PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

February 12, 2024

3:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NOT FOR PUBLIC HEARING

1. Review of Subdivision Plat at 1700 West Main Street (Parcel 51484)

IV. NEW BUSINESS

1. Special Use Permit Application PZ23-00507 filed by Torrence Walden requesting a Special Use Permit at Parcel 58005 to allow an accessory building without a primary dwelling being located on the parcel in accordance with Article 3.E Section C Item 23.

2. Rezoning Application PZ24-00034 filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company requesting to rezone approximately 14 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to M-R Multifamily Residential.

3. Rezoning Application PZ24-00033 filed by Chris Vail and Brent Cochran on behalf of Sycamore Develoment Company requesting to rezone approximately 10 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to NT-R Neotraditional Residential.

4. Special Use Permit application PZ24-00038 filed by Frederick and Laura Meder to convert

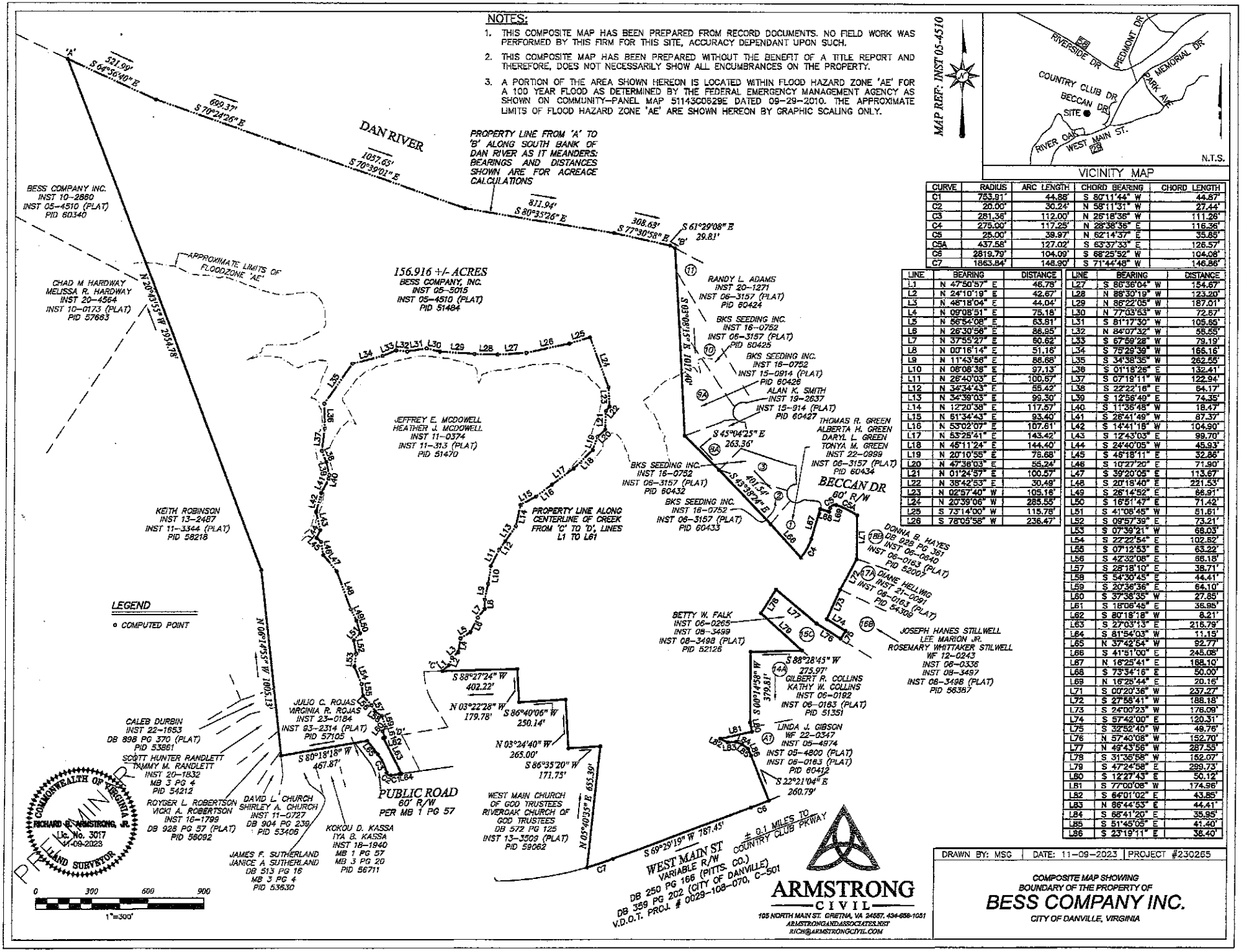
a single-family residence into a duplex at 912 Green Street in accordance with Article 3.E Section C Item 2.

V. APPROVAL OF MINUTES

1. January 08, 2024 minutes

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURNMENT



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	783.91'	44.88'	S 80°11'44" W	44.87'
C2	20.00'	30.24'	N 58°11'31" W	27.44'
C3	281.36'	112.00'	N 26°18'36" W	111.26'
C4	275.00'	117.25'	N 28°38'36" E	116.36'
C5	25.00'	39.97'	N 62°14'37" E	35.85'
C5A	437.58'	127.02'	S 53°37'33" E	126.57'
C6	2819.79'	104.09'	S 68°25'52" W	104.08'
C7	1863.84'	148.90'	S 71°44'48" W	148.86'

LINE	BEARING	DISTANCE
L1	N 47°50'57" E	46.78'
L2	N 24°10'19" E	42.67'
L3	N 46°18'04" E	44.04'
L4	N 09°08'51" E	75.18'
L5	N 56°54'08" E	63.81'
L6	N 26°30'56" E	86.95'
L7	N 37°55'27" E	60.62'
L8	N 00°16'14" E	51.16'
L9	N 11°43'56" E	88.68'
L10	N 06°08'38" E	97.13'
L11	N 26°40'03" E	100.67'
L12	N 34°34'43" E	85.42'
L13	N 34°39'03" E	99.30'
L14	N 12°20'38" E	117.57'
L15	N 61°34'43" E	93.40'
L16	N 53°02'07" E	107.61'
L17	N 53°25'41" E	143.42'
L18	N 45°11'24" E	144.40'
L19	N 20°10'55" E	78.68'
L20	N 47°36'03" E	55.24'
L21	N 01°24'57" E	100.57'
L22	N 38°42'53" E	30.49'
L23	N 02°57'40" W	105.18'
L24	N 20°39'06" W	285.55'
L25	S 73°14'00" W	115.78'
L26	S 78°05'58" W	236.47'

LINE	BEARING	DISTANCE
L27	S 86°36'04" W	154.67'
L28	N 88°30'19" W	123.20'
L29	N 86°22'05" W	187.01'
L30	N 77°03'53" W	72.57'
L31	S 81°17'30" W	105.65'
L32	N 84°07'32" W	58.55'
L33	S 67°59'28" W	79.19'
L34	S 75°29'39" W	166.16'
L35	S 34°38'35" W	262.55'
L36	S 01°18'26" E	132.41'
L37	S 07°19'11" W	122.94'
L38	S 22°22'16" E	64.17'
L39	S 12°56'49" E	74.35'
L40	S 11°35'48" W	18.47'
L41	S 26°41'49" W	87.37'
L42	S 14°41'18" W	104.90'
L43	S 12°43'03" E	99.70'
L44	S 24°40'05" W	45.93'
L45	S 46°18'11" E	32.86'
L46	S 10°27'20" E	71.90'
L47	S 39°20'05" E	113.67'
L48	S 20°18'40" E	221.53'
L49	S 26°14'52" E	66.91'
L50	S 16°51'47" E	71.42'
L51	S 41°08'45" W	51.61'
L52	S 09°57'39" E	73.21'
L53	S 07°39'21" W	66.03'
L54	S 22°27'54" E	102.82'
L55	S 07°12'53" E	63.22'
L56	S 42°32'08" E	66.18'
L57	S 28°18'10" E	38.71'
L58	S 54°30'45" E	44.41'
L59	S 20°36'36" E	64.10'
L60	S 37°38'35" W	27.85'
L61	S 18°06'45" E	36.95'
L62	S 80°18'18" W	8.21'
L63	S 27°03'13" E	215.79'
L64	S 81°54'03" W	11.15'
L65	N 37°42'54" W	92.77'
L66	S 41°51'00" E	245.08'
L67	N 16°25'41" E	188.10'
L68	S 73°34'16" E	50.00'
L69	N 16°25'44" E	20.16'
L71	S 00°20'36" W	237.27'
L72	S 27°58'41" W	188.18'
L73	S 24°00'23" W	176.09'
L74	S 57°42'00" E	120.31'
L75	S 32°52'40" W	49.76'
L76	N 57°40'08" W	152.70'
L77	N 49°43'56" W	287.55'
L78	S 31°36'56" W	152.07'
L79	S 47°24'58" E	299.73'
L80	S 12°27'43" E	50.12'
L81	S 77°00'08" W	174.96'
L82	S 64°01'02" E	43.85'
L83	N 86°44'53" E	44.41'
L84	S 68°41'20" E	35.95'
L85	S 51°45'05" E	41.40'
L86	S 23°19'11" E	36.40'

NOTES:

1. THIS PRELIMINARY SUBDIVISION MAP HAS BEEN PREPARED FROM RECORD DOCUMENTS. NO FIELD WORK WAS PERFORMED BY THIS FIRM FOR THIS SITE, ACCURACY DEPENDANT UPON SUCH.
2. THIS COMPOSITE MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0629E DATED 09-29-2010.

THE DEDICATION OF RIGHT OF WAY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ALL RIGHT OF WAY AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO PITTSYLVANIA COUNTY, FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF RIGHT OF WAY TO PITTSYLVANIA COUNTY INCLUDES GRANTING THE MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE RIGHT OF WAY SHOWN HEREIN. ALL RIGHT OF WAY IS FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, EXCEPT AS RESTRICTED IN THE USE AS SHOWN ON THIS PLAT.

