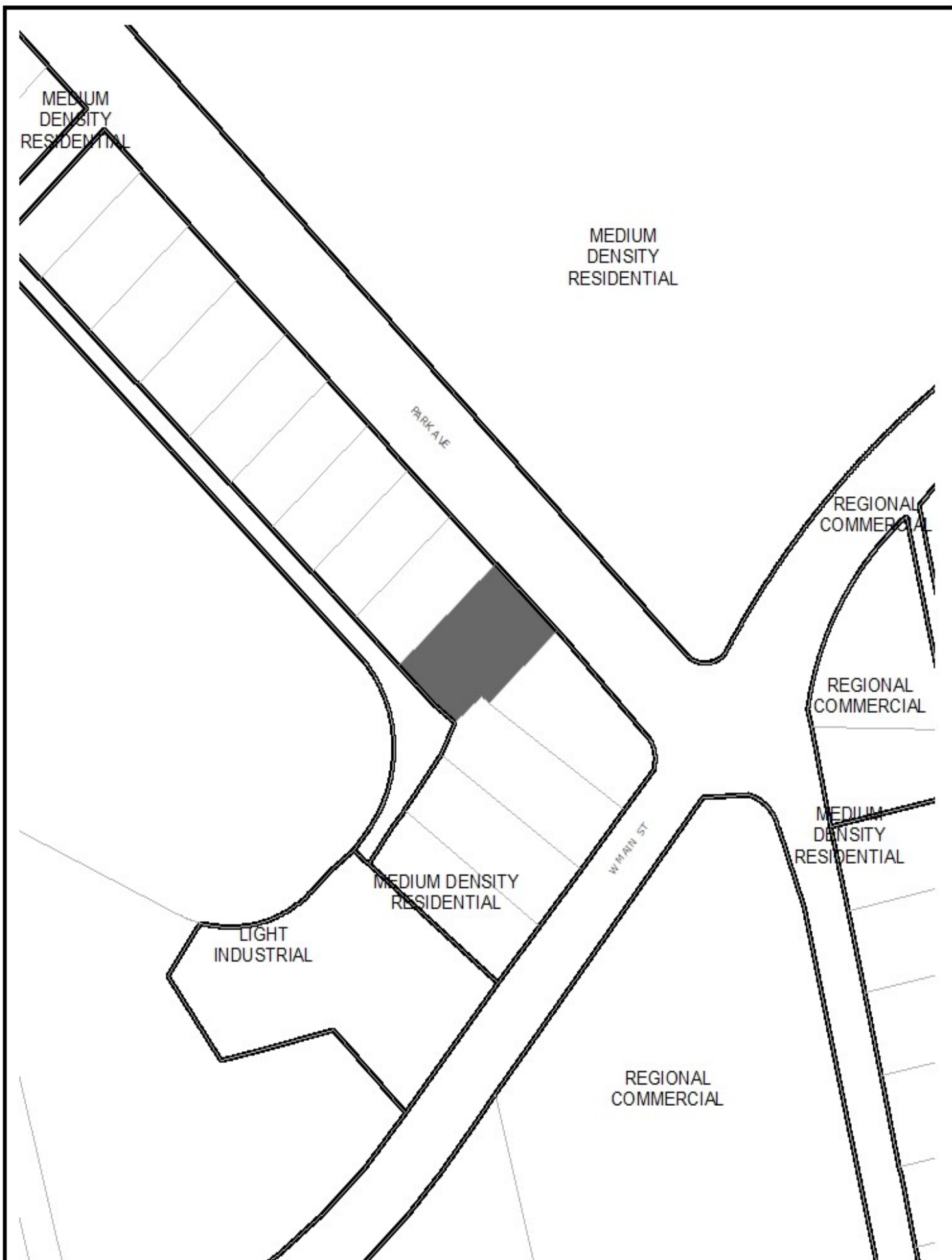
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2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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110 PARK AVE

Summary

Parcel D: 54191

Address: 110 PARK AVE

Owner Information

Owner Name: WLKINS HAMPTON & INTERNATIONAL
SECURITY INVESTMENTS CORP

Owner Address: N/A

Mail-To: WILKINS HAMPTON

Mailing Address: 428 PINEY FOREST RD, DANVILLE, VA
24540

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$6,300

Land Use Value: N/A

Improvement: \$62,100

Total: \$68,400

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1605004000027000

Approx. Acres: 0.2766

Legal Description: 90 FT NO 16 SEC J & PT CL ALLEY
PARK AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 86.0 X 141.0 DB 17-2733 & 17-2732: Same deed recorded twice (?), Allen & David moved their 1/2 interest to a company name & Hampton still owns 1/2 interest. WB 16-293: Dwight J. died 11/14/16, his 1/2 interest to Allen & David, Hampton still has 1/2 interest & 2 lists incl acct#60436 & 54191. DB 07-1212: Own as tenants in common. WB 01-37: Lewis died 2/9/01 & 4 lists.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1959

Condition: N/A

Story Height: One Story

Finished Square Feet: 1008

Basement Square Feet: 1008

Finished Basement Sq. Ft.: 208

Bedrooms: N/A

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 2

Half Bath: N/A

Total Rooms: 2

**Bathrooms are not included in total room count.*

Features:

Composition Shingle
Open Slab Porch
Refrigerated Air with Ducts
Veneer Brick
Foundation - Cinder Block
Radiators, Steam
Slab Porch with Roof

Size:

100 %
45 SF
100 %
100 %
N/A N/A
100 %
108 SF



Improvements

Building #	Improvements	Size
1	Iscellaneous Outbuilding	1 Unit
1	Basement Garage Single Wide Dr	1 Unit



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.28	Adj. Rate: \$74
Sq. Ft.: 12196.8	Base Value: \$6,320
Front: N/A	Adj. Amount: \$-20
Effective Front: 86	Value: \$6,300
Depth: 141	



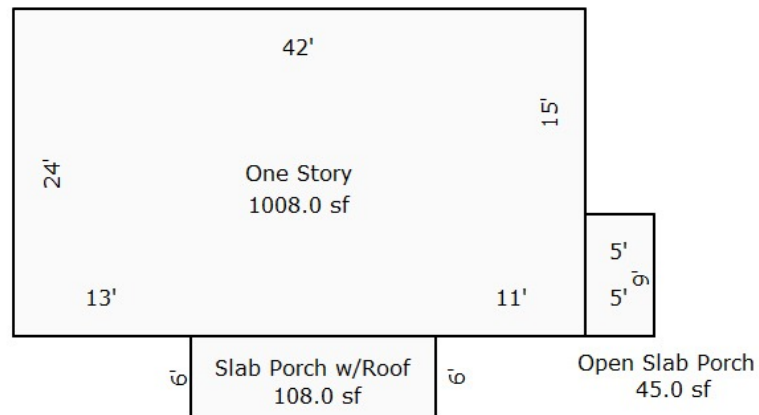
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 17	2732	08/11/2017	N/A	WILKINS HAMPTON & STONE ALLEN DWIGHT & DAVID MATTHEW	WILKINS HAMPTON & INTERNATIONAL SECURITY INVESTMENTS CORP
D 17	2733	08/11/2017	N/A	WILKINS HAMPTON & INTERNATIONAL SECURITY INVESTMENTS CORP	WILKINS HAMPTON & INTERNATIONAL SECURITY INVESTMENTS CORP
W 16	293	11/17/2016	N/A	WILKINS HAMPTON & STONE DWIGHT W JR	WILKINS HAMPTON & STONE ALLEN DWIGHT & DAVID MATTHEW
D 07	1212	03/12/2007	N/A	WILKINS HAMPTON	WILKINS HAMPTON & STONE DWIGHT W JR
D 06	3161	07/06/2006	\$68,100	HENLEY SCOTT D	WILKINS HAMPTON
D 02	5592	09/30/2002	\$78,000	GREEN BARBARA ANN IRESON	HENLEY SCOTT D & CAROL G
W 01	37	02/13/2001	N/A	IRESON LEWIS E	GREEN BARBARA ANN IRESON
D 95	4857	11/29/1995	N/A	N/A	N/A
D 763	75	09/01/1987	\$45,000	N/A	IRESON LEWIS E



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$6,300	N/A	\$62,100	\$68,400
2022	\$6,300	N/A	\$62,100	\$68,400
2021	\$6,300	N/A	\$60,500	\$66,800
2020	\$6,300	N/A	\$60,500	\$66,800
2019	\$6,300	N/A	\$59,300	\$65,600
2018	\$6,300	N/A	\$59,300	\$65,600
2017	\$6,300	N/A	\$69,000	\$75,300
2016	\$6,300	N/A	\$69,000	\$75,300
2015	\$6,300	N/A	\$71,800	\$78,100
2014	\$6,300	N/A	\$71,800	\$78,100
2013	\$6,300	N/A	\$71,000	\$77,300
2012	\$6,300	N/A	\$71,000	\$77,300
2011	\$6,300	N/A	\$73,200	\$79,500
2010	\$6,300	N/A	\$73,200	\$79,500
2009	\$6,300	N/A	\$72,700	\$79,000
2008	\$6,300	N/A	\$72,700	\$79,000
2007	\$6,300	N/A	\$69,100	\$75,400
2006	\$6,300	N/A	\$69,100	\$75,400
2005	\$6,300	N/A	\$59,900	\$66,200
2004	\$6,300	N/A	\$59,900	\$66,200
2003	\$6,300	N/A	\$57,000	\$63,300
2002	\$6,300	N/A	\$57,000	\$63,300
2001	\$6,300	N/A	\$53,700	\$60,000
2000	\$6,300	N/A	\$53,700	\$60,000



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00223 filed by International Security Investments Corp and Hampton Wilkins, requesting a Special Use Permit at 110 Park Avenue (Parcel 54191) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Seventeen (17) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, Four (4) were unopposed, Zero (0) were opposed,

COMMENTS:
See Attached

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00222 filed by International Security Investments Corp, requesting a Special Use Permit at 822 West Main Street (Parcel 60436) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SUMMARY

822 West Main Street is zoned OT-R, Old Town Residential. The applicants, International Security Investments Corp, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1910 and is a single family dwelling. It was acquired by the applicant in 2017. The property has a private driveway with space for multiple vehicles.

Due to ongoing renovations, a certificate of occupancy has not yet been issued. There was recently a permit issued to rebuild the rear deck. The applicant has identified a property manager who lives within 50 miles of the property.

Thirty-eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. One (1) response was received, one (1) was unopposed and zero (0) were opposed.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00222 for a Special Use Permit in accordance with Article 3.E. Section C Item 29 to operate a Short Term Rental as a principal use at 822 West Main Street (Parcel ID #60436).

ATTACHMENTS

1. Special Use Application 822 W. Main Street
2. 822 W Main_OWNERS
3. 822 W Main_AERIALS
4. 822 W Main_LANDUSE
5. Real Estate Information

6. Comments 822 W Main St
7. Short Term Rental Regulations (003)



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 #: PZ23-00222 PC Meeting Date: August 7, 2023
Date Received: 7/10/23 Received By: Lisa Jones
Parcel ID: 60436 Address: 822 W Main Street
Existing Zoning _____ Future Land Use: Air BNB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 822 W. MAIN ST. PARCEL ID. 60436

Applicant: DAVID STONE

Applicant's Address: 822 W. MAIN ST, DANVILLE, VA 24541

Applicant's Phone Number: 434-709-1791

Applicant's E-mail: DAVID@SUNSET.COM

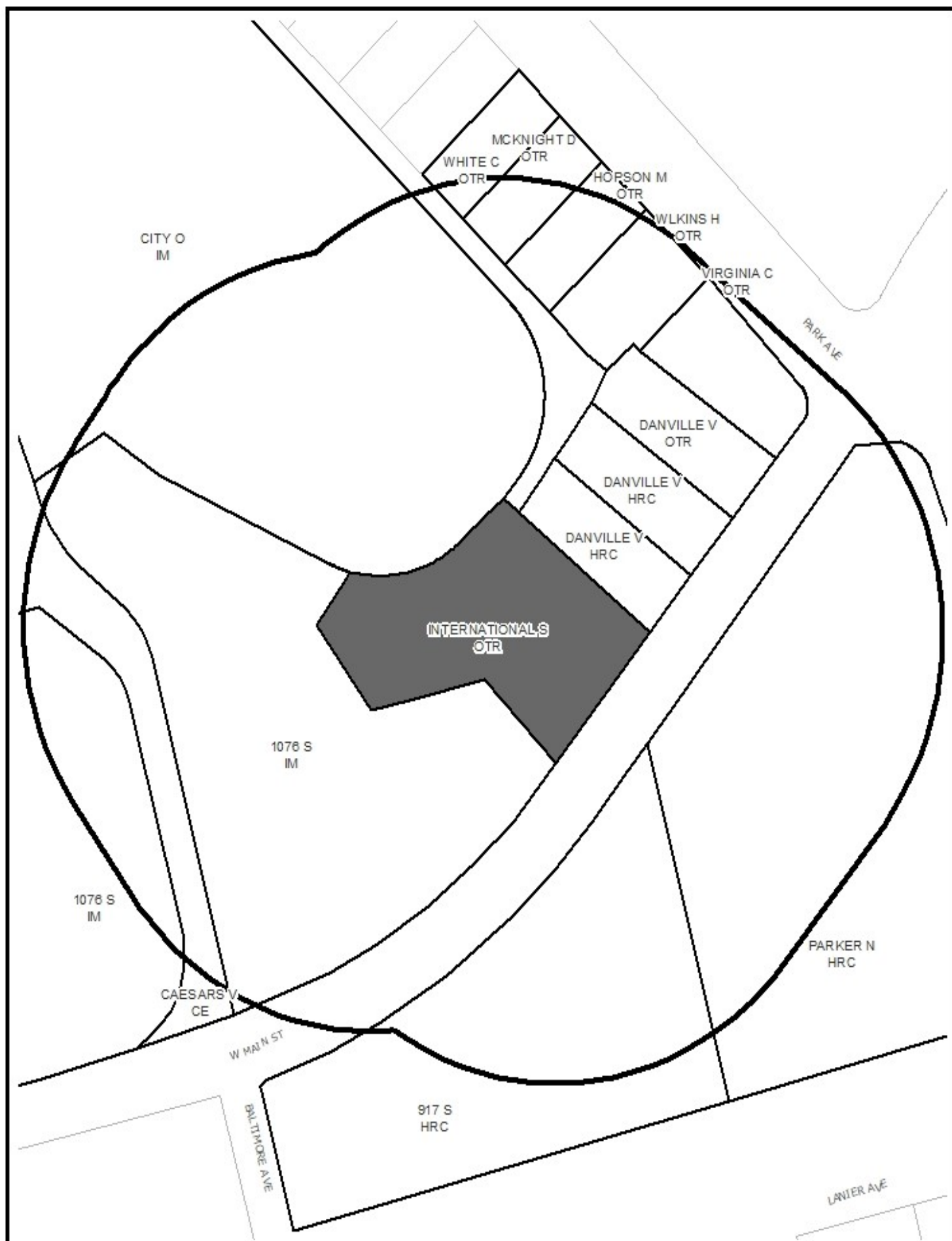
Describe Proposed Request: ~~RENTAL HOME~~ REQUEST SHORT-TERM RENTAL CLEARANCE