THE SUBDIVISION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

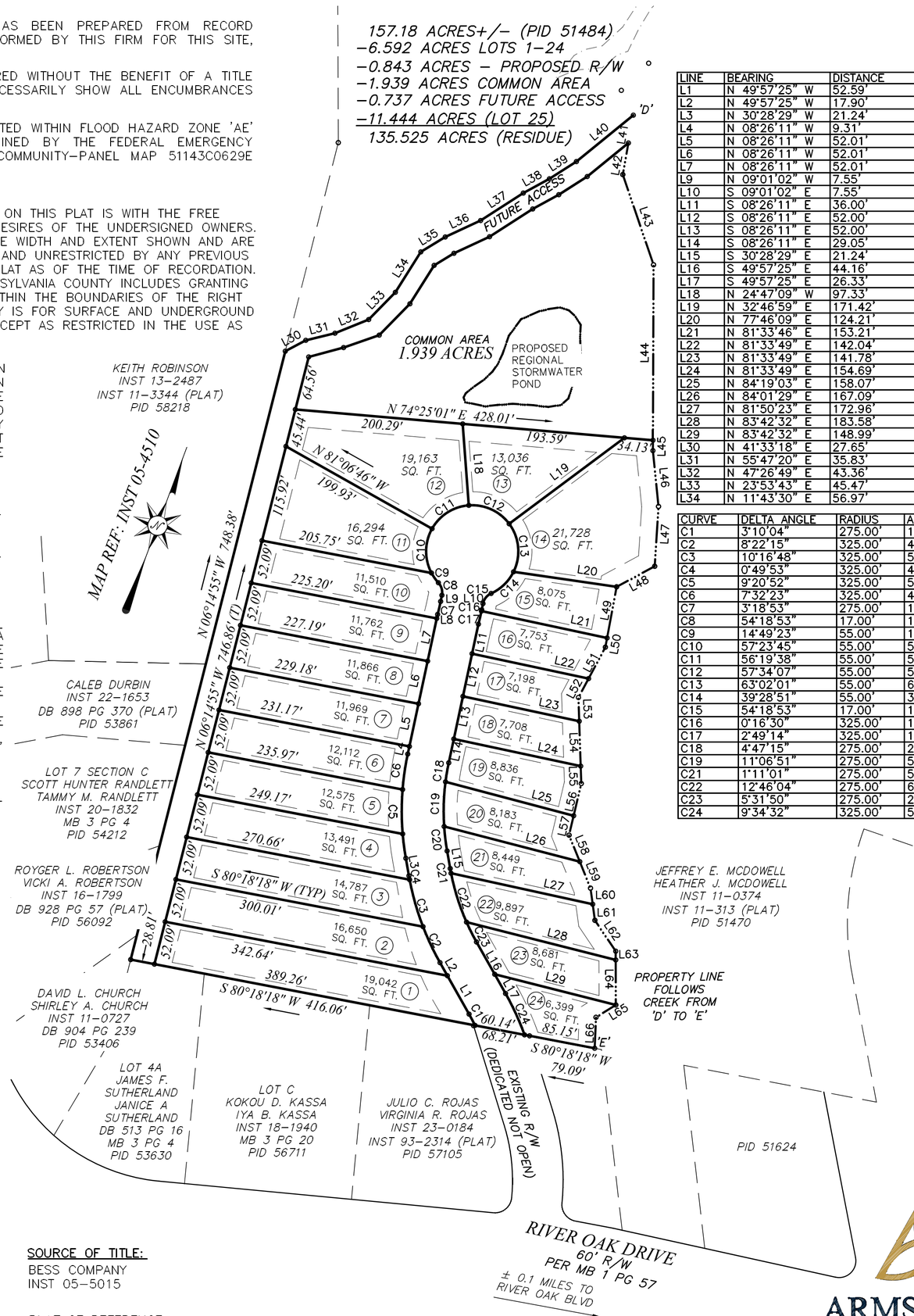
_____
SIGNED

_____
NAME TITLE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/ CITY OF_____
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNER:
_____WHOSE NAME
(NAME) (TITLE)
IS SIGNED HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME THIS____DAY OF_____, 20___ .

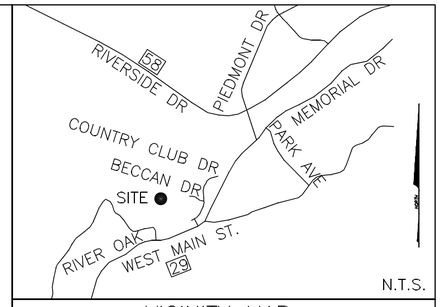
MY COMMISSION EXPIRES:

_____



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 49°57'25" W	52.59'	L35	N 38°06'27" E	34.11'
L2	N 49°57'25" W	17.90'	L36	N 44°32'30" E	46.52'
L3	N 30°28'29" W	21.24'	L37	N 36°44'30" E	60.51'
L4	N 08°26'11" W	9.31'	L38	N 40°50'46" E	35.51'
L5	N 08°26'11" W	52.01'	L39	N 36°57'14" E	38.17'
L6	N 08°26'11" W	52.01'	L40	N 30°19'07" E	87.56'
L7	N 08°26'11" W	52.01'	L41	S 10°27'20" E	33.69'
L9	N 09°01'02" W	7.55'	L42	S 10°27'20" E	38.21'
L10	S 09°01'02" E	7.55'	L43	S 39°20'05" E	113.67'
L11	S 08°26'11" E	36.00'	L44	S 20°18'40" E	209.19'
L12	S 08°26'11" E	52.00'	L45	S 20°18'40" E	12.34'
L13	S 08°26'11" E	52.00'	L46	S 26°14'52" E	66.91'
L14	S 08°26'11" E	29.05'	L47	S 16°51'47" E	71.42'
L15	S 30°28'29" E	21.24'	L48	S 41°08'45" W	51.61'
L16	S 49°57'25" E	44.16'	L49	S 09°57'39" E	62.03'
L17	S 49°57'25" E	26.33'	L50	S 09°57'39" E	11.18'
L18	N 24°47'09" W	97.33'	L51	S 07°39'21" W	42.49'
L19	N 32°46'59" E	171.42'	L52	S 07°39'21" W	25.54'
L20	N 77°46'09" E	124.21'	L53	S 22°22'54" E	28.29'
L21	N 81°33'46" E	153.21'	L54	S 22°22'54" E	53.58'
L22	N 81°33'49" E	142.04'	L55	S 22°22'54" E	20.75'
L23	N 81°33'49" E	141.78'	L56	S 07°12'53" E	39.47'
L24	N 81°33'49" E	154.69'	L57	S 07°12'53" E	23.75'
L25	N 84°19'03" E	158.07'	L58	S 42°32'08" E	34.09'
L26	N 84°01'29" E	167.09'	L59	S 42°32'08" E	34.09'
L27	N 81°50'23" E	172.96'	L60	S 28°18'10" E	19.35'
L28	N 83°42'32" E	183.58'	L61	S 28°18'10" E	19.35'
L29	N 83°42'32" E	148.99'	L62	S 54°30'45" E	44.41'
L30	N 41°33'18" E	27.65'	L63	S 20°36'36" E	10.43'
L31	N 55°47'20" E	35.83'	L64	S 20°36'36" E	53.67'
L32	N 47°26'49" E	43.36'	L65	S 37°38'35" W	27.85'
L33	N 23°53'43" E	45.47'	L66	S 18°06'45" E	36.95'
L34	N 11°43'30" E	56.97'			

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°10'04"	275.00'	15.20'	N 48°22'23" W	15.20'
C2	8°22'15"	325.00'	47.48'	N 45°46'17" W	47.44'
C3	10°16'48"	325.00'	58.31'	N 36°26'46" W	58.23'
C4	0°49'53"	325.00'	4.72'	N 30°53'26" W	4.72'
C5	9°20'52"	325.00'	53.02'	N 20°39'00" W	52.97'
C6	7°32'23"	325.00'	42.77'	N 12°12'22" W	42.74'
C7	3°18'53"	275.00'	15.91'	N 07°21'36" W	15.91'
C8	54°18'53"	17.00'	16.12'	N 36°10'28" W	15.52'
C9	14°49'23"	55.00'	14.23'	N 55°55'13" W	14.19'
C10	57°23'45"	55.00'	55.10'	N 19°48'39" W	52.82'
C11	56°19'38"	55.00'	54.07'	N 37°03'02" E	51.92'
C12	57°34'07"	55.00'	55.26'	S 86°00'05" E	52.97'
C13	63°02'01"	55.00'	60.51'	S 25°42'01" E	57.50'
C14	39°28'51"	55.00'	37.90'	S 25°33'25" W	37.15'
C15	54°18'53"	17.00'	16.12'	S 18°08'24" W	15.52'
C16	0°16'30"	325.00'	1.56'	S 08°52'47" E	1.56'
C17	2°49'14"	325.00'	16.00'	S 07°19'55" E	16.00'
C18	4°47'15"	275.00'	22.98'	S 10°49'48" E	22.97'
C19	11°06'51"	275.00'	53.34'	S 18°46'51" E	53.26'
C21	1°11'01"	275.00'	5.68'	S 31°04'00" E	5.68'
C22	12°46'04"	275.00'	61.28'	S 38°02'33" E	61.15'
C23	5°31'50"	275.00'	26.54'	S 47°11'30" E	26.53'
C24	9°34'32"	325.00'	54.32'	S 45°10'09" E	54.25'



VICINITY MAP

SETBACKS FOR NEW LOTS:
FRONT = 16'
SIDE = 6'
REAR = 20'

AREA INSIDE NEW RIGHT-OF-WAY:
0.843 ACRES +/-

SOURCE OF TITLE:
BESS COMPANY
INST 05-5015

PLAT OF REFERENCE:
INST 05-4510 & OTHERS NOTED IN ADJOINER INFO

0 100 200 300
1"=100'

CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS FIFTH DAY OF FEBRUARY, 2024.