David Stone
Applicant Signature

7/10/2023
date

David Stone
Property Owner Signature
(if not applicant)

7/10/2023
date



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN

FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

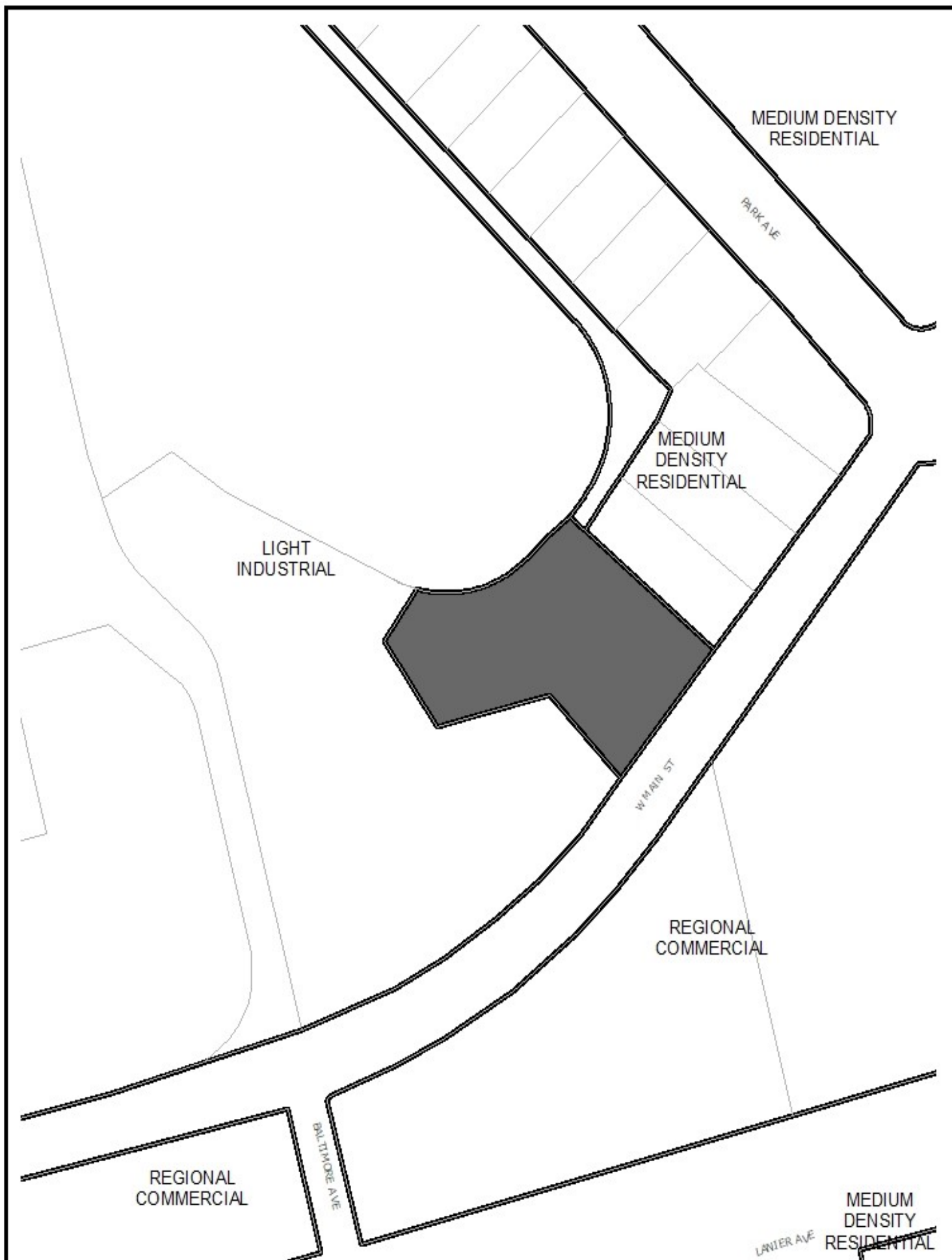
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, 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.



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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822 W MAIN ST

Summary

Parcel ID: 60436

Address: 822 W MAIN ST

Owner Information

Owner Name: INTERNATIONAL SECURITY INVESTMENTS CORP

Owner Address: PO BOX 11446

Mail-To: INTERNATIONAL SECURITY INVESTMENTS CORP

Mailing Address: PO BOX 11446, DANVILLE, VA 24543

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$31,900

Land Use Value: N/A

Improvement: \$50,500

Total: \$82,400

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1605004000032000

Approx. Acres: 0.9734

Legal Description: 160.1 FT (.999 AC) NO 21 (21A) W MAIN ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 188.0 x 237.0 WB 16-293: Dwight Jr. died 11/14/16 & 2 lists incl acct#60436 & 54191. Map recorded as Inst# 06-3677 shows lot 21A, Inst#06-3682, recorded 8/4/06, deeds lot 21. Subdivide Info (DB 06-1211) Conveyance (51530-06-1211) Date of Sale (3/22/06) Transaction, Date (200700741 10/3/06).



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1910

Condition: N/A

Story Height: 1 1/2 Story Finished

Finished Square Feet: 2346

Basement Square Feet: 1564

Finished Basement Sq. Ft.: 1564

Bedrooms: 4

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 5

**Bathrooms are not included in total room count.*

Features:

Composition Shingle
Raised Enclosed Porch , Screened Walls
Foundation - Cinder Block
Raised Slab Porch with Roof
Veneer, Brick
Warmed & Cooled Air
Raised Slab Porch with Roof

Size:

100 %
60 SF
N/A N/A
150 SF
100 %
100 %
60 SF



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (300)	Rate: \$300
Acres/Units: 1.02	Adj. Rate: \$339
Sq. Ft.: 44431.2	Base Value: \$63,730
Front: N/A	Adj. Amount: \$-31,830
Effective Front: 188	Value: \$31,900
Depth: 237	



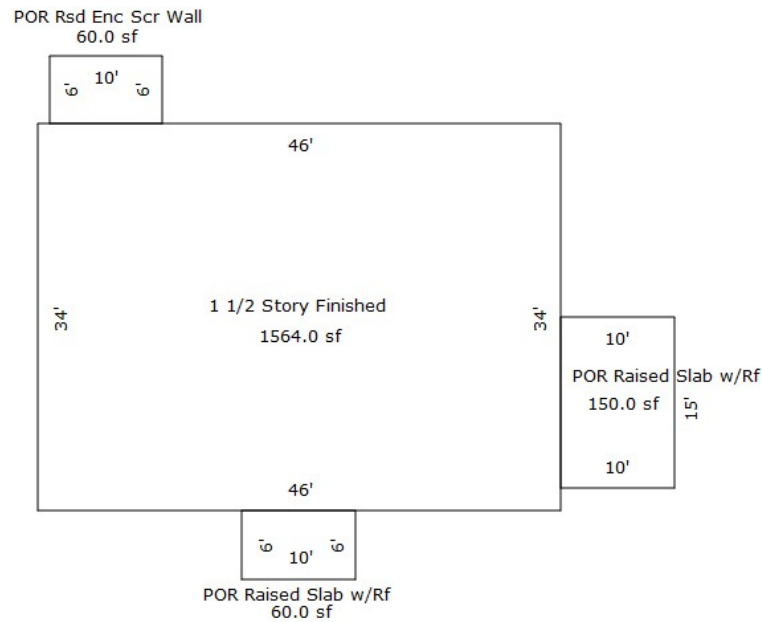
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 17	3132	09/07/2017	N/A	STONE ALLEN DWIGHT & DAVID MATTHEW	INTERNATIONAL SECURITY INVESTMENTS CORP
W 16	293	11/17/2016	N/A	WILKINS HAMPTON & STONE DWIGHT W JR	STONE ALLEN DWIGHT & DAVID MATTHEW
D 07	4265	08/31/2007	N/A	INTERNATIONAL SECURITY	STONE DWIGHT W JR & ALLEN D & DAVID MATTHEW
D 06	3682	08/04/2006	\$80,000	DRG SCHOOL BUILD LLC	INTERNATIONAL SECURITY INVESTMENTS CORP



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$31,900	N/A	\$50,500	\$82,400
2022	\$31,900	N/A	\$50,500	\$82,400
2021	\$31,900	N/A	\$49,300	\$81,200
2020	\$31,900	N/A	\$49,300	\$81,200
2019	\$31,900	N/A	\$49,000	\$80,900
2018	\$31,900	N/A	\$49,000	\$80,900
2017	\$31,900	N/A	\$49,300	\$81,200
2016	\$31,900	N/A	\$49,300	\$81,200
2015	\$31,900	N/A	\$49,200	\$81,100
2014	\$31,900	N/A	\$49,200	\$81,100
2013	\$31,900	N/A	\$48,100	\$80,000
2012	\$31,900	N/A	\$48,100	\$80,000
2011	\$31,900	N/A	\$47,800	\$79,700
2010	\$31,900	N/A	\$47,800	\$79,700
2009	\$31,900	N/A	\$46,500	\$78,400
2008	\$31,900	N/A	\$46,500	\$78,400
2007	\$31,900	N/A	\$45,200	\$77,100



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00222 filed by International Security Investments Corp, requesting a Special Use Permit at 822 West Main Street (Parcel 60436) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Thirty eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. One (1) responses were received, One(1) were unopposed Zero (0) were opposed

COMMENTS:

See Attached

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00207 filed by Natalie James on behalf of Signature Investments Group LLC, requesting a Special Use Permit at 49 Augusta Avenue (Parcel 54941) to allow short-term rental as principal use in accordance with Article 3.E. Section C Item 29.

SUMMARY

49 Augusta Avenue is zoned OT-R, Old Town Residential. The applicant, Signature Investments Group LLC, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 2006 and is a single family dwelling. The property was purchased by the applicant in June of this year. There is on-street parking available and the property has a private driveway with space for multiple vehicles.

49 Augusta Avenue was declared in compliance to receive a Certificate of Occupancy for a Short Term Rental by the Building Inspections Division in June. The applicant has identified Preferred Management Group, a Danville-based management company, as the property manager.

Thirty (30) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nineteen (19) responses were received. Fifteen (15) were unopposed and four (4) were opposed.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00207 for a Special Use Permit in accordance with Article 3.E. Section C Item 29 to operate a Short Term Rental as a principal use at 49 Augusta Avenue (Parcel ID #54941).

ATTACHMENTS

1. Special Use Permit - 49 Augusta Avenue (2)
2. 49 Augusta Ave_OWNERS
3. 49 Augusta Ave_AERIALS

4. 49 Augusta Ave_LANDUSE
5. Real Estate Information
6. Comments 49 Augusta Ave
7. Short Term Rental Regulations (003)



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 #: P223-00207 PC Meeting Date: August 7, 2023
Date Received: 6-16-23 Received By: Lisa Jones
Parcel ID: 54941 Address: 49 Augusta, Avenue
Existing Zoning OTR Future Land Use: Air BnB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 49 Augusta Ave Danville, VA 24502

Applicant: Natalie James

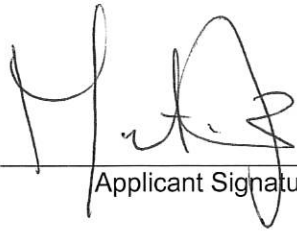
Applicant's Address: 2148 Mannington Dr. Fayetteville, NC 28306

Applicant's Phone Number: (910) 689-8479

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

Describe Proposed Request:

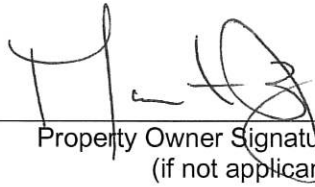
AIRBNB



Applicant Signature

6/16/2023

date



Property Owner Signature
(if not applicant)

6/16/2023

date



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN

FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

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2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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49 AUGUSTA AVE

Summary

Parcel ID: 54941

Address: 49 AUGUSTA AVE

Owner Information

Owner Name: SIGNATURE INVESTMENTS GROUP LLC

Owner Address: 2148 MANNINGTON DR

Mail-To: SIGNATURE INVESTMENTS GROUP LLC

Mailing Address: 2148 MANNINGTON DR,
FAYETTEVILLE, NC 28306

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$5,800

Land Use Value: N/A

Improvement: \$65,700

Total: \$71,500

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1609012000008000

Approx. Acres: 0.3133

Legal Description: 70 FT NO 3 SEC K AUGUSTA AVE

Zone: OTR Old Town Residential

Notes: Avg Lot : 70.0 X 195.0 DB 05-3318: 3 lists incl
acct#20267, 54941 & 50585.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 2006

Condition: N/A

Story Height: One Story

Finished Square Feet: 1120

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: 3

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: 1

Full Bath: 2

Half Bath: N/A

Total Rooms: 6

**Bathrooms are not included in total room count.*

Features:

Foundation - Cinder Block
Raised Slab Porch with Roof
Composition Shingle
Warmed & Cooled Air
Wood Deck
Frame, Siding, Vinyl

Size:

N/A N/A
84 SF
100 %
100 %
144 SF
100 %



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.31	Adj. Rate: \$83
Sq. Ft.: 13503.6	Base Value: \$5,830
Front: N/A	Adj. Amount: \$-30
Effective Front: 70	Value: \$5,800
Depth: 195	