_____
RICHARD B. ARMSTRONG, JR. LS 3017

COMMONWEALTH OF VIRGINIA
RICHARD B. ARMSTRONG, JR.
Lic. No. 3017
02-05-2024
LAND SURVEYOR

CITY APPROVAL CERTIFICATION:
I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

_____
CITY ENGINEER

_____
ZONING ADMINISTRATOR

ARMSTRONG CIVIL
105 NORTH MAIN ST. GRETNA, VA 24557. 434-656-1051
ARMSTRONGCIVIL.COM
INFO@ARMSTRONGCIVIL.COM

SHEET 1 OF 2

DRAWN BY: RBA	DATE: 02-05-2024	PROJECT #230265-2

PLAT SHOWING
SUBDIVISION FOR
1700 W. MAIN ST
CITY OF DANVILLE, VIRGINIA

NOTES:

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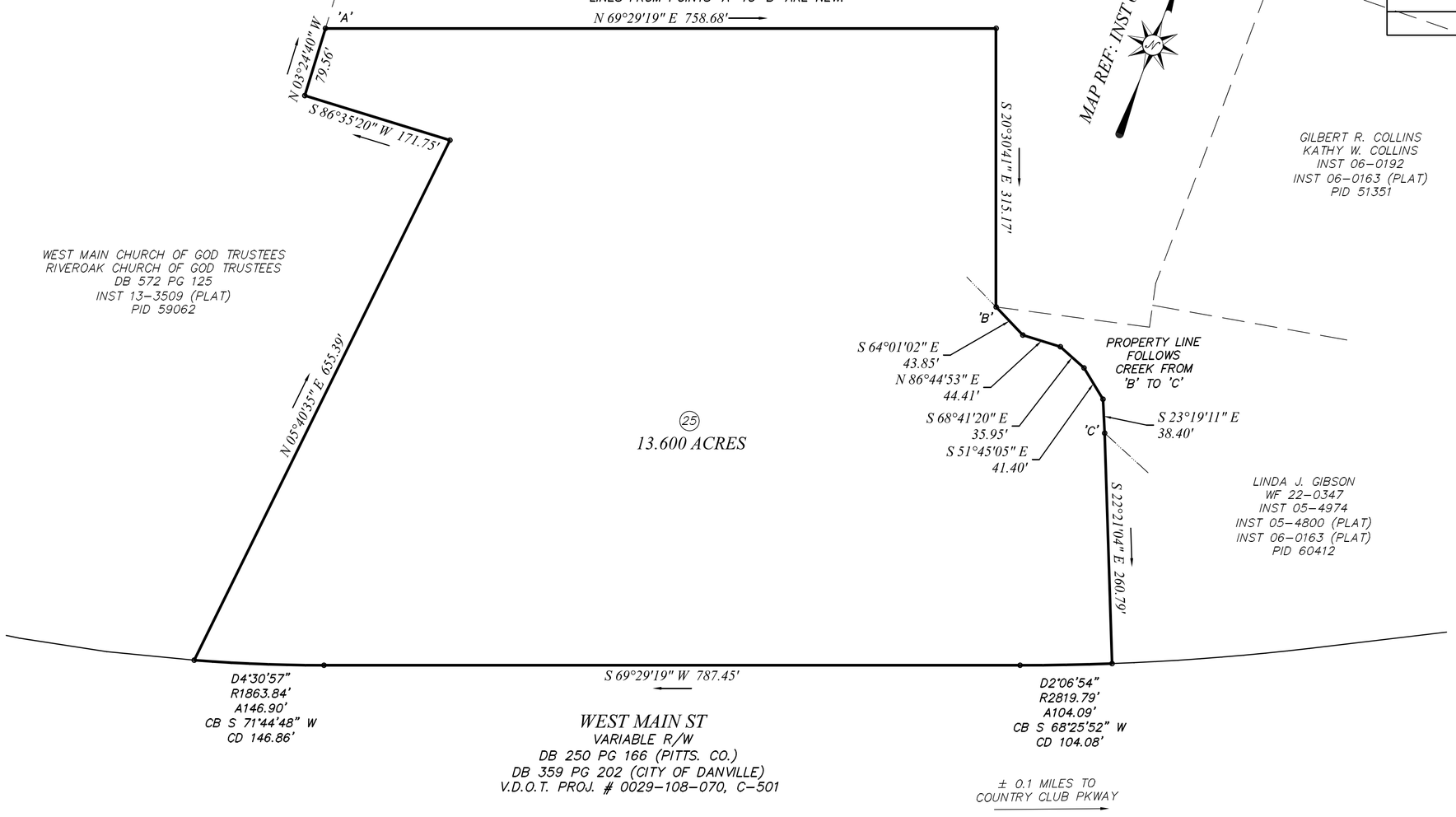
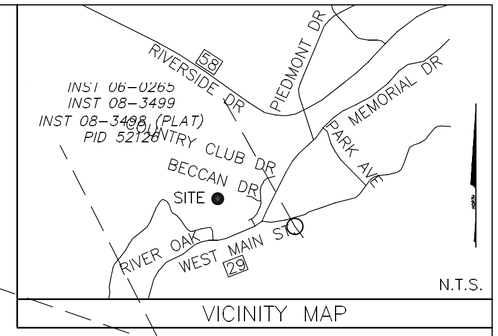
3. THE AREA SHOWN HEREON IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0629E DATED 09-29-2010.

157.18 ACRES+/- (PID 51484)
-6.592 ACRES LOTS 1-24
-0.843 ACRES - PROPOSED R/W
-1.939 ACRES COMMON AREA
-0.737 ACRES FUTURE ACCESS
-13.600 ACRES (LOT 25)
133.469 ACRES (RESIDUE)

LINES FROM POINTS 'A' TO 'B' ARE NEW.





VICINITY MAP

CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS FIFTH DAY OF FEBRUARY, 2024.

RICHARD B. ARMSTRONG, JR. LS 3017

COMMONWEALTH OF VIRGINIA
RICHARD B. ARMSTRONG, JR.
Lic. No. 3017
02-05-2024
LAND SURVEYOR
PRELIMINARY

CITY APPROVAL CERTIFICATION:
I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

CITY ENGINEER

ZONING ADMINISTRATOR

SOURCE OF TITLE:
BESS COMPANY
INST 05-5015

PLAT OF REFERENCE:
INST 05-4510 & OTHERS NOTED IN ADJOINER INFO

0 100 200 300
1"=100'

ARMSTRONG CIVIL
105 NORTH MAIN ST. GRETNA, VA 24557. 434-656-1051
ARMSTRONGCIVIL.COM
INFO@ARMSTRONGCIVIL.COM

SHEET 2 OF 2

DRAWN BY: RBA	DATE: 02-05-2024	PROJECT #230265-2

PLAT SHOWING
SUBDIVISION FOR
1700 W. MAIN ST
CITY OF DANVILLE, VIRGINIA

STAFF REPORT

DATE: February 12, 2024

TO: Planning Commission

FROM: Renee Burton, Division Director of Planning

RE: Special Use Permit Application PZ23-00507 filed by Torrence Walden requesting a Special Use Permit at Parcel 58005 to allow an accessory building without a primary dwelling being located on the parcel in accordance with Article 3.E Section C Item 23.

SUMMARY

The applicant, Torrance Walden, is requesting a Special Use Permit to allow an accessory building without a primary building being located on the parcel at Parcel ID 58005. Parcel 58005 is a vacant parcel located on the corner of Springfield Drive and Freeze Road and adjacent to 315 Springfield Drive, where the applicant resides. Mr. Walden has requested a waiver to place a residential garage for his private, personal use.

Article 3.E Section C Item 23 allows a property with an OT-R, Old Town Residential Zoning classification to request a Special Use Permit for an accessory building without a primary dwelling being located on the parcel. The planning staff met with Mr. Walden and discussed the placement of the garage. If a Special Use Permit is approved, the garage may be placed on the property and meet all zoning requirements.

Twenty-one (21) notices were sent out to property owners within three hundred (300) feet. Six (6) notices were received. Five (5) were not opposed, one (1) was opposed.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ23-00507 for a Special Use Permit to allow an accessory building without a primary building being located on the parcel at Parcel ID 58005 with the condition that this structure may not be used for commercial purposes.

ATTACHMENTS

1. Application
2. Springfield Rd_AERIALS
3. Springfield Rd_OWNERS (1)
4. Springfield Rd_LANDUSE

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): _____

Applicant: Jorrance Jremayne Walden

Applicant's Address: 315 Springfield Rd. Danville Va. 24540

Applicant's Phone Number: 434-728-4015

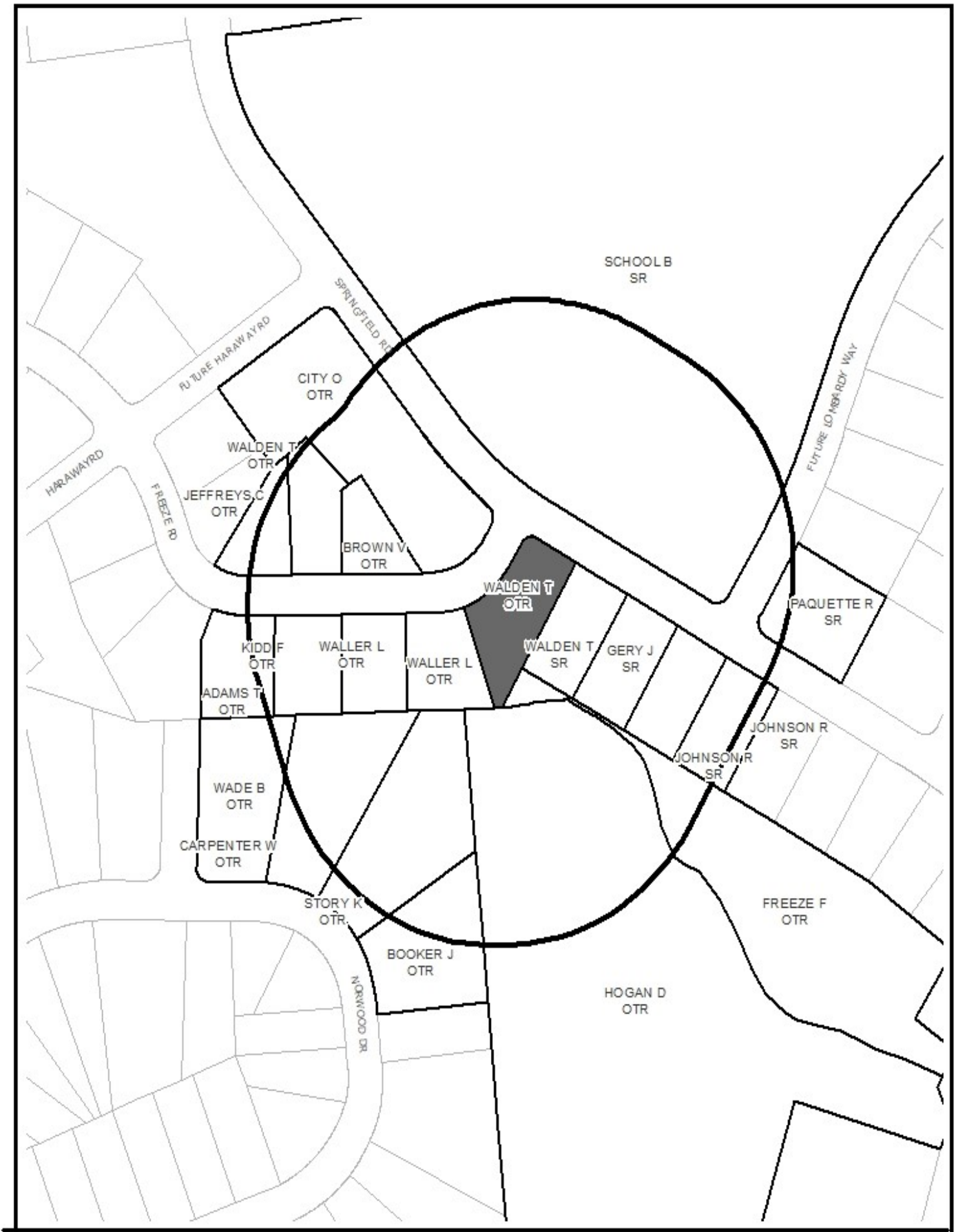
Applicant's E-mail: Olawalden72@gmail.com

Describe Proposed Request: Garage on a single lot.