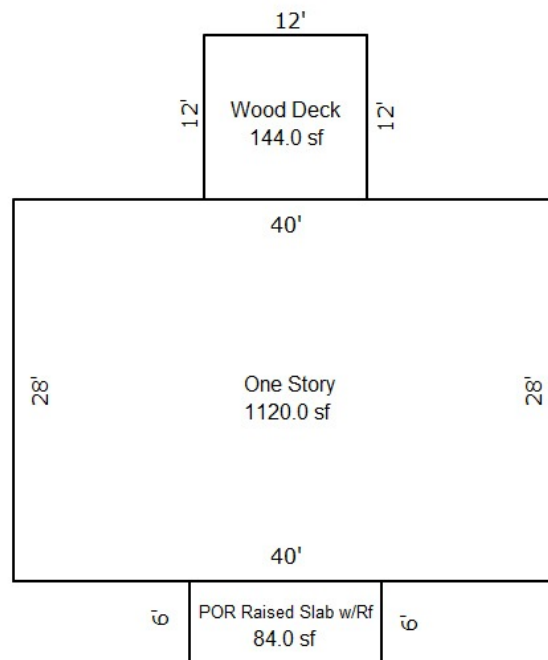
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 23	2138	06/21/2023	\$167,000	DONE DEAL HOME BUYERS LLC	SIGNATURE INVESTMENTS GROUP LLC
D 23	1509	05/03/2023	\$75,000	BURTON TOMMY L & DEBORAH C	DONE DEAL HOME BUYERS LLC
D 06	2547	06/01/2006	\$79,900	ABC PROPERTIES LLC	BURTON TOMMY L & DEBORAH C
D 05	3318	07/08/2005	N/A	CAHILL WILLIAM T	ABC PROPERTIES LLC
D 96	3309	08/05/1996	\$23,000	N/A	CAHILL WILLIAM T & DALTON MARCIA C & CAHILL AUDREY R



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$5,800	N/A	\$65,700	\$71,500
2022	\$5,800	N/A	\$65,700	\$71,500
2021	\$5,800	N/A	\$64,000	\$69,800
2020	\$5,800	N/A	\$64,000	\$69,800
2019	\$5,800	N/A	\$63,900	\$69,700
2018	\$5,800	N/A	\$63,900	\$69,700
2017	\$5,800	N/A	\$70,300	\$76,100
2016	\$5,800	N/A	\$70,300	\$76,100
2015	\$5,800	N/A	\$70,700	\$76,500
2014	\$5,800	N/A	\$70,700	\$76,500
2013	\$5,800	N/A	\$66,400	\$72,200
2012	\$5,800	N/A	\$66,400	\$72,200
2011	\$5,800	N/A	\$74,800	\$80,600
2010	\$5,800	N/A	\$74,800	\$80,600
2009	\$5,800	N/A	\$74,000	\$79,800
2008	\$5,800	N/A	\$74,000	\$79,800
2007	\$5,800	N/A	\$69,900	\$75,700
2006	\$5,800	N/A	\$69,900	\$75,700
2005	\$5,800	N/A	N/A	\$5,800
2004	\$5,800	N/A	\$23,900	\$29,700
2003	\$5,800	N/A	\$22,700	\$28,500
2002	\$5,800	N/A	\$22,700	\$28,500
2001	\$5,800	N/A	\$25,300	\$31,100
2000	\$5,800	N/A	\$25,300	\$31,100



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00207 filed by Natalie James on behalf of Signature Investments Group LLC, requesting a Special Use Permit at 49 Augusta Avenue (Parcel 54941) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Thirty eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. One(1) responses were received, One (1) were unopposed, Zero (0) were opposed,

COMMENTS:

See Attachment

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), MADDY RACHELLE

as owner(s) of Property ID#: 53977 and/or address: SCHOOLFIELD DR

☐ AM OPPOSED
☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00207 filed by Natalie James, requesting a Special Use Permit at 49 Augusta Avenue (Parcel 54941) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Rachel Maddy

COMMENTS:

I truly believe it will ~~be~~ be
a great investment for the City of Danville.

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short-term rental as principal use in accordance with Article 3.E. Section C Item 29.

SUMMARY

66 Stokesland Avenue is zoned OT-R, Old Town Residential. The applicant, Allen Stone and Kristina Stone on behalf of 2511 REC LLC, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1960 and is a single family dwelling. The property was acquired by the applicant in April of this year. There is on-street parking available and the property has a private driveway with space for multiple vehicles.

A Certificate of Occupancy inspection was completed and it was determined that minor repairs were needed. The applicant has identified a property manager within 50 miles.

Forty-seven (47) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nine (9) responses were received. Seven were unopposed and two (2) were opposed.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00225 for a Special Use Permit in accordance with Article 3.E. Section C Item 29 to operate a Short Term Rental as a principal use at 66 Stokesland Avenue (Parcel ID #51055).

ATTACHMENTS

1. Special Use Permit - 66 Stokesland Avenue
2. 66 Stokesland Ave_OWNERS
3. 66 Stokesland Ave_AERIALS
4. 66 Stokesland Ave_LANDUSE

5. Real Estate Information
6. Comments 66 Stokesland Ave
7. Short Term Rental Regulations (003)



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 #: P223-06225 PC Meeting Date: August 7, 2023
Date Received: 7-10-23 Received By: Kenee Burton
Parcel ID: 51055 Address: 66 Stokesland Ave.
Existing Zoning OTR Future Land Use: Air BNB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 51055 66 Stokesland Avenue

Applicant: Allen Stone or Kristina Stone

Applicant's Address: 44005 Pandora Court, Ashburn Virginia 20147

Applicant's Phone Number: 434-548-9888

Applicant's E-mail: Allenstone2014@gmail.com

Describe Proposed Request: Respectfully request the ability to operate short-term rental from the

Address – 66 Stokesland Ave

Allen D. Stone

Applicant Signature

10 July 2023

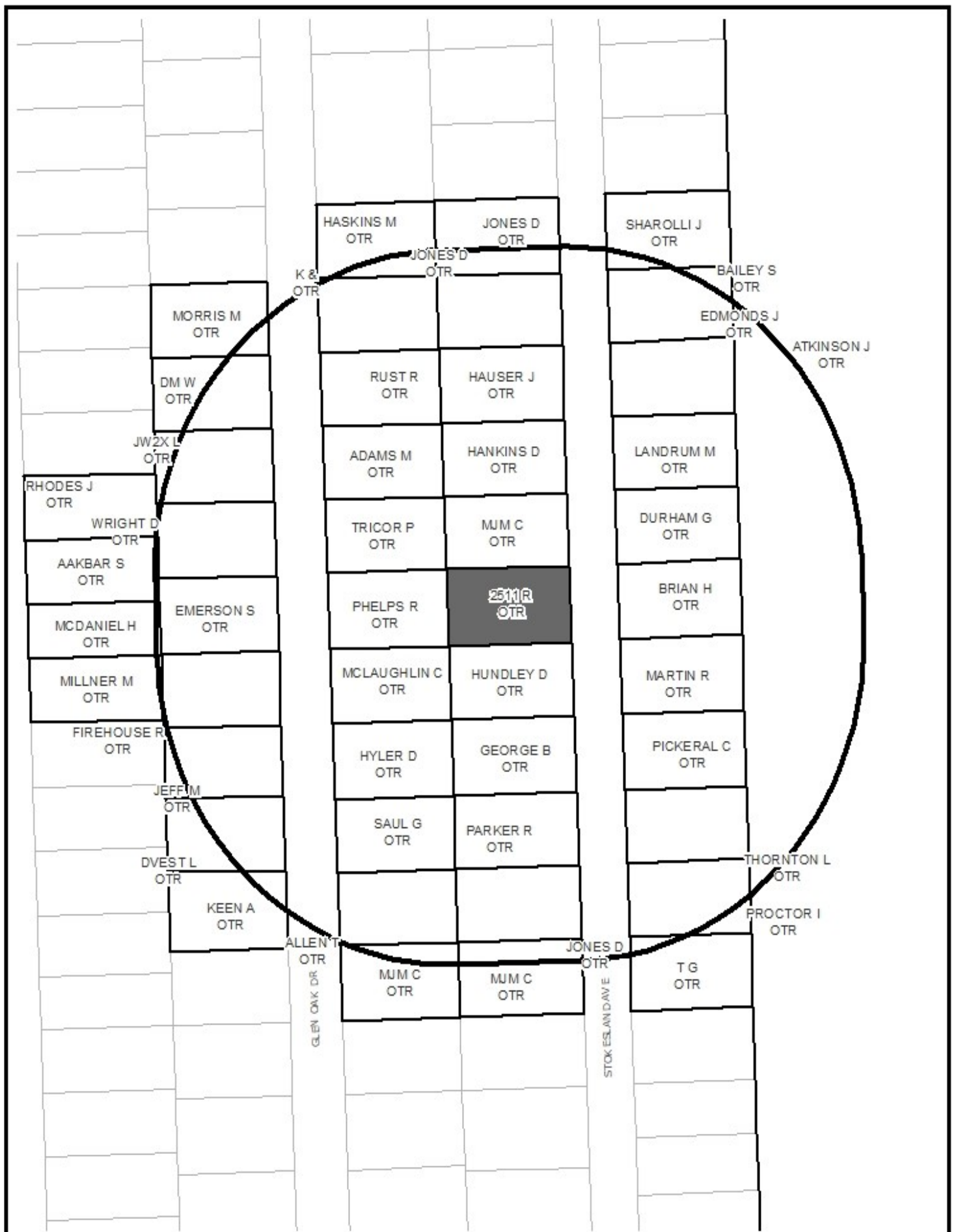
date

Allen D. Stone

Property Owner Signature
(if not applicant)

10 July 2023

date



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN

FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

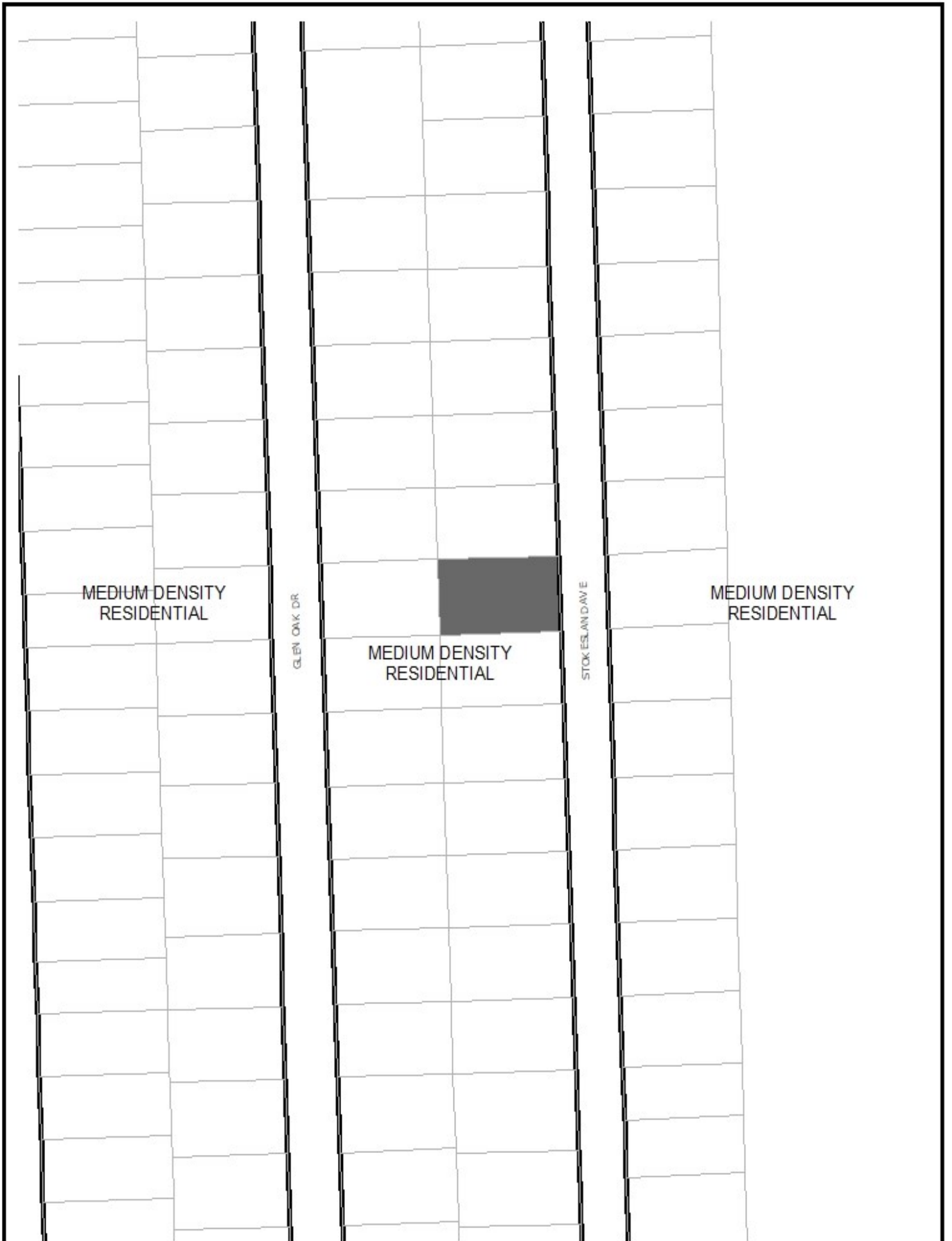
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, 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.



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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.