Jorrance J. Walden 12/28/2023
Applicant Signature date

_____
Property Owner Signature (if not applicant) date

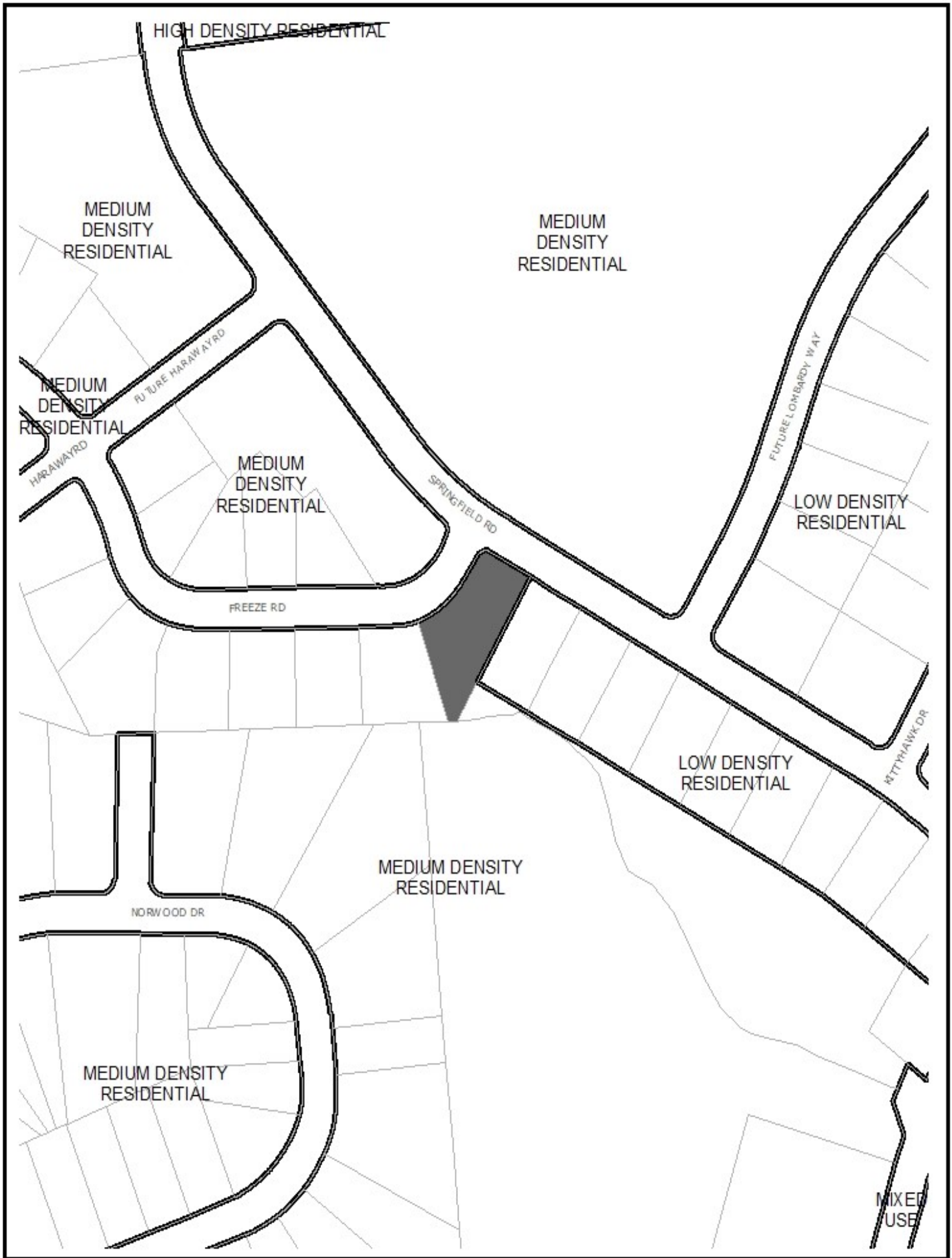
FUTURE HARAWAY RD
SPRINGFIELD RD
FUTURE LOMBARDY WAY
FREEZE RD
NORWOOD DR



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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
1/19/2024

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STAFF REPORT

DATE: February 12, 2024

TO: Planning Commission

FROM: Renee Burton, Division Director of Planning

RE: Rezoning Application PZ24-00034 filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company requesting to rezone approximately 14 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to M-R Multifamily Residential.

SUMMARY

1700 West Main Street is a 157 acre parcel located in the West Main Corridor Overlay with frontage on the Dan River, West Main Street, River Oak Drive and Beccan Drive. The property is currently undeveloped and zoned T-R, Threshold Residential. The applicants, Chris Vail and Brent Cochran on behalf of Sycamore Development Company are requesting to divide the property to create a fourteen (14) acre tract fronting West Main Street, a ten (10) acre tract fronting River Oak Drive and a one hundred and thirty-three 133 acre tract fronting Beccan Drive and the Dan River.

The applicants, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, are requesting to rezone fourteen (14) acres of the 157 acre parcel from T-R, Threshold Residential to M-R, Multi-family Residential. The applicants are proposing a multi-family apartment development of 204 units. The proposed complex is designed with seventeen (17) buildings, 326 parking spaces, a clubhouse, indoor pool and vehicular storage buildings.
The new parcel fronting West Main Street must comply with the regulations set forth in Article 3.X, West Main Corridor Overlay. The West Main Corridor Overlay requires that the development must have a minimum of fifteen percent (15%) open space and that a minimum of fifty percent (50%) of the parking must be located behind the principal structure. The proposed site plan meets both of these requirements.
According to the 2020 Comprehensive Plan (adopted in 2015), the subject property is located in Planning Area 3 and sub area 2. The Comprehensive Plan Land Use map for Area 3 recommends low density residential development as the future land use for the area. The current application is not consistent with this designation. However, the future land use narrative states: "Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only as housing demand grows." The City of Danville is currently experiencing a growth in housing demand and a large-scale development

as proposed would provide housing to meet this demand.
The Planning Staff recommends approval of the application with the conditions stated by the applicant:

1. 204 garden-style, market rate apartment units;
2. Minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure;
3. Minimum of fifteen percent (15%) of the developed area must remain open space;
4. In-ground pool for residents only;
5. Clubhouse for residents only; and
6. Exterior facades to be a minimum of 35% masonry or stone and the remaining to be solid siding. Vinyl is prohibited.

And additional conditions by Staff:

1. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville.
2. A secondary emergency point of egress must be provided. This area must be gated and secured from public use.

Sixty-nine (69) notices were sent out to property owners within three hundred (300) feet. Twenty-five notices were received. Nine (9) were unopposed, sixteen (16) were opposed.

RECOMMENDATION

Planning Staff recommends that the Planning Commission recommend approval of PZ24-00034 to rezone fourteen (14) acres of Parcel ID 51484 from T-R, Threshold Residential to M-R, Multi-family Residential with the following conditions:

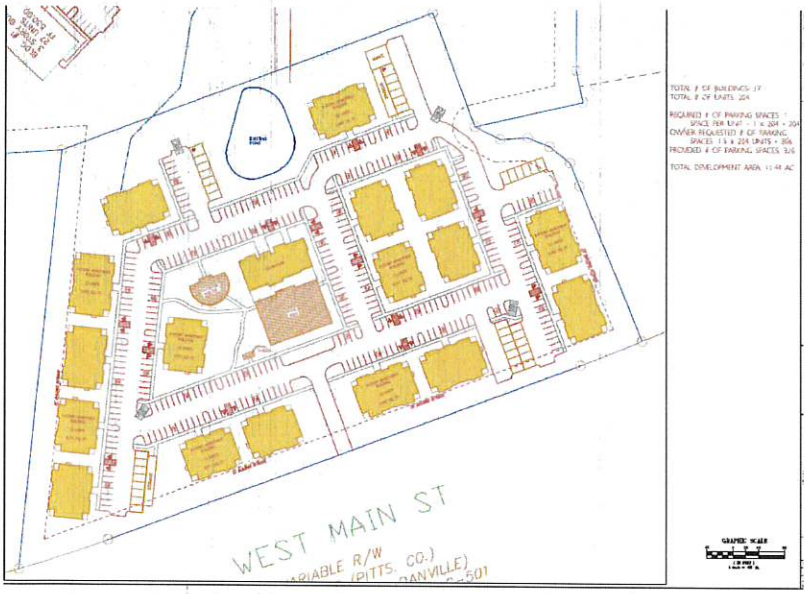
1. 204 garden-style, market rate apartment units;
2. Minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure;
3. Minimum of fifteen percent (15%) of the developed area must remain open space;
4. In-ground pool for residents only;
5. Clubhouse for residents only; and
6. Exterior facades to be a minimum of 35% masonry or stone and the remaining to be solid siding. Vinyl is prohibited.
7. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville.
8. A secondary emergency point of egress must be provided. This area must be gated and secured from public use.

ATTACHMENTS

1. Supporting Docs
2. Plat
3. Open Space Map
4. Comprehensive Plan Area 3
5. 1700 W Main St_AERIALS
6. 1700 W Main St_OWNERS (1)
7. 1700 W Main St_LANDUSE

Request for Rezoning

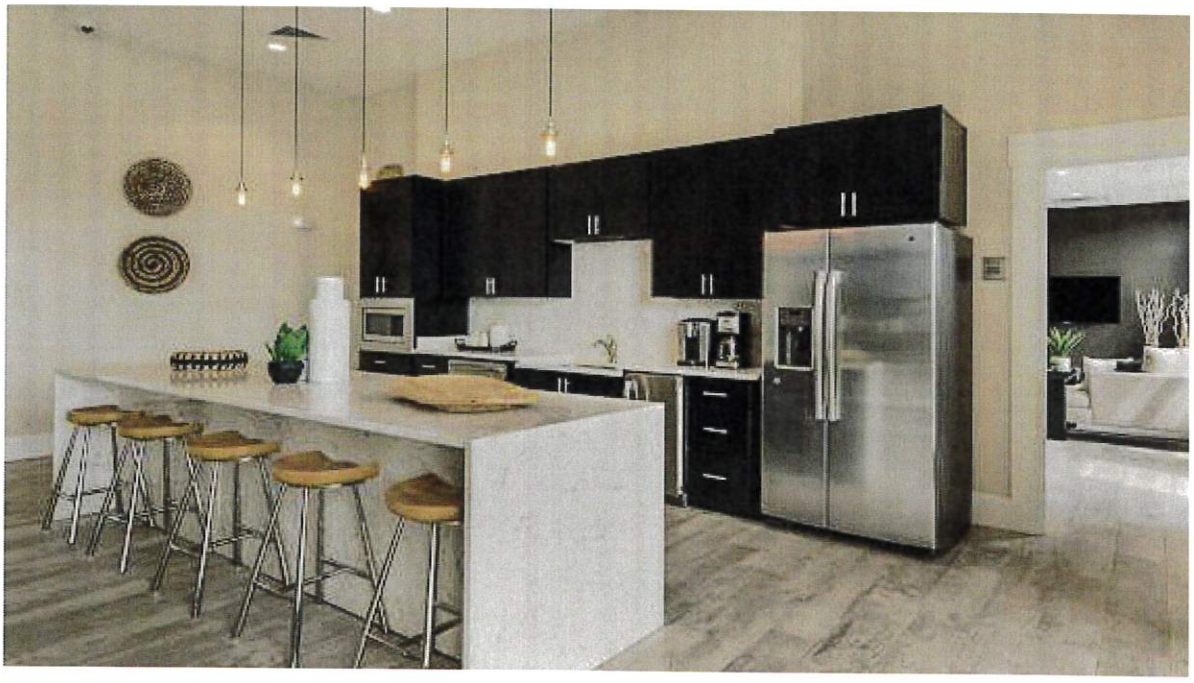
On behalf of Brent Cochran and Chris Vail, we are requesting to rezone the 14.00 +/- acres located along West Main Street, addressed as 1700 W Main Street, Danville, VA. The site is shown below:



Our request is to rezone this section of the parcel, to be subdivided as 'new parcel A', from T-R to a M-R for the purpose of developing 204 multi-family units in addition to a clubhouse, in-ground pool, and vehicular storage buildings. All amenities intended for the private use of future tenants. The Subject parcel is accessed via a turn-in from west bound traffic along W. Main Street. Considering the great need for additional housing options in the City of Danville we feel this rezoning and subsequent development will help move Danville closer toward the goal of an adequate and diverse housing inventory.

The proposed plan offers 326 parking spaces, which is 40% above the required number of spaces per City Code. Directly neighboring properties include an unimproved parcel and River Oak Church. We do not foresee the increased occupancy of the Subject imposing any negative traffic impact on adjacent parcels. Public water is available along W. Main Street. Public sewer is located along the northern portion of the site. There is an existing storm water management pond on site, which will be modified and upgraded for the proposed new development.

The proposed units are constructed in a garden style format (three-story) and the exteriors will be of at-least 35% masonry or stone, with the remainder being a solid siding such as Hardie Plank, as opposed to vinyl. Included on the following pages are some images of a similarly designed complex in another market, constructed by the same builder as the Subject parcel. The units are expected to be leased at market rent, as derived from a HUD appraisal or other approved market study. The rents are forecast to be in line with the rents stated in the Danville prepared 'Point of Commitment' PDF referring to workforce and upscale apartment units.



TOTAL # OF BUILDINGS: 17
TOTAL # OF UNITS: 204

REQUIRED # OF PARKING SPACES: 1
SPACE PER UNIT = 1 x 204 = 204
OWNER REQUESTED # OF PARKING
SPACES: 1.5 x 204 UNITS = 306
PROVIDED # OF PARKING SPACES: 326

TOTAL DEVELOPMENT AREA: 11.44 AC

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

LE&D
PROFESSIONALS, P.C.

WEST MAIN STREET APARTMENTS
BRENT COCHRAN
WEST MAIN STREET - DANVILLE, VA
PRELIMINARY LAYOUT-6 (12-14-23)

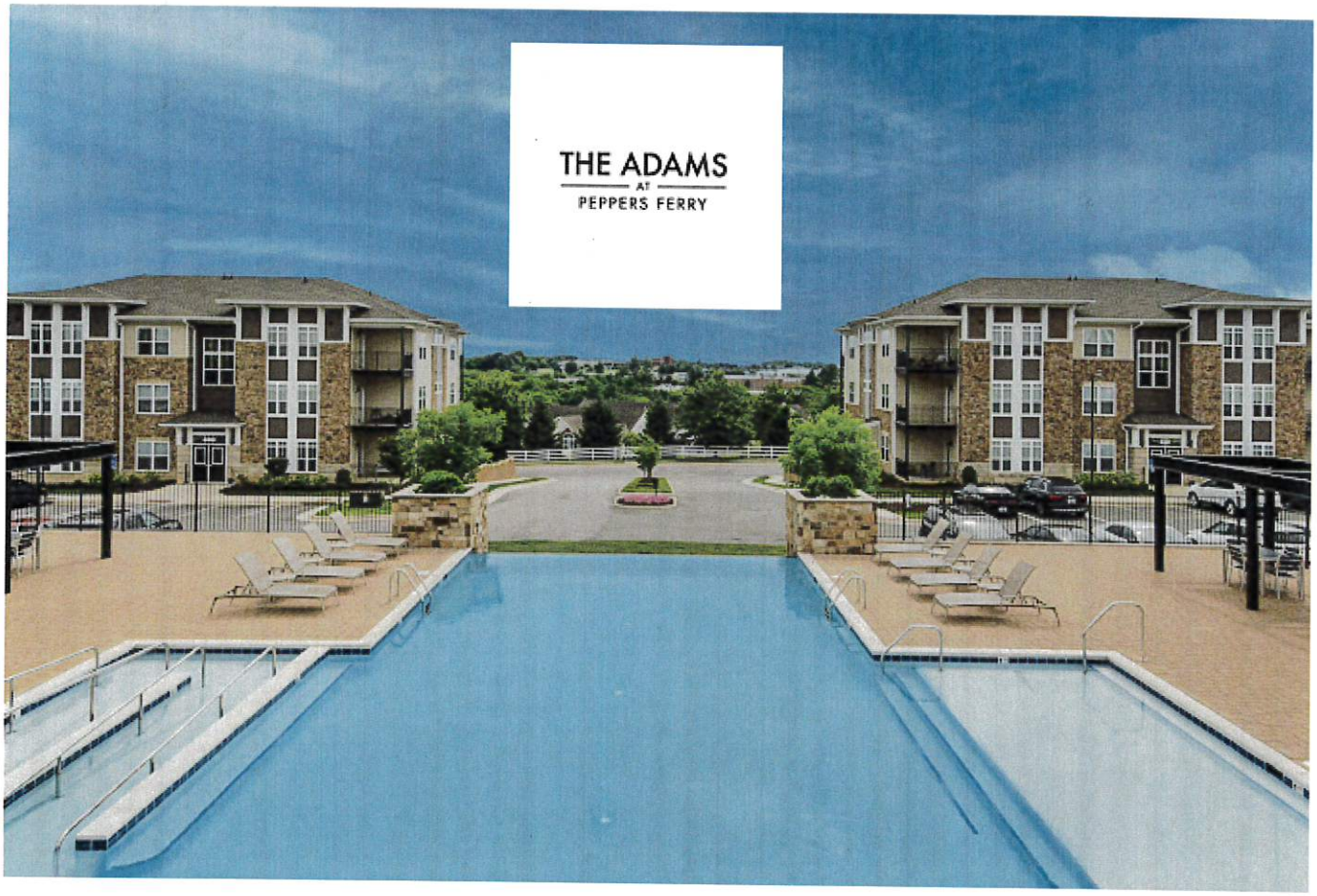
COMMONWEALTH OF VIRGINIA
RYAN WILLIAM GATEWOOD
Lic. No. 023108
PROFESSIONAL ENGINEER

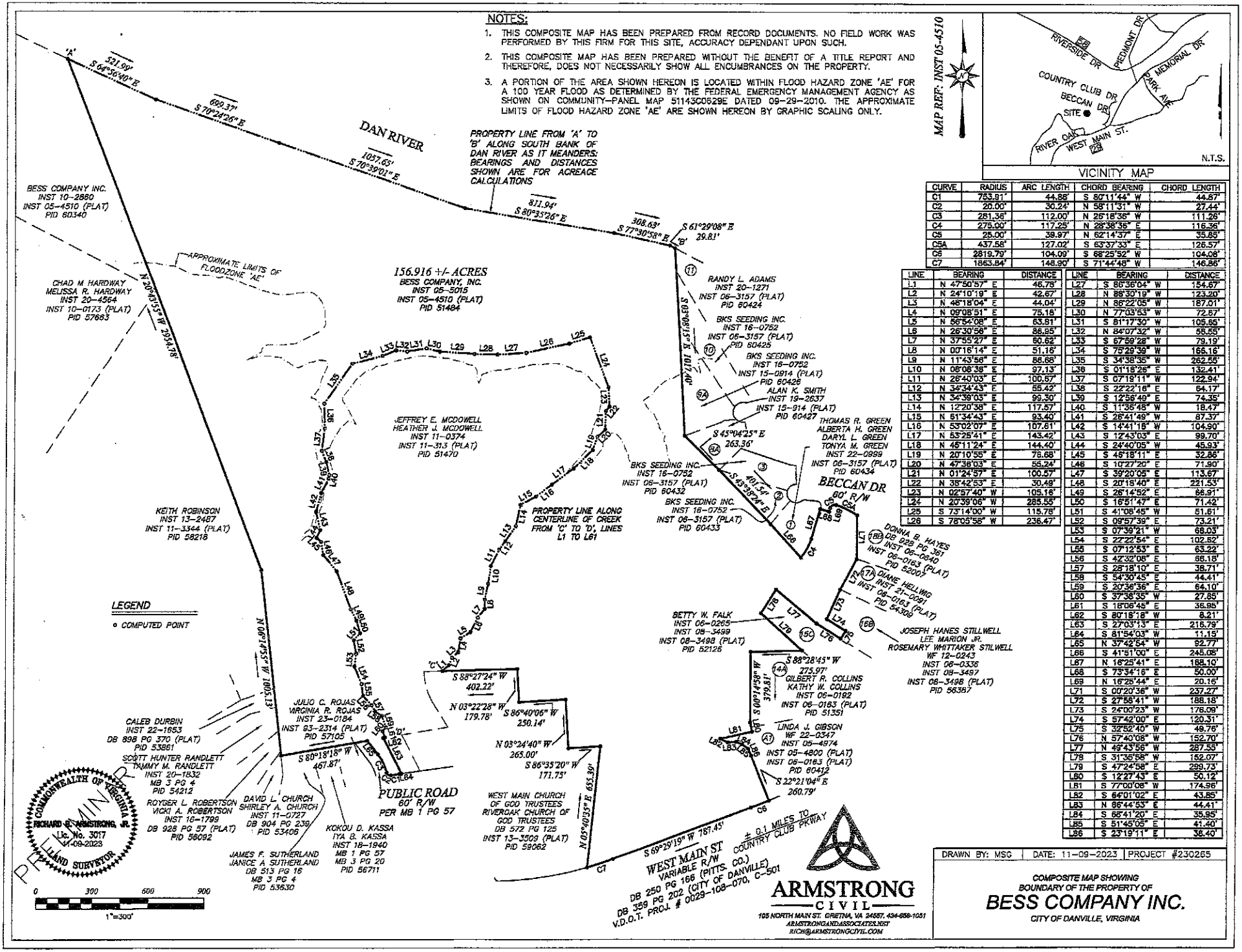
NO.	DATE	REVISIONS	DESCRIPTION	BY

Sheet No.
1 of 1
Date: DECEMBER 14, 2023
Scale: 1" = 40'
Project No.
VA\03-047-A107\
P-23047-LAYOUT-6