66 STOKESLAND AVE

Summary

Parcel ID: 51055

Address: 66 STOKESLAND AVE

Owner Information

Owner Name: 2511 REC LLC

Owner Address: 44005 PANDORA CT

Mail-To: 2511 REC LLC

Mailing Address: 44005 PANDORA CT, ASHBURN, VA
20147

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$4,800

Land Use Value: N/A

Improvement: \$26,000

Total: \$30,800

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 0612009000043000

Approx. Acres: 0.2102

Legal Description: 70 FT NO 47 SEC F STOKESLAND AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 70.0 X 125.0 DB 23-1365: 3 lists incl
acct#56046, 50384 & 51055.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1960

Condition: N/A

Story Height: One Story

Finished Square Feet: 1152

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: N/A

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 1

**Bathrooms are not included in total room count.*

Features:

Frame, Siding, Vinyl
Warmed & Cooled Air
Raised Slab Porch with Roof
Composition Shingle
Foundation - Cinder Block

Size:

100 %
100 %
50 SF
100 %
N/A N/A



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.2	Adj. Rate: \$69
Sq. Ft.: 8712	Base Value: \$4,830
Front: N/A	Adj. Amount: \$-30
Effective Front: 70	Value: \$4,800
Depth: 125	



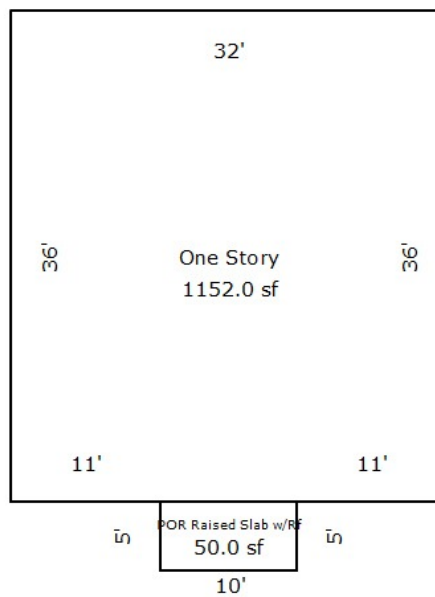
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 23	1365	04/25/2023	N/A	INTERNATIONAL SECURITY INVESTMENTS CORP	2511 REC LLC
D 16	608	02/23/2016	\$20,000	STONE ALLEN D & DWIGHT W JR	INTERNATIONAL SECURITY INVESTMENTS CORP
D 07	5545	11/28/2007	N/A	STONE ALLEN D	STONE ALLEN D & DWIGHT W JR
D 05	1794	04/14/2005	\$26,100	SECRETARY OF HOUSING	STONE ALLEN D
D 04	4616	09/01/2004	\$44,220	LITTLE GEORGE A	SECRETARY OF HOUSING AND URBAN DEVELOPMENT
D 02	1703	03/20/2002	\$43,000	ESKEY III CHARLES NELSON	LITTLE GEORGE A
D 01	4676	09/07/2001	\$34,000	SECRETARY OF HOUSING	ESKEY CHARLES NELSON III & SEAMSTER JOHN PAUL
D 01	3555	07/06/2001	\$49,288	MILLS DARRYL W	SECRETARY OF HOUSING AND URBAN DEVELOPMENT
D 99	3797	07/09/1999	\$46,250	N/A	MILLS DARRYL W & RHONDA C
D 97	3368	08/01/1997	\$41,000	N/A	STOWE BRANDIN L



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$4,800	N/A	\$26,000	\$30,800
2022	\$4,800	N/A	\$26,000	\$30,800
2021	\$4,800	N/A	\$24,600	\$29,400
2020	\$4,800	N/A	\$24,600	\$29,400
2019	\$4,800	N/A	\$24,300	\$29,100
2018	\$4,800	N/A	\$24,300	\$29,100
2017	\$4,800	N/A	\$25,700	\$30,500
2016	\$4,800	N/A	\$25,700	\$30,500
2015	\$4,800	N/A	\$29,000	\$33,800
2014	\$4,800	N/A	\$29,000	\$33,800
2013	\$4,800	N/A	\$28,900	\$33,700
2012	\$4,800	N/A	\$28,900	\$33,700
2011	\$4,800	N/A	\$32,300	\$37,100
2010	\$4,800	N/A	\$32,300	\$37,100
2009	\$4,800	N/A	\$35,100	\$39,900
2008	\$4,800	N/A	\$35,100	\$39,900
2007	\$4,800	N/A	\$33,400	\$38,200
2006	\$4,800	N/A	\$33,400	\$38,200
2005	\$4,800	N/A	\$28,400	\$33,200
2004	\$4,800	N/A	\$28,400	\$33,200
2003	\$4,800	N/A	\$27,000	\$31,800
2002	\$4,800	N/A	\$27,000	\$31,800
2001	\$4,800	N/A	\$25,500	\$30,300
2000	\$4,800	N/A	\$25,500	\$30,300



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC , requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Forty seven (47) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nine (9) responses were received, Seven (7) were unopposed, 2511 REC LLC, Two (2) were opposed, Landrum, Thornton

COMMENTS:
See Attached

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), THORNTON LISA M

as owner(s) of Property ID#: 55080 and/or address: 77 STOKESLAND AVE

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC , requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Lisa Thornton

Mark T. Thornton

COMMENTS:

We are opposed to the idea of the airbnb proposal.
within the close proximity of our home due to the
facts that it would cause unwanted traffic of

unknown people constantly changing. The noise, parties
and possible rift rift. This is a residential area,
a neighborhood not a hotel or a party place.

We want peace around our home. As we are homeowners
it is unfair to us to have lived in a quiet peaceful
area for over 30 years and now faced with people
who want to turn our neighborhood into a tourist
location. Go buy a hotel but don't take away what
we have worked hard for to make our safehaven

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), LANDRUM MICHAEL D & MARY D

as owner(s) of Property ID#: 53783 and/or address: 57 STOKESLAND AVE

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Mary D Landrum

Michael D Landrum - Decreed

COMMENTS:

area is A single family home Area &
Should stay As such.

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), 2511 REC LLC

as owner(s) of Property ID#: 51055 and/or address: 66 STOKESLAND AVE

_____ AM OPPOSED

X_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC , requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURE(S):

Allen Stone

COMMENTS:

We need more short-term rental for families
visiting Danville.

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short-term rental, as principal use, in accordance with Article 3.E. Section C Item 29.

SUMMARY

69 Schoolfield Drive is zoned OT-R, Old Town Residential. The applicant, Allen Stone and Kristina Stone on behalf of 2511 REC LLC, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1940 and is a single family dwelling. The property was acquired by the applicant in April of this year. There is on-street parking available and the property has a shared driveway with space for multiple vehicles.

A Certificate of Occupancy inspection was completed and it was determined that minor repairs were needed. The applicant has identified a property manager who lives within 50 miles of the property.

Forty-one (41) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Seven (7) responses were received. Six (6) were unopposed and one (1) was opposed.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00226 for a Special Use Permit in accordance with Article 3.E. Section C Item 29 to operate a Short Term Rental as a principal use at 69 Schoolfield Drive (Parcel ID #50384).

ATTACHMENTS

1. Special Use Permit - 69 Schoolfield Drive
2. 69 Schoolfield Dr_OWNERS
3. 69 Schoolfield Dr_AERIALS

4. 69 Schoolfield Dr LANDUSE
5. Real Estate Information
6. Comments 69 Schoolfield Dr
7. Short Term Rental Regulations (003)



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 #: P223-00226 PC Meeting Date: August 7, 2023
Date Received: 7-10-23 Received By: Renee Burton
Parcel ID: 50384 Address: 69 Schoolfield Drive
Existing Zoning OTR Future Land Use: Air BnB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 50384 69 Schoolfield Drive

Applicant: Allen Stone or Kristina Stone

Applicant's Address: 44005 Pandora Court, Ashburn Virginia 20147

Applicant's Phone Number: 434-548-9888

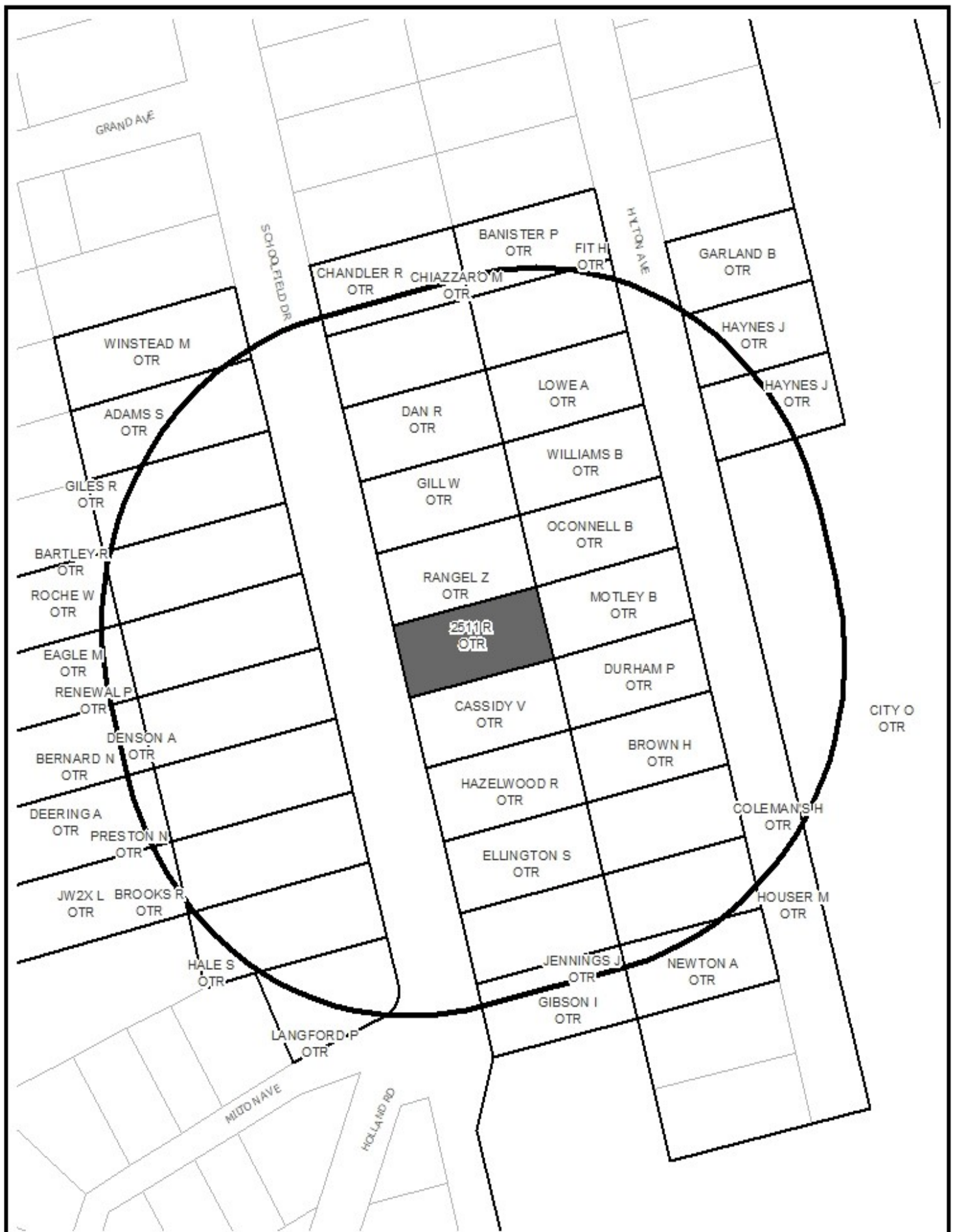
Applicant's E-mail: Allenstone2014@gmail.com

Describe Proposed Request: Respectfully request the ability to operate short-term rental from the

Address – 69 Schoolfield Drive

Applicant Signature date

Property Owner Signature date
(if not applicant)



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN

FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

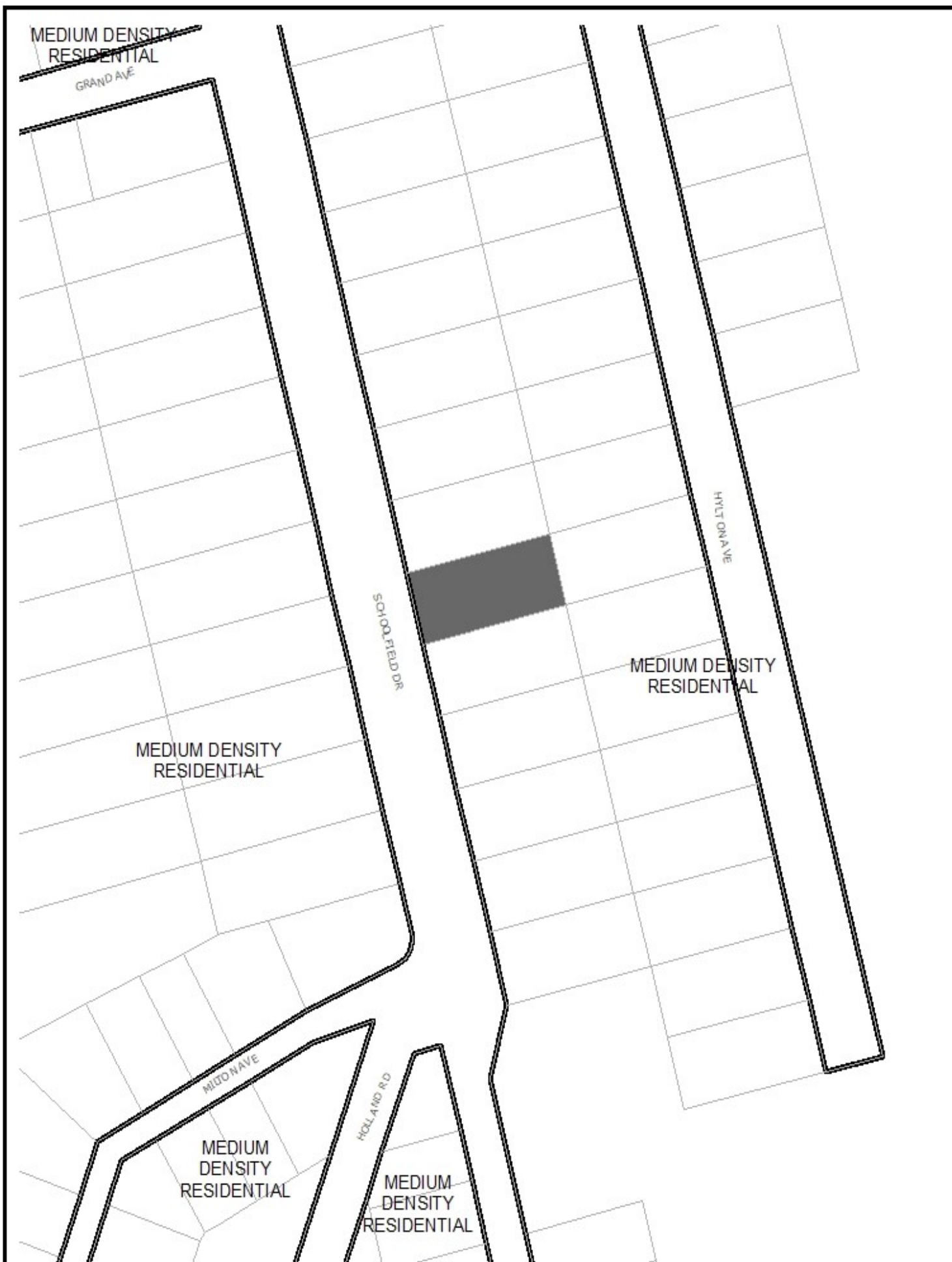
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2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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.