THE ADAMS
AT
PEPPERS FERRY

THE ADAMS
AT
PEPPERS FERRY

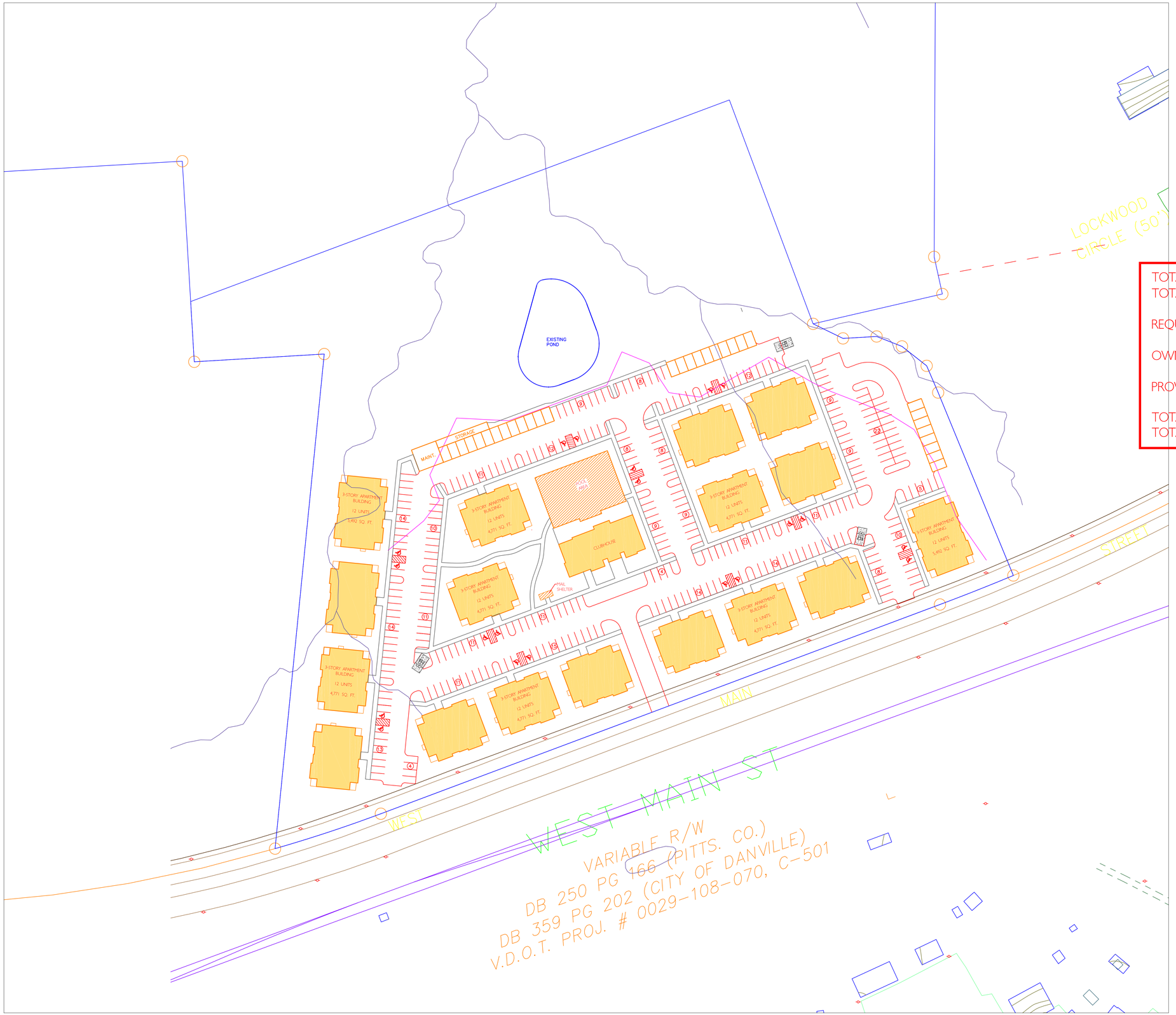

THE ADAMS
AT
PEPPERS FERRY



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	783.91'	44.88'	S 80°11'44" W	44.87'
C2	20.00'	30.24'	N 58°11'31" W	27.44'
C3	281.36'	112.00'	N 26°18'36" W	111.26'
C4	275.00'	117.25'	N 28°38'36" E	116.36'
C5	25.00'	39.97'	N 62°14'37" E	35.85'
C5A	437.58'	127.02'	S 53°37'33" E	126.57'
C6	2819.79'	104.09'	S 68°25'52" W	104.08'
C7	1863.84'	148.90'	S 71°44'48" W	146.86'

LINE	BEARING	DISTANCE
L1	N 47°50'57" E	46.78'
L2	N 24°10'19" E	42.67'
L3	N 46°18'04" E	44.04'
L4	N 09°08'51" E	75.18'
L5	N 56°54'08" E	63.81'
L6	N 26°30'56" E	86.95'
L7	N 37°55'27" E	60.62'
L8	N 00°16'14" E	51.16'
L9	N 11°43'56" E	88.68'
L10	N 06°08'38" E	97.13'
L11	N 26°40'03" E	100.67'
L12	N 34°34'43" E	85.42'
L13	N 34°39'03" E	99.30'
L14	N 12°20'38" E	117.57'
L15	N 61°34'43" E	93.40'
L16	N 53°02'07" E	107.61'
L17	N 53°25'41" E	143.42'
L18	N 45°11'24" E	144.40'
L19	N 20°10'55" E	78.68'
L20	N 47°36'03" E	55.24'
L21	N 01°24'57" E	100.57'
L22	N 38°42'53" E	30.49'
L23	N 02°57'40" W	105.18'
L24	N 20°39'06" W	285.55'
L25	S 73°14'00" W	115.78'
L26	N 78°05'58" W	236.47'

LINE	BEARING	DISTANCE
L27	S 86°36'04" W	154.67'
L28	N 88°30'19" W	123.20'
L29	N 86°22'05" W	187.01'
L30	N 77°03'53" W	72.57'
L31	S 81°17'30" W	105.65'
L32	N 84°07'32" W	58.55'
L33	S 67°59'28" W	79.19'
L34	S 75°29'39" W	166.16'
L35	S 34°38'35" W	262.55'
L36	S 01°18'26" E	132.41'
L37	S 07°19'11" W	122.94'
L38	S 22°22'16" E	64.17'
L39	S 12°56'49" E	74.35'
L40	S 11°35'48" W	18.47'
L41	S 26°41'49" W	87.37'
L42	S 14°41'18" W	104.90'
L43	S 12°43'03" E	99.70'
L44	S 24°40'05" W	45.93'
L45	S 46°18'11" E	32.86'
L46	S 10°27'20" E	71.90'
L47	S 39°20'05" E	113.67'
L48	S 20°18'40" E	221.53'
L49	S 26°14'52" E	66.91'
L50	S 16°51'47" E	71.42'
L51	S 41°08'45" W	51.61'
L52	S 09°57'39" E	73.21'
L53	S 07°39'21" W	66.03'
L54	S 22°27'54" E	102.82'
L55	S 07°12'53" E	63.22'
L56	S 42°32'08" E	66.18'
L57	S 28°18'10" E	38.71'
L58	S 54°30'45" E	44.41'
L59	S 20°36'36" E	64.10'
L60	S 37°38'35" W	27.85'
L61	S 18°06'45" E	36.95'
L62	S 80°18'18" W	8.21'
L63	S 27°03'13" E	215.79'
L64	S 81°54'03" W	11.15'
L65	N 37°42'54" W	92.77'
L66	S 41°51'00" E	245.08'
L67	N 16°25'41" E	188.10'
L68	S 73°34'16" E	50.00'
L69	N 16°25'44" E	20.16'
L71	S 00°20'36" W	237.27'
L72	S 27°58'41" W	188.18'
L73	S 24°00'23" W	176.09'
L74	S 57°42'00" E	120.31'
L75	S 32°52'40" W	49.76'
L76	N 57°40'08" W	152.70'
L77	N 49°43'56" W	287.55'
L78	S 31°36'56" W	152.07'
L79	S 47°24'58" E	299.73'
L80	S 12°27'43" E	50.12'
L81	S 77°00'08" W	174.96'
L82	S 64°01'02" E	43.85'
L83	N 86°44'53" E	44.41'
L84	S 68°41'20" E	35.95'
L85	S 51°45'05" E	41.40'
L86	S 23°19'11" E	36.40'



TOTAL # OF BUILDINGS: 17
TOTAL # OF UNITS: 204

REQUIRED # OF PARKING SPACES: 1
SPACE PER UNIT = 1 x 204 = 204
OWNER REQUESTED # OF PARKING
SPACES: 1.5 x 204 UNITS = 306
PROVIDED # OF PARKING SPACES: 322

TOTAL DEVELOPMENT AREA: 13.6 AC
TOTAL GREEN SPACE: 4.24 AC OR 31.1%

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

LE&D
PROFESSIONALS, P.C.
RIVER RUN EXECUTIVE OFFICES
SUITE-B
110 EXCHANGE STREET
DANVILLE, VA. 24541

N.C. LICENSE: # C-2577
V.A. LICENSE: # 0404-001401

PHONE NO. (434) 792-3680
FAX NO. (434) 792-3685

www.landeng.com

WEST MAIN STREET APARTMENTS
BRENT COCHRAN
WEST MAIN STREET - DANVILLE, VA

PRELIMINARY LAYOUT-9 (2-5-24)

COMMONWEALTH OF VIRGINIA
RYAN WILLIAM GATEWOOD
Lic. No. 055108
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

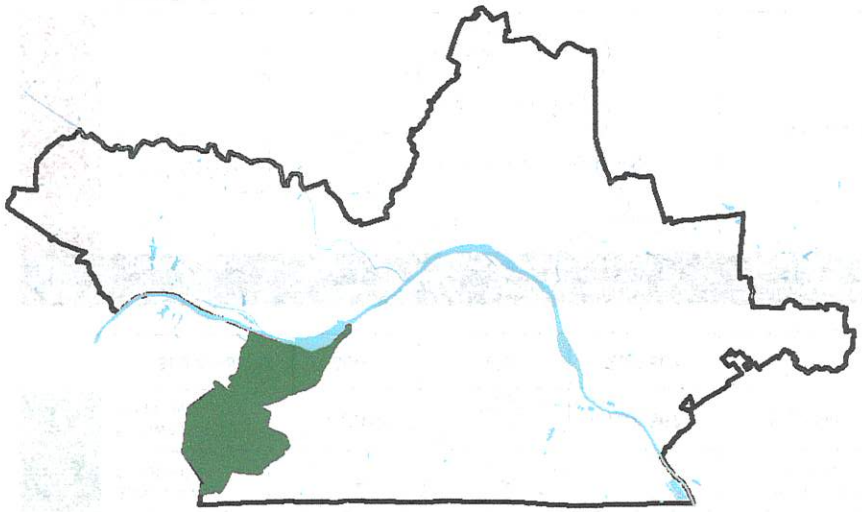
Sheet No. 1 of 1

Date: FEBRUARY 5, 2024

Scale: 1" = 40'

Project No.
VA\23-047-A107\
P-23047-LAYOUT-9

Planning Area 3: COUNTRY CLUB



Location: Planning Area 3 is located in the southwestern portion of the City and encompasses over 1470 total acres (approximately 5% of the City's total land area). It is bordered on the west by the City's corporate limits, on the north by the corporate limits and the Dan River, on the east by West Main Street, and on the south by the Virginia/North Carolina state line. Five Sub Areas and one Redevelopment Area have been identified within the Country Club Planning Area.

Existing Land Use: The Country Club Planning Area is dominated by residential uses, most of which are located in one of four major subdivisions: Withers Park, Cedarbrook, Country Club West or Wedgewood. The vast majority of the residences are single-family detached units, although some multifamily (apartment) units are located within the Planning Area as well. Planning Area 3 is also home to the Danville Golf Club and the Thomasville Builders woodland property (Sub Area 3) which overlooks the Dan River and is currently being forested and subdivided for residential use. Aging commercial strip development borders the West Main (Business Route 29) entranceway at the southern City line.

Environment: The Dan River and the adjacent Dan River Mills woodlands are the two most significant environmental features in the Planning Area. The Dan River mills woodland property drains directly into the City's principal fresh water supply; therefore, the future development of this property must incorporate adequate stormwater management design strategies to protect the fresh water source.

Public Utilities: Public utilities are readily available throughout with the exception of the Thomasville Builders woodland property.

Transportation: West Main Street serves as the principal access road to properties within Planning Area 3. Internal properties are reliant upon a largely unconnected system of local residential collector streets for access.

Corridors: West Main (Business Route 29)

Public Facilities: The City's Parks and Recreation Department has identified a need for an indoor multipurpose recreation facility to serve senior citizens through youth in this Planning Area.

Future Land Use:

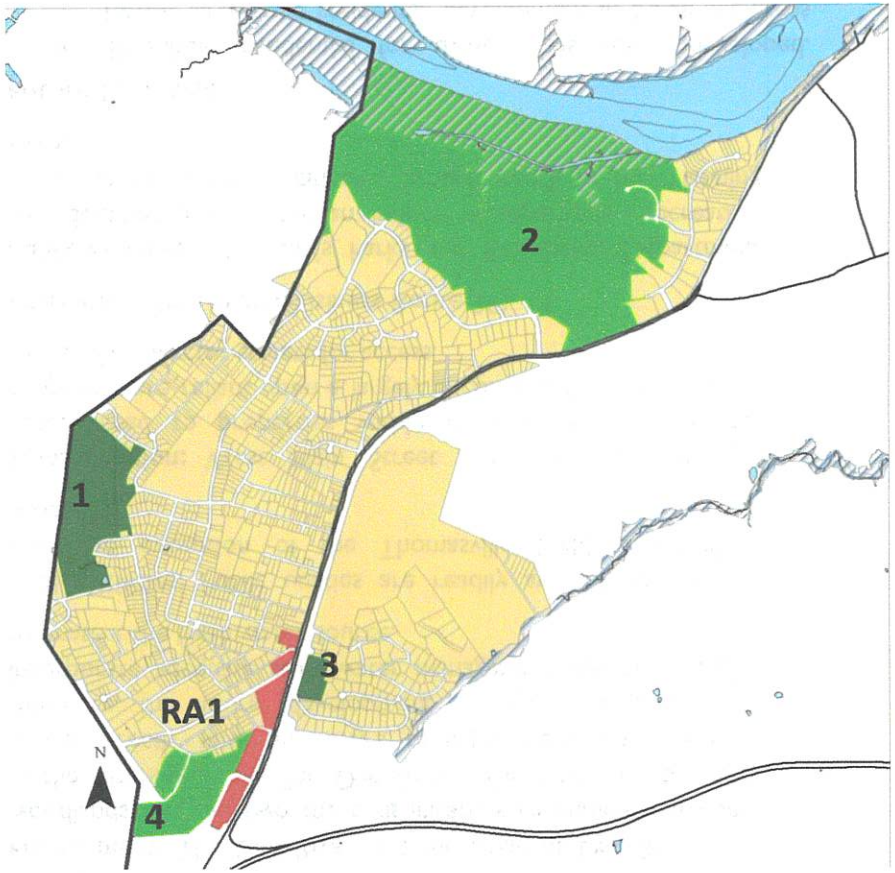
- Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only as housing demand grows.
- W. Main Gateway and Corridor Redevelopment, right-of-way improvements, signage, setbacks.

- Light Industrial at 29 and 58 (good transportation infrastructure and proximity to southern gateway and NC research markets) to accompany redevelopment at gateway.

PLANNING AREA 3

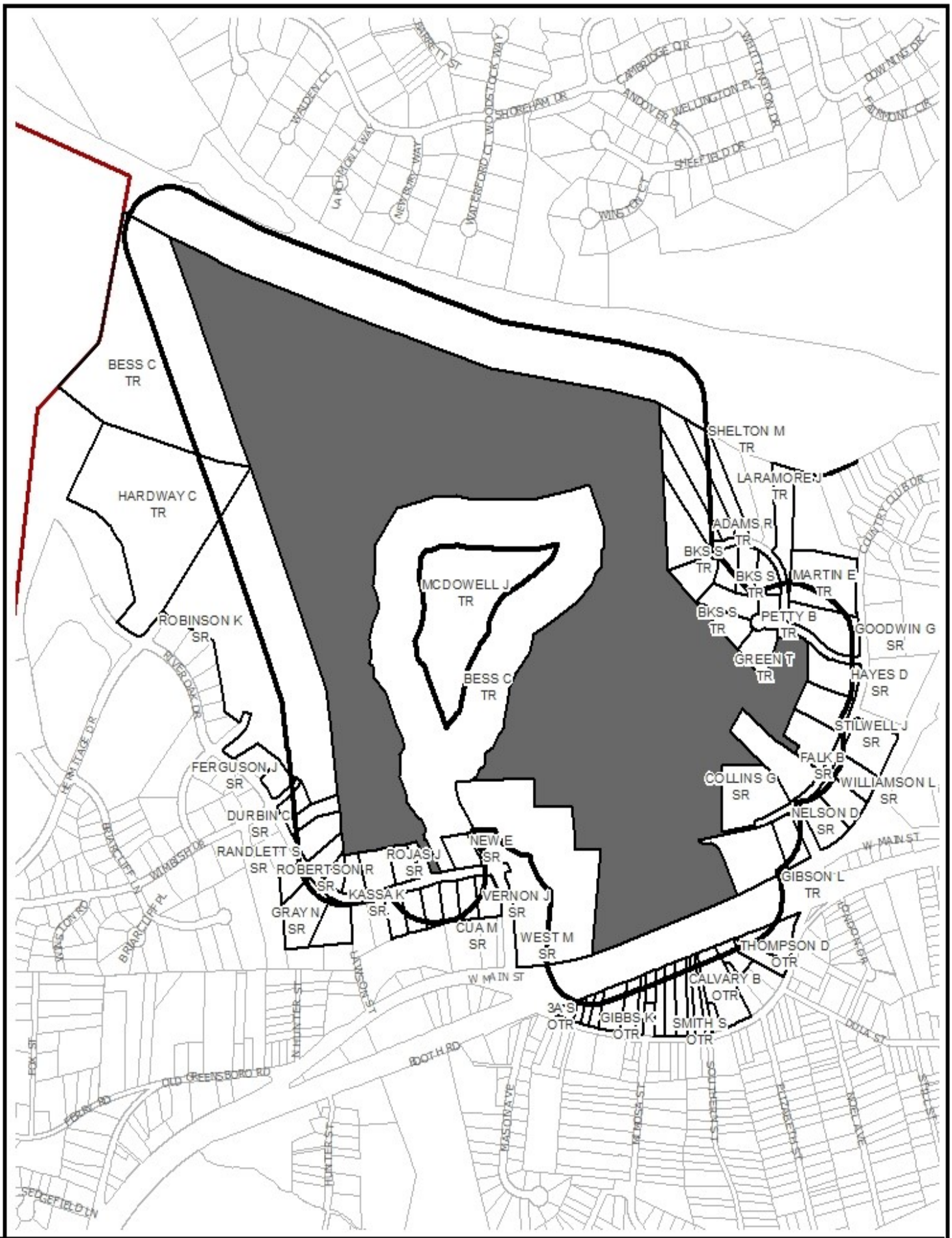
Sub Area	Zoning Classification	Developable Acreage	Potential Yield		Future Land-Use Recommendation
			Units	Sq Feet	
1	Threshold Residential	44	17		Rural Residential
	Old Town Residential	8	24		
	Sub Total:	**52**	**40**		
2	Threshold Residential	207	78		Low Density Residential
	Suburban Residential	12	11		
	Sub Total:	**219**	**89**		
3	Suburban Residential	**5**	**5**		Medium Density Residential
4	Highway Retail Commercial	**30**		**287,667**	Light Industrial
	Sub Areas:	**306**	**135**	**287,667**	

Sub Area	Zoning Classification	Total Acreage	Existing Land Use (% of total acreage)	Future Land-Use Recommendation
1	Light Economic Development	3	Motel (33%)	Mixed Use
	Highway Retail Commercial	13	Single Family Residential (10%)	
			Multi-Family (10%)	
			Distribution Warehouse Wholesale (9%)	
	Redevelopment Areas:	**16**		
	PLANNING AREA:	**322**	**135**	**287,667**