69 SCHOOLFIELD DR

Summary

Parcel ID: 50384

Address: 69 SCHOOLFIELD DR

Owner Information

Owner Name: 2511 REC LLC

Owner Address: 44005 PANDORA CT

Mail-To: 2511 REC LLC

Mailing Address: 44005 PANDORA CT, ASHBURN, VA
20147

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$5,300

Land Use Value: N/A

Improvement: \$28,600

Total: \$33,900

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1609009000049000

Approx. Acres: 0.2427

Legal Description: 70 FT NO 17 SEC N SCHOOLFIELD
DR

Zone: OTR Old Town Residential

Notes: Avg Lot: 70.0 X 149.0 DB 23-1365: 3 lists incl
acct#56046, 50384 & 51055.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1940

Condition: N/A

Story Height: One Story

Finished Square Feet: 1573

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: 3

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 4

**Bathrooms are not included in total room count.*

Features:

Frame, Siding, Metal

Foundation - Cinder Block

Metal, Preformed

Raised Slab Porch with Roof

Floor Furnace

Size:

100 %

N/A N/A

100 %

70 SF

100 %



Improvements

Building #	Improvements	Size
1	Frame Outbuilding	1 Unit



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.24	Adj. Rate: \$75
Sq. Ft.: 10454.4	Base Value: \$5,250
Front: N/A	Adj. Amount: \$50
Effective Front: 70	Value: \$5,300
Depth: 149	



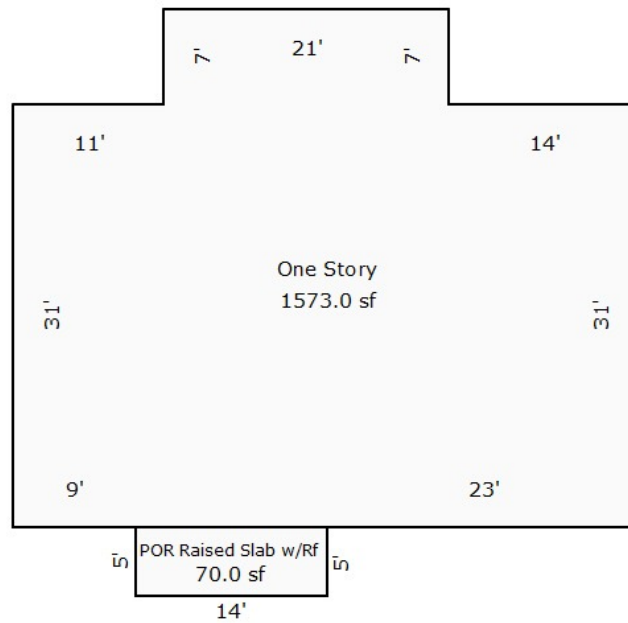
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 23	1365	04/25/2023	N/A	INTERNATIONAL SECURITY INVESTMENTS CORP	2511 REC LLC
D 18	1515	04/20/2018	N/A	INTERNATIONAL INVESTMENT HOLDINGS LLC	INTERNATIONAL SECURITY INVESTMENTS CORP
D 05	5289	10/21/2005	N/A	STONE ALLEN D	INTERNATIONAL INVESTMENT HOLDINGS LLC
D 05	4756	09/22/2005	\$25,000	CITIFINANCIAL MORTGAGE	STONE ALLEN D
D 05	3274	07/06/2005	\$21,900	SMITHERS BRENDA L	CITIFINANCIAL MORTGAGE COMPANY INC
D 95	4293	10/18/1995	\$35,000	N/A	SMITHERS BRENDA L



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$5,300	N/A	\$28,600	\$33,900
2022	\$5,300	N/A	\$28,600	\$33,900
2021	\$5,300	N/A	\$27,400	\$32,700
2020	\$5,300	N/A	\$27,400	\$32,700
2019	\$5,300	N/A	\$26,100	\$31,400
2018	\$5,300	N/A	\$26,100	\$31,400
2017	\$5,300	N/A	\$27,900	\$33,200
2016	\$5,300	N/A	\$27,900	\$33,200
2015	\$5,300	N/A	\$29,800	\$35,100
2014	\$5,300	N/A	\$29,800	\$35,100
2013	\$5,300	N/A	\$30,200	\$35,500
2012	\$5,300	N/A	\$30,200	\$35,500
2011	\$5,300	N/A	\$33,400	\$38,700
2010	\$5,300	N/A	\$33,400	\$38,700
2009	\$5,300	N/A	\$37,100	\$42,400
2008	\$5,300	N/A	\$37,100	\$42,400
2007	\$5,300	N/A	\$38,900	\$44,200
2006	\$5,300	N/A	\$38,900	\$44,200
2005	\$5,300	N/A	\$37,800	\$43,100
2004	\$5,300	N/A	\$37,800	\$43,100
2003	\$5,300	N/A	\$36,000	\$41,300
2002	\$5,300	N/A	\$36,000	\$41,300
2001	\$5,300	N/A	\$33,900	\$39,200
2000	\$5,300	N/A	\$33,900	\$39,200



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.* **RESPONSES:**

Forty one (41) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Seven (7) responses were received, Six (6) were unopposed, Gibson, 2511 REC LLC, Maddy, Brooks, One (1) were opposed,

COMMENTS:
See Attached

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), 2511 REC LLC

as owner(s) of Property ID#: 50384 and/or address: 69 SCHOOLFIELD DR

_____ AM OPPOSED

X_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURE(S):

ADD SL

COMMENTS:

This should help families needing short-term
lodging.

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), BROOKS ROBERT

as owner(s) of Property ID#: 50866 and/or address: 78 SCHOOLFIELD DR

_____ AM OPPOSED

☒ _____ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Robert Brooks

COMMENTS:

OK with it IF owner stipulates in rental agreement
that after 10pm is to be "Quiet Time"

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ23-00220 filed by Gibson Investing, LLC requesting a special use permit at 212 Wood Avenue (Parcel 51316) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SUMMARY

212 Wood Avenue is zoned OT-R, Old Town Residential. The applicant, Gibson Investing, LLC, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1910 and is a single family dwelling. The applicant purchased the property in 2016. There is on-street parking available and the property has a private driveway with space for multiple vehicles.

212 Wood Avenue was declared in compliance to receive a Certificate of Occupancy for a Short Term Rental by the Building Inspections Division in July. The applicant is based within the city of Danville.

Thirty (30) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nineteen (19) responses were received. Fifteen were unopposed, and four (4) were opposed.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00220 for a Special Use Permit in accordance with Article 3.E. Section C Item 29 to operate a Short Term Rental as a principal use at 212 Wood Avenue (Parcel 51316).

ATTACHMENTS

1. Application 212 Wood Ave
2. 212 Wood Ave_OWNERS
3. 212 Wood Ave_AERIALS
4. 212 Wood Ave_LANDUSE

5. Real Estate Information
6. Comments 212 Wood Ave
7. Short Term Rental Regulations (003)



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 #: _____ PC Meeting Date: _____
Date Received: July 6, 2023 Received By: RB
Parcel ID: _____ Address: _____
Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 212 Wood Ave

Applicant: Gibson Investing, LLC

Applicant's Address: 161 Hawks Ridge Rd.

Applicant's Phone Number: 434-548-9573

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

Describe Proposed Request: _____

Rent out 212 Wood Ave. as a short-term
rental



Applicant Signature date

Richard Van Gibson, Jr

Property Owner Signature date
(if not applicant)

FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

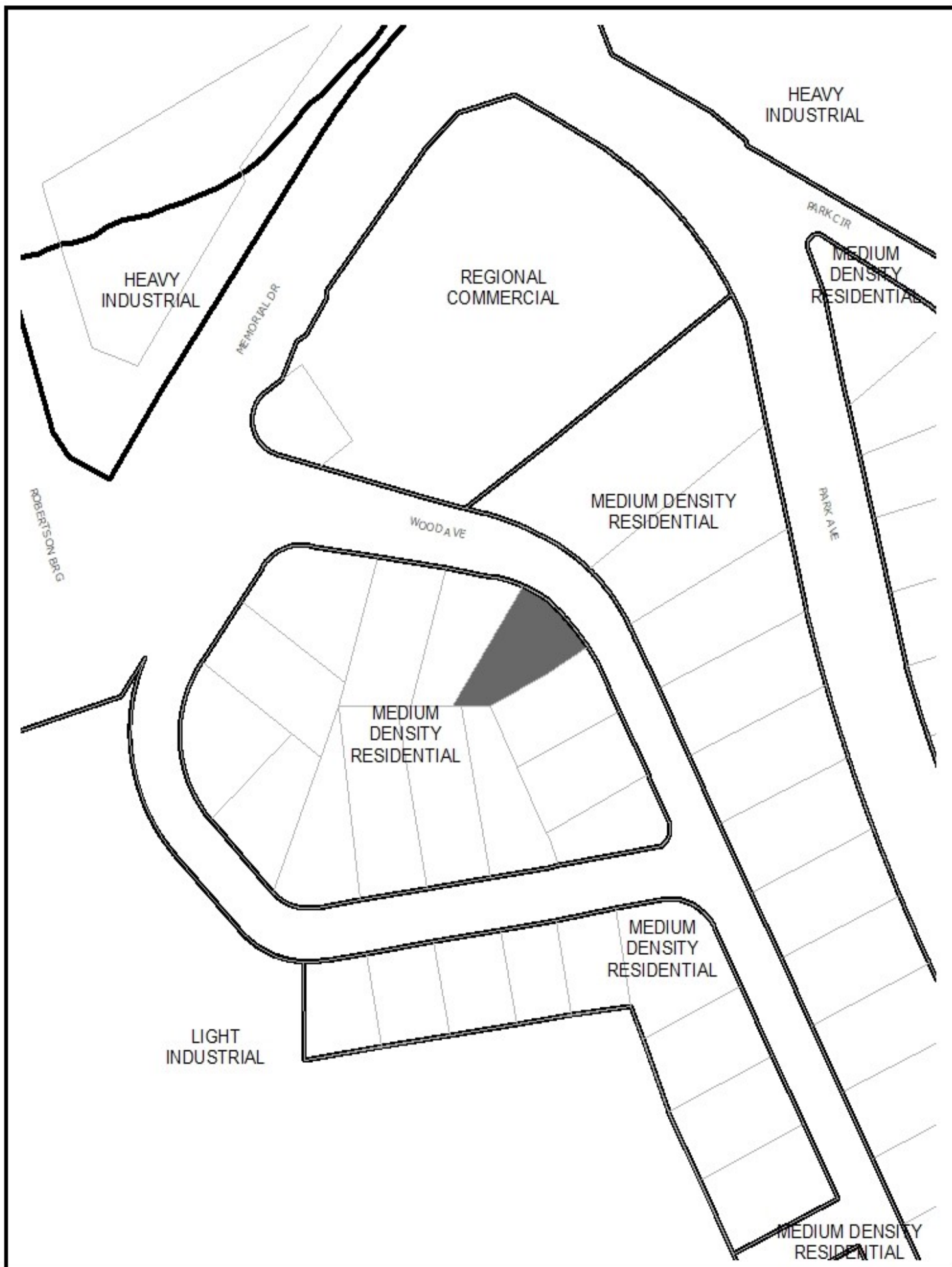
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, 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.



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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.



212 WOOD AVE

Summary

Parcel ID: 51316

Address: 212 WOOD AVE

Owner Information

Owner Name: GIBSON INVESTING LLC

Owner Address: 161 HAWKS RIDGE RD

Mail-To: GIBSON INVESTING LLC

Mailing Address: 161 HAWKS RIDGE RD, DANVILLE, VA
24540

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$2,600

Land Use Value: N/A

Improvement: \$12,900

Total: \$15,500

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 0720011000011000

Approx. Acres: 0.1663

Legal Description: 90 FT NO 7 SEC E WOOD AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 65.0 X 127.0 DB 16-1400: 5 lists. DB 11-3580: Quitclaim deed. DB 16-1400: 5 lists. DB 11-1788: Quitclaim deed.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1910

Condition: N/A

Story Height: One Story

Finished Square Feet: 862

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: 2

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 3

**Bathrooms are not included in total room count.*

Features:

Foundation - Cinder Block
Frame, Cement Fiber
Frame, Siding, Vinyl
Raised Slab Porch with Roof
Metal, Formed Seams
Heat Pump

Size:

N/A N/A
67 %
33 %
50 SF
100 %
100 %



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (50)	Rate: \$50
Acres/Units: 0.19	Adj. Rate: \$47
Sq. Ft.: 8276.4	Base Value: \$3,020
Front: N/A	Adj. Amount: \$-420
Effective Front: 65	Value: \$2,600
Depth: 127	



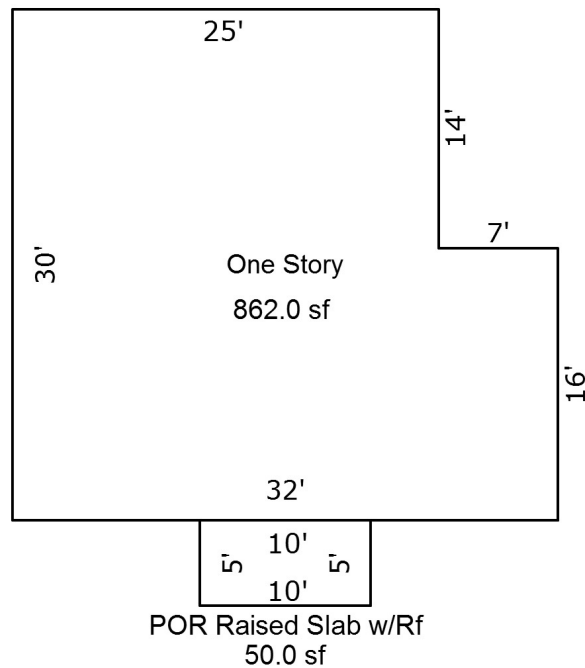
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 16	1400	04/29/2016	\$90,000	RIANO RICARDO	GIBSON INVESTING LLC
D 11	3580	12/27/2011	\$8,000	ARCHWAY COMMUNITY PROPERTIES I LLC	RIANO RICARDO
D 11	1788	06/30/2011	\$3,000	NATIONSTAR MORTGAGE LLC	ARCHWAY COMMUNITY PROPERTIES I LLC
D 10	3410	11/18/2010	\$16,250	WHITE WILLIAM R	NATIONSTAR MORTGAGE LLC
D 97	1709	04/25/1997	\$15,000	N/A	WHITE WILLIAM R & JEAN M



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$2,600	N/A	\$12,900	\$15,500
2022	\$2,600	N/A	\$12,000	\$14,600
2021	\$2,600	N/A	\$12,800	\$15,400
2020	\$2,600	N/A	\$12,800	\$15,400
2019	\$2,600	N/A	\$12,400	\$15,000
2018	\$2,600	N/A	\$12,400	\$15,000
2017	\$2,600	N/A	\$12,500	\$15,100
2016	\$2,600	N/A	\$12,500	\$15,100
2015	\$2,600	N/A	\$12,000	\$14,600
2014	\$2,600	N/A	\$11,300	\$13,900
2013	\$2,600	N/A	\$12,700	\$15,300
2012	\$2,600	N/A	\$12,700	\$15,300
2011	\$2,600	N/A	\$13,000	\$15,600
2010	\$2,600	N/A	\$13,000	\$15,600
2009	\$2,600	N/A	\$15,300	\$17,900
2008	\$2,600	N/A	\$15,300	\$17,900
2007	\$2,600	N/A	\$15,100	\$17,700
2006	\$2,600	N/A	\$15,100	\$17,700
2005	\$2,600	N/A	\$14,700	\$17,300
2004	\$2,600	N/A	\$14,700	\$17,300
2003	\$2,600	N/A	\$14,000	\$16,600
2002	\$2,600	N/A	\$14,000	\$16,600
2001	\$2,600	N/A	\$14,600	\$17,200
2000	\$2,600	N/A	\$14,600	\$17,200



Sketch by Apex Media™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00220 filed by Gibson Investing, LLC requesting a special use permit at 212 Wood Avenue (Parcel 51316) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Thirty (30) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nineteen (19) responses were received, Fifteen (15) were unopposed, Gibson x 11, Four (4) were opposed,

COMMENTS:

See Attachment

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), STANDLEY NANCY KEEN

as owner(s) of Property ID#: 56276 and/or address: 213 WOOD AVE

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.

SIGNATURE(S):

Nancy Keen Standley 7-20-2023

COMMENTS:

I live across the street from 212 Wood Ave and I am
opposed to this permit for short term rental. My reason
being I am a widow, live alone. Our lower end of Wood
Ave is quite and I feel safe living here (over 50 yrs) but with
people coming and going so often (18 hours to less than 30 days)
I don't agree with this at all - Thank you in advance for
reading my comments!
Nancy Standley
Would any of you want this where you live?

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), TURNER MICHAEL W

as owner(s) of Property ID#: 54066 and/or address: 205 WOOD AVE

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.

SIGNATURE(S):

Michael W Turner

COMMENTS:

Property values and the character of our neighborhood
have already suffered from the many rental
properties, most owned by Gibson Investing.
Short term rentals will only further compromise
our once family oriented neighborhood. Would you
want such for your own neighborhood?
Thank You.

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 50431 and/or address: 89 SCHOOLFIELD DR

----- AM OPPOSED
✓
----- AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Nicole Gibson

Van Gibson

COMMENTS: This is the only property I own near property owned by Allen Stone. I am requesting a special use permit for a short-term rental @ 212 Wood Ave. which is more than 300' from 1224 W. Main St. The other 12 forms you sent are for properties I own on Wood Ave. surrounding 212 (197, 305, 200, 193, 304, 192, 216, 208, 212(3), 301, & a vacant lot). Those should go with Special use permit Application # PZ23-00220

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 51316 and/or address: 212 WOOD AVE

----- AM OPPOSED

✓ ----- AM NOT OPPOSED

To the following application filed with the City of Danville:

2 Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.

PZ23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316 ✓

SIGNATURE(S):

Michael Johnson

Van B. B. B.

COMMENTS:

Ummmmmm

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53542 and/or address: WOOD AVE

_____ AM OPPOSED

✓
_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

3 ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ23-00220 * Short-term rental @ 212 Wood Ave.
3.E. Section C, item 29 Parcel #51316

SIGNATURE(S):

Nicole Johnson

Van G. Spaul

COMMENTS:

The house at 212 Wood Ave is
super nice! 😊

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53297 and/or address: 209 WOOD AVE

_____ AM OPPOSED

☒ _____ AM NOT OPPOSED

To the following application filed with the City of Danville:

2. ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ 23-00220 * Short-term rental @ 212 Wood Ave.
3.E. Section C, item 29 Parcel #51316

SIGNATURE(S):

Nicole Johnson

Van Sbruff

COMMENTS:

Nothing shaken on Shakedown St.

It used to be the heart of town

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53541 and/or address: 301 WOOD AVE

_____ AM OPPOSED

☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

? ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316

SIGNATURE(S):

Allen Stone

Van M. Smith

COMMENTS:

Making Wood Ave. a destination outside
of a destination! ☺

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 55227 and/or address: 192 WOOD AVE

_____ AM OPPOSED

☒ _____ AM NOT OPPOSED

To the following application filed with the City of Danville:

7 ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X Section C Item 2.~~

PZ23-00220 * Short-term rental at 212 Wood Ave
3.E. Section C item 2g Parcel # 51316

SIGNATURES(S):

Michael Gibson

Van Stuyt

COMMENTS:

We look forward to meeting new people!

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 54470 and/or address: 193 WOOD AVE

_____ AM OPPOSED

☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

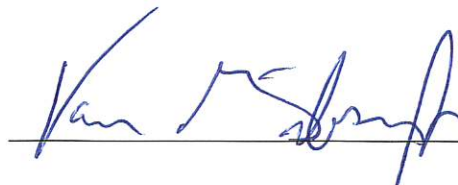
PZ 23-00220

? Special Use Permit Application PZ23-00169 filed by ~~Allen Stone~~ requesting a Special Use Permit at ~~1224 West Main Street (Parcel 56046)~~ to allow a ~~mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X Section C Item 2~~

PZ23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316

SIGNATURES(S):





COMMENTS:

Don't tell me this town ain't got no heart
You just gotta poke around



NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 54468 and/or address: 197 WOOD AVE

_____ AM OPPOSED

✓
_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

7 ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.~~

PZ23-00220 * Short-term rental @ 212 Wood Ave.
3.E. Section C, item 29 Parcel # 51316

SIGNATURE(S):

Michael Gibson

Van Gibson

COMMENTS:

Finally, a reason to invest in the
future of the neighborhood!
Thanks Caesar's!

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53539 and/or address: 305 WOOD AVE

_____ AM OPPOSED

_____ ☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

? Special Use Permit Application ~~PZ23-00169~~ filed by ~~Allen Stone~~ requesting a Special Use Permit at ~~1224 West Main Street (Parcel 56046)~~ to allow a ~~mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ 23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316

SIGNATURE(S):

Michael Gibson

Van Stone

COMMENTS:

Can't wait!

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53536 and/or address: 200 WOOD AVE

_____ AM OPPOSED

✓
_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

PZ23-00210

?
Special Use Permit Application ~~PZ23-00169~~ filed by ~~Allen Stone~~ requesting a Special Use Permit at ~~1224 West Main Street (Parcel 56046)~~ to allow a ~~mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

*PZ23-00210 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel #51316*

SIGNATURE(S):

Micere Gibson

Van R. Bluff

COMMENTS:

Looking forward to it!

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53257 and/or address: 304 WOOD AVE

_____ AM OPPOSED

 _____ AM NOT OPPOSED

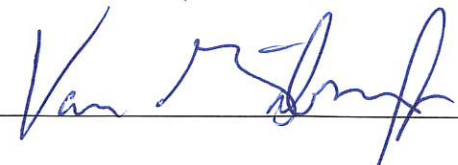
To the following application filed with the City of Danville:

 ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.~~

PZ 23-00220 * Short-term rental at 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316

SIGNATURE(S):

 _____

 _____

COMMENTS:

We welcome visitors to our town!

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



STAFF REPORT

DATE: August 7, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Code Amendment Request PZ23-00046 to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 10 to create Section U titled "Billboards".

A request to amend Article 10 of the Zoning Code was tabled during the March 13, 2023 Planning Commission meeting. Staff requested that the item be tabled to allow more time to research the request to create Section U entitled "Billboards". The request was to research digital billboard installation in the City of Danville.

As a result of the Highway Beautification Act of 1965, a City Code was adopted that prohibits billboard displays within the City of Danville. Numerous billboards were present at the time of the prohibition. The billboards present prior to the prohibition were allowed to remain as nonconforming and subject to permitting by the Virginia Department of Transportation (VDOT). The Planning Staff, in collaboration with VDOT, has identified and mapped the fifty (50) nonconforming and permitted billboards in the City. A copy of the map is attached to this report. Staff has also begun inspections to identify those billboards that do not have proper VDOT permits. Violation letters have been distributed to property owners that possess unpermitted billboards and we are working with them to correct all violations. The inspections to identify noncompliant billboards continue at the time of this report.

As stated previously, the City Zoning Code prohibits the construction of new billboards and has for over fifty (50) years. So staff began researching what City Code changes would be necessary to allow permitted billboards to be modified to a digital billboard platform that allowed multiple messages on a digital display. The result of our findings is that the City of Danville must remove its prohibition on billboards to allow conversion of an existing billboard to be converted to a digital display. It must be removed because State Code 33.2-1219 states: B. to be allowed to continue as nonconforming, a sign or structure must remain substantially unchanged from its condition as of the effective date of the state law or regulations or changed condition.

1. Replacement, extension, or enlargement of the sign or structure is a substantial change in the existing use.
2. The change of location or height of such sign or structure is a substantial change in

existing use.

3. A change of the message content is not a substantial change in existing use. In the event a sign has been blank for period of 18 consecutive months, the owner will be given written notice of 120 days to display a message on or remove such sign structure. In the event a message is not displayed on the sign structure within 120 days from the postdate of the aforementioned written notice, the permit shall be cancelled.

4. Rebuilding, or re-erecting the sign or structure, is a substantial change in existing use if such rebuilding, or re-erection expenses exceed 50% of the current replacement cost new of the entire sign or structure.

The prohibition of billboards must be removed to allow for construction of new billboards and/or the modification of existing billboards to a digital display. Removing the prohibition of billboards in the City requires the creation of a program that shifts the billboard permit oversight from VDOT to the Planning Division. This shift will require the amendment of the Zoning Code to address billboards as well as a permit process and fee schedule. Before the City can move forward with this request, staff requires guidance from the Planning Commission.

- Does the Planning Commission want to remove the prohibition of billboards in the City of Danville?
- Creation of a new Code section for billboards, a permit process and fee schedule would require additional research. Implementation of a new permitting process and fee schedule requires budget approval. Protocol for budget requests begin in the winter of 2023 for implementation on July 1, 2024.
- It is typical practice that localities adopt a new Zoning Code following a Comprehensive Plan update. The City of Danville's Comprehensive Plan is scheduled for adoption in the summer of 2024. Following this practice, development of a new Zoning Code will begin in winter 2024.

ATTACHMENTS

1. Map
2. Comments Billboards

VDOT Permitted Billboard Locations as of July 31, 2023



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Code Amendment Request PZ23-00046 to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 10 to create Section U titled "Billboards".*

RESPONSES:

Thirty seven (37) notices were sent to surrounding property owners within three hundred (300) feet of the subject property.

COMMENTS:
See Attached

PLANNING COMMISSION MINUTES

JULY 10, 2023

MEMBERS PRESENT

Mr. Petrick

Mr. Dodson

Mr. Bolton

Ms. Evans

Mr. Petrick

MEMBERS ABSENT

Mr. Khan

STAFF

Renee Burton

Cynthia Lester

Clarke Whitfield

I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit Application PZ23-00182 filed by Sollertis Enterprises, LLC, requesting a Special Use Permit at 252 Lipton Lane (Parcel 56147) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Mr. Petrick opened the Public Hearing.

Presentation by Masuri Valentine Plan Danville

Mr. Poteat stated. I wanted an Airbnb for short term use because of the location to the proximity to the casino. Great location for visitors coming in town, nice area, and quick ride to the casino.

Ms. Evans stated. Have you completed the renovation inside.

Mr. Poteat stated. Yes, I have.

Ms. Evans stated. What about the outside landscaping.

Mr. Poteat stated. I was waiting to go through this process to see how it turned out depends on what and how I'm going to finish it up. I do have other items to do in the yard to get it completed.

Ms. Evans stated. Front and back.

Mr. Poteat stated. Front it has a lot of trees and roots where trees were cut down. It going to be a retaining wall built where the steps are, and the yard is going to get seeded and taken care of.

Mr. Bolton stated. How many bedrooms.

Mr. Poteat stated Three bedrooms two and a half bathrooms.

Mr. Bolton stated. Double or single driveway.

Mr. Poteat stated. Single but it holds two cars.

Mr. Bolton stated. Off street parking.

Mr. Poteat stated. Yes

Mr. Davis closed the public hearing.

Mr. Bolton stated. Staff how many letters were sent out.

Ms. Burton stated. 27 letters were sent out, we received 9 responses, 4 unopposed and 5 oppose.

Mr. Bolton made a motion to approve Special Use Application PZ23-00182 as submitted. Mr. Jones seconded the motion. The motion was approved by a 5-0 vote.

Mr. Petrick opened the Public Hearing.

2. *Special Use Permit Application PZ23-00188 filed by Ardecy Holdings, LLC, requesting a Special Use Permit at 219 Withers Road (Parcel 51361) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Mr. Dixon stated. I'm representing Holdings LLC with very short notice, I don't have all the information that you are asking for, I do know that they plan to rent to professional Health Care travelers and families on short term. Some indications there is adequate parking there is a driveway. The house is under renovation it is being remodeled. I see where they said they responded to the email, I'm not privy to that conversation and part of the conversation also I noticed in the packet it says six people opposed, but three responses are from the same person, does that still count as three separate oppositions or it just one.

Ms. Burton stated. Each individual parcel counts as a person.

Mr. Dixon stated. Just wondering for our information if that three opposition or did this one person post three times.

Mr. Petrick stated. This individual has three properties.

Ms. Burton stated. Right, we did the visual property itself and notified each.

Mr. Dodson stated. Is there a driveway.

Mr. Dixon stated. Yes, must be improved, the people that are remodeling the house is using that driveway to park.

Mr. Bolton stated. Is the driveway paved?

Ms. Evans stated. Grass right.

Mr. Dixon stated. Grass and gravel.

Ms. Evans stated. Is there a fire hydrant in front of the house.

Mr. Dixon stated. I can't provide you with the information at this moment.

Mr. Petrick closed the Public Hearing

Mr. Bolton stated. Renee as a general rule we like to have the Certificate of Occupancy before we vote on things. The only thing he answered some questions that we like to have on record before we vote.

Ms. Burton stated. The certificate of Occupancy cannot be obtained until after they've received approval for a special use permit. However, we do encourage them to go ahead and move forward with their inspections. So, they will have the information to check whether the home was properly taken care of and up to code prior to your vote.

Ms. Evans stated. It has not been inspected.

Ms. Burton stated. Correct.

Ms. Evans stated. You don't have any information on who will manage the property.

Ms. Burton stated. Correct.

Mr. Bolton made a motion to table Special Use Application PZ23-00188 as submitted.

Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

Mr. Petrick opened the Public Hearing

3. *Special Use Permit Application PZ23-00189 filed by DM Woodstock Enterprises, LLC, requesting a Special Use Permit at 54 Glen Oak Drive (Parcel 55396) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Ms. Adams state. We acquired a rental house back in December and we've tried to decide what to do with it for the last few months and then when the temporary casino opened, we saw a significant amount of traffic and visitors so we thought that the best use for the property would be for a short-term rental.

Mr. Bolton stated. How many bedrooms?

Ms. Adams stated. Two bedrooms.

Mr. Bolton stated. You do have a driveway.

Ms. Adams stated. Yes

Ms. Evans stated. You plan on renting the entire house to a family versus this bedroom and this bedroom.

Ms. Adams stated. Correct the whole house.

Mr. Petrick closed the Public Hearing

Mr. Bolton stated. Two bedrooms are there limits to how many people can stay there or not.

Ms. Burton stated. It is it's listed on their Certificate of Occupancy once it's received.

Mr. Petrick stated. This would be individual not occupants by rooms for the whole house.

Ms. Burton stated. Correct.

Ms. Evans stated. Has the property been inspected?

Ms. Burton stated. Yes, it's been approved for four persons.

Mr. Bolton stated. Two per bedroom in general.

Mr. Dodson made a motion to approve Special Use Application PZ23-00189 as submitted. Mr. Bolton seconded the motion. The motion was approved by a 5-0 vote.

Mr. Petrick opened the Public Hearing.

4. *Special Use Permit Application PZ23-00195 filed by Fortuitous Investments, LLC, requesting a Special Use Permit at 21 Ashlawn Drive (Parcel 53030) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Ms. Durham stated. We plan to short term rental in the casino five-minute walk. That's' ideal but also, we have some friends that are traveling nurses in the area, so we would be using them as well

toe try and get some long term and short-term rentals. We are renovating the entire inside it's a two bedroom and it would be complete rental for the entire house not bedroom by bedroom, our occupancy is four.

Mr. Bolton stated. Is there a driveway?

Ms. Durham stated. Yes, two cars can fit in the driveway and one can park on the street.

Ms. Evans stated. How long are the guest here.

Ms. Durham stated. The people we know are here about three weeks to six weeks depending on their state and what they are doing, we are still working to figure that out, but it would be like a month or so.

Ms. Evans stated. It can't be for more than thirty days.

Ms. Durham stated. Okay three weeks. I didn't know that part.

Ms. Burton stated. Short term its more than eighteen hours less than thirty days.

Ms. Durham stated. Okay, that wouldn't be a problem.

Ms. Evans stated. Who would be managing the property.

Ms. Durham stated. It would be me; I live in Martinsville on the West side; I could be there is thirty minutes. Fifty miles is the recommended distance, I am like 20 miles away.

Mr. Petrick closed the Public Hearing

Ms. Evans stated. My last question is fifty miles you don't think that's too far.

Ms. Burton stated. The last permit two to three months ago was changed from 60 to 50 miles. Commissioner would like that to be reduced.

Mr. Bolton made a motion to approve Code Amendment PZ23-00195 as submitted.

Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

Mr. Petrick open the Public Hearing.

5. *Special Use Permit Application PZ23-00196 filed by Edric M. San Miguel, requesting a Special Use Permit at 162 College Avenue (Parcel 21264) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Mr. San Miguel stated. I recently moved to Danville and purchased this property as my primary residence working at the casino as one of the managers there. I have a four-bedroom house that is too big for just myself. So, I wanted to take the opportunity to rent out the other bedrooms that I have and help me pay my mortgage. I did review the responses from the neighbors and in the few minutes that I got here I did notice it was 10 that were opposed.

Ms. Burton stated. The common packet only 10 of them actually wrote in comments the other 10 simply said they opposed.

Mr. San Miguel stated. Okay fair enough. In reading the comments, I understand I have tremendous respect for the neighborly community, it's a beautiful neighborhood. I did try out, listing my property and see what kind of demographics and price point I need to be able to attract the right guests. I found that most have been weekend rentals. I've had maybe three, and they were more family oriented. So, I'm kind of geared towards people who are looking more for vacation or visiting families from North Carolina and the universities. I am an experienced real estate investor, I have other short-term rentals, long term and mid term rental all in the state of Virginia. I will say that I do vet the guests. I have cameras in accordance with the rules of the short-term rental platforms set so that we can make sure no rules are being broken. I'm also willing to work with my neighbors to reach a compromise.

Mr. Dodson stated. What's the occupancy?

Mr. San Miguel state. Four bedrooms, when it was listed for sale, it listed as five bedroom I decided to turn the fifth into a den or family room. One bedroom is occupied by me, three bedrooms are available for guests with a maximum occupancy of six.

Mr. Petrick stated. You occupy the main floor?

Mr. San Miguel stated. Yes sir.

Mr. Petrick stated. The living quarters will be entirely separate. The rental space will be on the second floor.

Mr. San Miguel stated. I occupied the bedroom and the shared space, or I guess the living area, the kitchen spaces are going to be designated as common areas share with the owner. Now in some jurisdiction, I've had this happen in Virginia. In other jurisdictions, this type of stays considered a homestay, I did a little research and before the short-term rental definition was revised by this council. There wasn't a section there for homestay, I guess with the latest revision, that no longer the case. And there's different criteria.

Mr. Dodson stated. On the street, I know there's a problem with parking because the houses are so close together. How many vehicles can get in the driveway.

Mr. San Miguel stated. There one via the driveway and one directly in front. And whenever I have guests, I park further down where there's more space. I prioritize having the guest take the driveway.

Mr. Bolton stated. You mentioned it. Mostly you're thankful for the families.

Mr. San Miguel stated. Yes Sir.

Mr. Bolton stated. How many cars would that family bring when they come.

Mr. San Miguel stated. One or two. So far, the family all had kids.

Mr. Bolton stated. You mention that you are going to do this as long as you live there. What are your plans once you move. Will you rent all for bedroom or sell the home.

Mr. San Miguel stated. Really, I would look at what and how we performed as a short-term rental and how the obviously the neighborhood's receiving it. I definitely want to work with the neighborhood. So, if I had to leave, I would be open to put it as a long-term rental instead. I would say that short term rental does incentivize the owners to maintain their properties both inside and out, because that what attracts the right quests. And as far as upkeep and maintain the building. My house gets cleaned on a weekly basis, which is something I'm not use to.

Mr. Bolton stated. Just to clarify I'm not getting a clear answer on all this. Will you continue to rent these bedrooms individually.

Mr. San Miguel stated. No Sir.

Mr. Bolton stated. All your rentals will be one family unit.

Mr. San Miguel stated. Yes, there's only one reservation at a time, with a maximum of six peoples.

Ms. Tate stated. I am very hesitant about approval of this request, simply because the street name College Avenue is extremely narrow. I mean, just to traverse that street, you have to really give way to the cars coming towards you. I don't understand how having more people park there will be advantageous to the neighborhood and I underscore neighborhood because I'm definitely in favor of residential aspect of this request. Thank you.

Mr. Scism stated. I'm here with my wife Nancy, we have lived on College Avenue for 31 plus years. When I move there, I seen a couple familiar faces there. I know six couples; they were living there when I move there. And are still living there now. Two families that were living there has recently moved. And when we talk about neighborhood, we throw it out there like it's a planning thing. It's where we live. This is where people have their homes that they worked on and maintain. I am not opposed to everybody making money, but this is where we live. The second thing I'd like to point out is that we recently had several young couples with young children. And when we talk about parking on the narrow street, the street is exactly 13 feet wide, when cars are parked on both sides. I had an incident several years ago, I had a ruptured ulcer in my stomach. And when the emergency crew came, of course the firefighter was the first responder, they came in one way and the EMT came in the other way, one of them had to back out. If you can imagine backing a fire truck out of a street because there's no place to turn around. Parking is very competitive on holidays, and weekdays there are no spaces. The other thing we have very narrow driveways. I have some photo to handout of my house and my next-door neighbor, which is 20 feet apart, and the other side on the lower side it's even less than that, he has one space he cannot get to the rear of his property because it's blocked off. I've had a good neighbor, we've been able to work together, where we open the door, we make sure we don't open it on somebody else's car. And if we both arrive at the same time, we are courteous enough to wait till the other car gets out because you cannot open both doors in the driveway. We made understanding talking to the Planning Commission on short term which states must obtain a business license clearance from the zoning administration and register with a commissioner of revenue prior to operating or advertising the property, does that sound right? Here's what concerns me that house was taken over on May 4, by May 15. We have people moving in and out of there. We have several reviews from back in May and early June. Just during the month of July, we had three different sets of people in and out of there. The principal objective for this neighborhood was to maintain enforce and enhance the sense of the neighborhood and the best example of this City's historical downtown residential area. If anyone thinks putting these things next door to you is a good ideal. I hate to think you had to go out every day and face a new set of people going in a driveway down the back. I just hate it. This is not the neighborhood for that I strongly recommend do not approve this. It will do nothing but drag this neighborhood down. It will be of no

benefit at all to this neighborhood. This will enrich one person and the rest of us will suffer as long as we are there.

Ms. Evans stated. The property already being rent.

Mr. Scism stated. Yes, probably being rented since May 15.

Ms. Evans stated. Without a license?

Mr. Scism stated. I don't know if he has one or not.

To say these are going to be families coming here on vacation I think is little bit tongue and cheek because there's several elephants in the room when it comes to this casino. Most of these things we've heard today have to deal with the casino and its customers. And if we deny. I'm begging you please don't do this to my neighborhood.

Mr. Bolton stated. Who own the house before.

Mr. Scism stated. Mr. Jim Crop, he lived there 25 years plus, we had a good neighbor relationship, we dealt with each other. He runs Nice Burgers restaurant on Main Street.

Mr. Bolton stated. How many cars did he have.

Mr. Scism stated. Two, it worked out all of us in the area work with each other. But if it gets competitive, I'm ready.

Ms. Turbiville stated. I live at 157 Southern College. I live right across the street from the property in question. And as Mr. Scism mentioned, parking is a major issue on that street. I think you could ask any of the trash truck drivers how much they like traveling down the street and trying to go between the cars to pick up trash, It is very narrow. It concerns me about where people will park, there is a fire hydrant on that property. They said there are only two parking spaces there. It really hard if you drive down there in the middle of the day. It looks like there's plenty of parking because people are at work, if you come thru after work hours, there is very few parking places. Most people if their kids are living there, they have to find other place on the street or around the corner to park and that's one of the major issues we have as Mr. Scism said it's a neighborhood, we've been living there almost 33 years and my husband grew up on that street. It's a big concern to us about the amount of traffic that might be and even if it just families coming in. I don't want to deny families an opportunity to have a nice vacation, this street is not very conducive to a lot of traffic. So, I would ask that you not approve this application. And again, I am concerned about the property already being rented. It is listed on Airbnb. I have it on my phone. Beautiful pictures, it's a beautiful home, but it has been rented has reviews on Airbnb. Thanks for your time.

Ms. Scism stated. The two papers that blown with the pictures, the one was a copy from Airbnb showing the room, the review from their study on Memorial Day weekend. And the other picture, he said he had four bedrooms when he purchased the house it was listed with real estate as five bedrooms. So, it's actually that potential for five rather than four. He also says he has a lock on his room. That's his personal space who controls to say unlock the door. When a permit is granted are there regulations. Follow up regulations to see what going on. When special use permits are issued is there any follow up afterward. Are they just on their own to operate as they choose?

Ms. Burton stated. Yes, once there is a special use permit issue, they must also obtain a business license. They will be monitored by the Commissioner of Revenue's office as well as the zoning office.

Ms. Scism stated. It's already in violation because he's been doing rentals. It's documented online. I just assumed maybe it was visitors, but it apparently not the case because it been irregular traffic.

And last week in 10 days it was three different guest parties whatever you choose to call them.

Ms. Evans stated. Where are they are parking.

Ms. Scism stated. That particular time they came in single cars, it was one extra car in front don't know if was one of their or not. I'm saying you have four bedrooms. They are not all coming in one car not likely. That's all I have to say. Thank you.

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated. Is it anyway he could be regulated, when a family stays, he would say that only two cars can come could he put the condition on it.

Ms. Burton stated. I believe the condition can be placed on the special use permit however I believe that will be extremely difficult to monitor.

Mr. Petrick stated. Mr. San Miguel, I want to give you a chance to give a rebuttal on the comments. Also, you're advertising in violation of not adding increments you realize that.

Mr. San Miguel stated. That's what I alluded to earlier when I said that I was trying to see the demographics would attract because otherwise I wouldn't go this far it, I didn't believe it was worth it. I do see as I'm in the resident, I have better control and able to regulate who goes where, if I'm allowed to expand my driveway, I'm more than willing to make that investment. I have respect for the community, and I do want to work with everyone. As far as the road there is nothing that I can control. I would say with myself in the property, and the cameras that I have I do have a better chance of regulating that. Airbnb and Verbo and other platforms allow me to put very specific rules. If at any time I see that there are violations, they can be evicted on the spot. Another feature on all short-term rentals is you can only get guest that have good ratings. Obviously, I live in the place, so I have to be careful with whom I allow. I have my personal belongings there. It has to be someone that I can trust. The few visitors that I had was mainly families, they were quiet and easy to work with. There was a comment made about a fifth bedroom, there is a pool table right where that fifth bedroom is. There is not chance I could put a bed or anything in there. And as for my bedroom I wouldn't allow anyone to sleep in there.

Ms. Evans stated. Even if you were on vacation.

Mr. San Miguel state. That's the purpose of having the lock on the door. There is where all my personal belongings are, I have important stuff there. So, the risk is big to me as the neighbors. I understand the concern. I need to look out for myself and others as well.

Mr. Jones stated. For clarity you said when you have guest you prioritize parking.

Mr. San Miguel State. That's true.

Mr. Jones stated. So, you have your car in the driveway.

Mr. San Miguel stated. No, no I prioritize the quests they park in the driveway, and I park further down or wherever there's a spot available outside of College Avenue.

Mr. Jones stated. How many cars can get in the driveway.

Mr. San Miguel stated. Just one in the driveway and one directly in front. My camera if for some reason I'm not there can see where they are parking whether they are parking close to the hydrant.

Mr. Bolton stated. Would you be open making sure the guest only has two vehicles.

Mr. San Miguel stated. Yes, absolutely. That is definitely something I can enforce.

Ms. Evans stated. You mentioned possibly enhancing the driveway. How would you propose to do that.

Mr. San Miguel stated. I would have to look into what sort of rules and guidelines are required whether expanded the driveway with asphalt or concrete. I would need to look at the DOD and all those requirements. I'm a general contractor by trade so I do understand that the process we have to go through. I'm willing to make that sacrifice and put in the extra investment.

Mr. Petrick stated This is the first application we met from an individual who was actually going to be residing in the property.

**Mr. Dodson made a motion to approve Special Use Permit PZ23-00196 as submitted.
Mr. Jones seconded the motion. The motion was approved by a 3-2 vote.**

Mr. Petrick opened the Public Hearing

6. *Special Use Permit Application PZ23-00198 filed by Fortiline, Inc., requesting a Special Use Permit at 4780 Riverside Drive (Parcel 72287) to allow wholesale sales in accordance with Article 3.M. Section C Item 25.*

Mr. Petrick closed the Public Hearing

Ms. Evans stated I have a problem discussing something if the applicant is not here.

Mr. Petrick stated. Do you have a particular question?

Ms. Evans stated. What is he going to do with the store front?

Ms. Burton stated I haven't received any communication while they are not present.

**Ms. Evans made a motion to table Code Amendment Request PZ23-00198 as submitted.
Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.**

Mr. Petrick opened the Public Hearing

7. *Special Use Permit Application PZ23-00200 filed by Bonita Chestnut, requesting a Special Use Permit at 81 Ashlawn Drive (Parcel 50056) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Ms. Chestnut stated. I did apply for this special permit at 81 Ashlawn and it currently under renovation and with the occupancy permit I could not get it with having the permit already open, after speaking with Carlos, he told me I had to wait till they finish the renovation. I will be managing the property; I live about an eight-minute drive to the property. I will use a platform that will vet all guest.

Mr. Bolton stated. What platform you will be using.

Ms. Chestnut stated. Airbnb.

Mr. Petrick closed the Public Hearing

Ms. Evans stated. Have we approved short term rentals in the pass where final inspection is not completed.

Ms. Burton stated. No, I don't believe we have but she is looking into an addition to the property that why she has not completed that final step, yet she will be required to see final sections and pass those prior to receiving our certificate of occupancy that will be monitored.

Mr. Bolton stated. On the edition

Ms. Burton stated. Yes

Mr. Dodson made a motion to approve Code Amendment Request PZ23-00200 as submitted. Mr. Jones seconded the motion. The motion was approved by a 5-0 vote.

8. *Special Use Permit Application PZ23-00201 filed by Felix Hamelett, requesting a Special Use Permit at 145 Benefield Street (Parcel 00398) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29*

Mr. Petrick opened the Public Hearing

Mr. Hamelett stated. Waiting to see when it is approved.

Mr. Dodson stated. Who do you have to take of the property since you live out of town.

Mr. Hamelett stated. I have a relative (aunt) she lives within fifty miles.

Mr. Dodson stated. How close sir.

Mr. Hamelett stated. She lives about maybe less than 30 minutes away.

Ms. Evans stated. Is there on street parking?

Mr. Hamelett stated Yes, it outside the property is a fire hydrant, but I have a property driveway but other than that there is street parking.

Mr. Bolton stated. How many bedrooms?

Mr. Hamelett stated Two.

Ms. Evans stated. Parking on the street.

Mr. Hamelett stated. There is not a lot of traffic on the street, you very seldom see cars parked on that side of the street.

Mr. Bolton stated. There's not a parking sign.

Mr. Hamelett stated. No

Mr. Bolton stated. People could park there.

Mr. Hamelett stated. Yes.

Mr. Petrick closed the Public Hearing

**Mr. Bolton made a motion to approve Code Amendment Request PZ23-00201 as submitted.
Mr. Dodson seconded the motion. The motion was approved by a 4-1 vote.**

9. *Special Use Permit Application PZ23-00202* filed by Southern Virginia Legal, PLLC on behalf of CWC Holdings LLC, Stewart Street Holdings, LLC, Big Time Rentals, LLC, and Elizabeth and Keith Walden, requests a Special Use Permit for a Planned Unit Development on Stewart and Aiken Streets in accordance with Article 17 of the Danville Zoning Ordinance to include Parcel ID#s 20596, 20597, 25672, 22841,24958, 25085, 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073, 23886, 23561, 22924, 24974, 21173, 20425, 20651, 21700, 22332, 24715, 22331, 24714, 25213, 25072, 24045, 23985, 24984, 25098, 22104, 22103, 22513, 24649, 24358, 24359, 21117, 25088, 20424, 25087, 20418, 25086, 25090, and 25089.

Mr. Petrick opened the Public Hearing

Mr. Gould stated. I with Civil Legal on behalf of the applicants, it been our pleasure to continue to work with the Walton family and their associated entitles over the last year as they continue working to return Stewart Street to productive use. Ms. Burton said this afternoon before us you request an amendment to the special use permit for the planned unit development that was granted last year, and I believe you will find that the changes we're going to walk you through as exciting as we do. Last year City council approved a proposal that included 162 market unit rates on Stuart Street ranging from one to three bedrooms all having high end finishes. That would be 231 parking spaces, 6.599 total acres for the property, resident access was going to be limited to West Main Street only. Here is a site map of the project as it was approved last year. On the left you see the original site

plan, notice that the development stopped about two thirds of the way down Stewart Street, there was no access for residents from Watson and its access would be limited to emergency vehicles, Stewart Street would dead end at the end of that development.

The amendment that we seek today is a result of the applicants gaining control of all the remainder of Stewart Street plus as Ms. Burton mentioned the parcel on a constrained to the east. The addition of these parcels allows the original concept to evolve. And we would submit it addresses the primary concerns that neighbors voice last year when we were before you. And without this amendment. The existing plan remains good on the books and retains its approval from City Council. Our view is that this amendment, it represents a win win for everyone involved. It's a win for the developer, and also for the city in terms of adding more housing, also it addresses the concern that neighbors had mentioned last year.

On the next slide, you will see in orange the additional parcels that the applicants added since last year. The either are owned by the applicants or in one case under contract. This leaves the final parcel on Stewart Street, the one that's on blue that not under their control, it is not essential to proceeding with this new version of the project, hope to acquire it but it's not essential. The next slide is an updated design and site plan, the project now extends all the way from West Maine down to Watson, there is no dead end or cul-de-sac as the prior version had, the project is more spread out. It's not 6.59 acres and spread across 9 acres. Additional buildings have been added. So instead, those 162 units being confined to 6 buildings, the 195 will be across 11, that retains the club and the pool house that was required from the original plan. And while it not on this version of the plan, the same investment and commitment to landscaping and having and appropriate privacy buffer with the surrounding neighbors still exists. The next slide shows similarity to the one before a side by side with the full updated list of parcels on the left. You can see to the right what the concept looks like.

I want to share a few key numbers which relates to this amendment by adding these extra parcels, there's an increase of 33 units that's a 20% increase in the number of housing units, increase of 62 parking spaces, it goes from 1.4 spaces to 1.5. that's 40% more than required by City code. There was a concern last year from neighbors that even though the original proposal exceeded that. With the update plan, more units and more parking spaces have been added. There's an addition of nearly 2 ½ acres. Even as the number of units increase, the density of the project decreased. That was something the neighbors signaled a concern last year. The update proposal includes a second access point for residents from Watson Street is going to be gated so access to and from the community would be controlled but if again, you have a second access point, so traffic do not have to go out West Main Street or come in from West Main. The advocates plan to invest in stormwater infrastructure under the ground, which would eliminate the need for an above ground school and water retention pond. Their concept for the building has continued to be refined it will reflect the heavy brick aesthetic of the surrounding communities even more than it had previously. We are pleased that this project continues to receive a tremendous amount of support. We have the neighbors on the northeast and northwest corner on West Main. And the southeast and southwest corners on Watson, that are supportive of this. They recognize the importance of both returning Stewart Street to its productive use, also understand what this mean to the continued economic growth in the immediate area. I think the potential for this to spur some additional investment along the upper end of Watson Street toward the hospital is very real.

I Happy to take questions you have. We're excited to present this update plan for you.

Mr. Dodson stated. Is the traffic study disabling. don't need traffic lights.

Mr. Gould stated. Yes sir, traffic study was completed and accepted by the city it did not call for a traffic light at the Stewart and West Main intersection.

Ms. Evans stated. The home planning will be all bad as you exit and with that one holdout this is required.

Mr. Gould stated. That's correct, and what hinge there is whether or not that property is added to the development. And it's where the gate would be. If the property is acquired. The gate would be closer

to Watson if it's not acquired, it would be closer to West Main. So that if that if that parcel not added then there would be free float of traffic, but the gate would be as far down so no obstruction there. Ms. Evans stated. So, there is no home on that property.

Mr. Gould stated. Correct.

Mr. Petrick stated. Do you have a completion date for this project.

Mr. Gould stated. I believe they're looking at the second quarter of 2025. Ready to move quickly though, once hopefully City Council approves next month.

Mr. Dumont stated. I live at 249 West Main Street, six houses away from Stewart Street. I strongly supported the Walden's when they tore down the dilapidated building. I support them when they proposed 24 duplexes, and when they upscaled into 72 units, but when they went to 162, I along with all the immediate neighbors rejected the proposal. All the comparable streets, Virginia, College, Montague they have around 100 units per street. I want you to know, I hear about that density per acre. I want to talk about density per street as the number of units per street. And they are proposing 100, 192 that's almost double what all the streets in the surrounding areas. And if you take the street density and apply it to Danville. It will be 600,000 population This is no longer a street this street is now got to be larger than a lot of towns in the US. The support that come for this project are people that aren't in the immediate area.

I do realize and that's why I supported the Waldens from the beginning, yes, Danville needs housing. But everyone when it went to 162, that was in favor of this project. They were not proposing this project in their neighborhood, they were not proposing it on their property. And here we residents that are immediately affected, are being jeopardized here. I now realized that city code is 1.5 cars, now that equates to 287 cars, that's really not enough. The number of cars per unit is going to end up really becoming 2 cars per unit. I mean, that's the way Danville thinks. So that's 100 spaces, not enough. Us that live right there on West Main Street, between Montague and Stewart, that means our 2-car parking per house is going to get consumed. That means those residents and their guests are going to park in front of our houses. I am asking for is a special permit parking for our houses between Montague and Stewart Street, and the comparable house across the street. I think this is really reasonable, when we were at Cream and Vines, the whole Walden group was totally supportive of this. Keith calls me today to say we're totally supportive Louis. But we've gone down to the city, we ran into some kind of roadblocks. Not sure what the roadblocks was. But in our opinion, if we're going to have to be their victims, having all this extra parking. And now we have to go look for parking. I mean, that's not reasonable. And I think it's extremely reasonable which Steven and the Waldens, and even their site manager, they all thought this was a very reasonable proposal that we talked about agreement bind. I would like this special permit parking within the block, to be part of the approval process.

Mr. Petrick stated. I think permitted parking is a policing issue. They have to canvass the area has to be approved by neighbors before anything can be done. I don't think this will be considered here.

Ms. Burton stated. This is due to a program Atlas in the past. And the exact dates, I think it says that they had a parking permit situation and then dissolved through Thursday night City Council meeting, it was brought up again. I think we should look at that. And so, we are in communication about that. I don't know what results may come from that. There was talk about that on West Main Street. So, if you'd like that conversation extended towards your area, I will certainly bring that up.

Mr. Dumont stated. Please. Thank you very much. Any questions?

Mr. Dodson stated. Your main concern is parking.

Mr. Dumont. Stated. This density, I have a different interpretation of density as opposed to the Walden group they are quoting density per acres, they went from 6 acres to nine acres. I'm staying street density, it the number of units per street, and this street will be twice the number of units than

any other street in the comparable area. That doesn't fit the community. When it was 24 duplexes 72 but now 162 has been approved. So, I can't be up here questioning that right now. But 192 that does equate back now to parking in front of our houses now. That's the biggest problem we're going to have to be confronted with every day.

Mr. Boltom stated. Question I asked about the density? Did it go up?

Mr. Gould stated. It's gone down.

Mr. Bolton stated. I have a hard time understanding why there will be a need for street parking on West Main.

Mr. Gould stated. Certainly, or view is that there is sufficient parking before the amended plan includes even more parking so that it's almost two parking spots per new unit added that's included in the updated plan. So, with the proximity both to the hospital, and to Averett. Our contention throughout has been that you're going to have a larger than normal percentage of residents along the street who are walking to work. We know from communications with representatives from the hospital that they can always have pressure to find accommodation for their folks, particularly as the resident program continues to grow and thrive. Having an option, high quality option, high quality modern options like this, that is a three- or four-minute walk from the hospital that is going to be an asset. If you look at the perspective of what the city code requires, we're clearing the hurdle by 40% before 50%.now.

Mr. Dodson stated. Do you know if there is going to be a charging station for electric vehicles?

Mr. Gould stated. I believe Ms. Evans had asked that question before, I don't know that anything in particular has been decided, but certainly something to be considered going forward. I think also it's a situation where we're seeing the market demand that and to a degree going forward. That had not been the case in the past. So, I think it's probably factoring into any conversation about a project this size.

Mr. Benefield stated. I live at 137 Montague Street, upper end. I have concerns about drainage. They mentioned that it was going to be included. I have a lot of runoffs without any property there, been flooded with 12 inches of water in my crawlspace, back when Michael came through. I'm really concern about that and the buffer. There are large trees that I had come down on my fence in the past few years. I'm asking is there going to be a fence on the backside of the development toward Montague. Is there going to be adequate drainage, maintenance of the trees perhaps pruning of the big trees that are threatening to come down in the next stall?

Mr. Petrick stated. Drainage and buffering, as far as landscaping is that an issue with public works.

Ms. Burton stated. Construction will be requirements for stormwater management zoning requirements.

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Mr. Petrick stated. As far as fencing.

Mr. Gould stated. Yes, there will fencing around the property. And in terms of specific trees can't speak to that. But certainly, the applicants will have every reason to protect their investment and make sure that any problem are addressed before they become bigger issues. And I think that we spoke to last year with the initial approval was that even without taking into consideration the stormwater infrastructure, whether above ground or below ground, the improvement in the amount of investment in this acreage would help prevent much of the runoffs that is uncontrollable right now. We will expect for the combination of the care of the land also the infrastructure that's put in place to address many of the concerns that the neighbors have had in the past.

Mr. Petrick opened the Public Hearing

Mr. Bolton stated. Just for clarification, you say a new development agreement will be required on the changes.

Ms. Burton stated. It isn't a requirement they will require the conditions. So, you will need to state that it will be with 10 list of conditions that are stack.

Mr. Bolton made a motion to approve Code Amendment Request PZ23-00202 with conditions. Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

V. PLANNING DIRECTOR'S REPORT

VI. MINUTES

The June 12, 2023, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 4:58 p.m.

APPROVED