Planning Area 3: COUNTRY CLUB

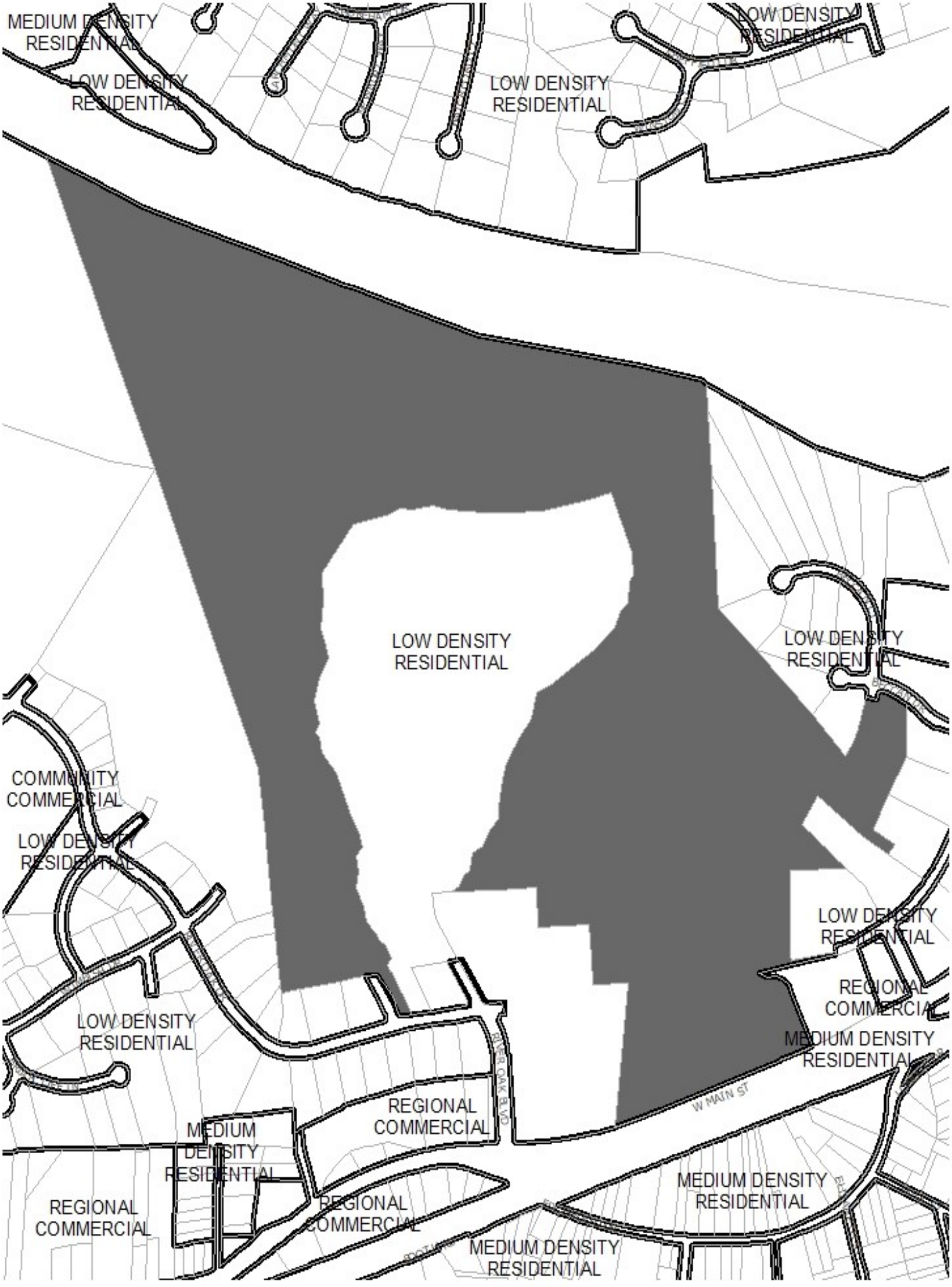
WALDEN CT
LARCHMONT WAY
NEWBURY WAY
SHOREHAM DR
WATERFORD CT
ANDOVER PL
SHERFIELD DR
WINSTON CT
BECCAN CT
BECCAN DR
COUNTRY CLUB DR
FUTURE YORKSHIRE RD
WIMBISH DR
RIVER OAK DR
BRIARCLIFF LN
RIVER OAK BLVD
W MAIN ST
LONDON DR
LAWSON ST
N HUNTER ST
OLD GREENSBORO RD
HUNTER ST
BOOTH RD
MASON AVE
EDGEWOOD DR
MIMOSA ST
SOUTHERN ST
ELIZABETH ST
DULA ST



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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
1/19/2024

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STAFF REPORT

DATE: February 12, 2024

TO: Planning Commission

FROM: Renee Burton, Division Director of Planning

RE: Rezoning Application PZ24-00033 filed by Chris Vail and Brent Cochran on behalf of Sycamore Develoment Company requesting to rezone approximately 10 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to NT-R Neotraditional Residential.

SUMMARY

1700 West Main Street is a 157 acre parcel located in the West Main Corridor Overlay with frontage on the Dan River, West Main Street, River Oak Drive and Beccan Drive. The property is currently undeveloped and zoned T-R, Threshold Residential. The applicants, Chris Vail and Brent Cochran on behalf of Sycamore Development Company are requesting to divide the property to create a fourteen (14) acre tract fronting West Main Street, a ten (10) acre tract fronting River Oak Drive and a one hundred and thirty-three 133 acre tract fronting Beccan Drive and the Dan River.

The applicants, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, are requesting to rezone ten (10) acres of the 157 acre parcel from T-R, Threshold Residential to NT-R, Neotraditional Residential. The applicants are proposing the development of 34 lots for single-family home construction and 3 acres of open recreation space. The NT-R zoning classification allows development of seven (7) units per acre, creating a smaller lot size and an increased sense of community.

The West Main Corridor Overlay requires that the development must have a minimum of fifteen percent (15%) open space and that a minimum of fifty percent (50%) of the parking must be located behind the principal structure. The proposed parcel, once subdivided, will have frontage on River Oak Drive and not West Main Street. Therefore, the parcel will no longer be located in the West Main Corridor Overlay and the aforementioned regulations do not apply.

According to the 2020 Comprehensive Plan (adopted in 2015), the subject property is located in Planning Area 3 and sub area 2. The Comprehensive Plan Land Use map for Area 3 recommends low density residential development as the future land use for the area. The

current application is not consistent with this designation. However, the future land use narrative states: "Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only as housing demand grows." The City of Danville is currently experiencing a growth in housing demand and a large-scale development as proposed would provide housing to meet this demand.

The NT-R zoning classification is to be applied selectively to new single family residential subdivisions on tracts of five acres or greater, with the intent and objectives of:

•Encouraging an expanded supply of affordable detached housing;
•Creating residential architecture with attractive character and variety;
•Promoting human-scaled and harmonious neighborhoods;
•Increasing neighborhood interaction, community spirit, security, and safety;
•Creating pedestrian-friendly neighborhood circulation systems;•Employing street systems which reduce through movements and promote "calming";
•Stimulating the application traditional neighborhood design concepts;
•Providing suitable landscaped open space and active recreation areas;
•Conserving areas of significant vegetation and sensitive ecological characteristics; and
•Reducing social barriers between poverty and affluence vis a vis the "gated community."

Sixty-nine (69) notices were sent out to property owners within three hundred (300) feet. Twenty-five notices were received. Nine (9) were unopposed, (16) sixteen were opposed.

RECOMMENDATION

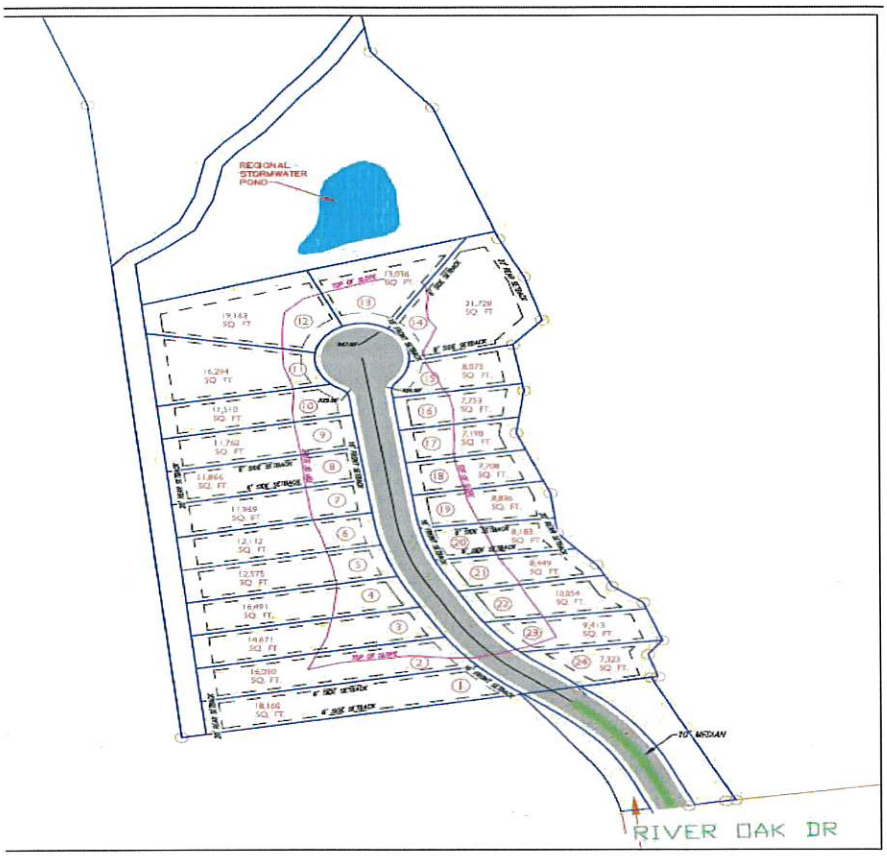
The Planning Staff recommends that the City Planning Commission recommend approval of PZ24-00033 to rezone a ten (10) acre portion of Parcel ID 51484 from T-R, Threshold Residential to NT-R, NeoTraditional Residential. The rezoning will allow construction of a non-traditional single family development of 24 affordable new homes. This type of development is desired and needed for the continued growth and expansion of the City's housing inventory.

ATTACHMENTS

1. Supporting Docs
2. Plat
3. Comprehensive Plan Area 3
4. 1700 W Main St_AERIALS
5. 1700 W Main St_OWNERS (1)
6. 1700 W Main St_LANDUSE

Request for Rezoning

On behalf of Brent Cochran and Chris Vail, we are requesting to rezone the 10.06+/- acres located along River Oak Drive, addressed as 1700 W Main Street, Danville, VA. The site is shown below:

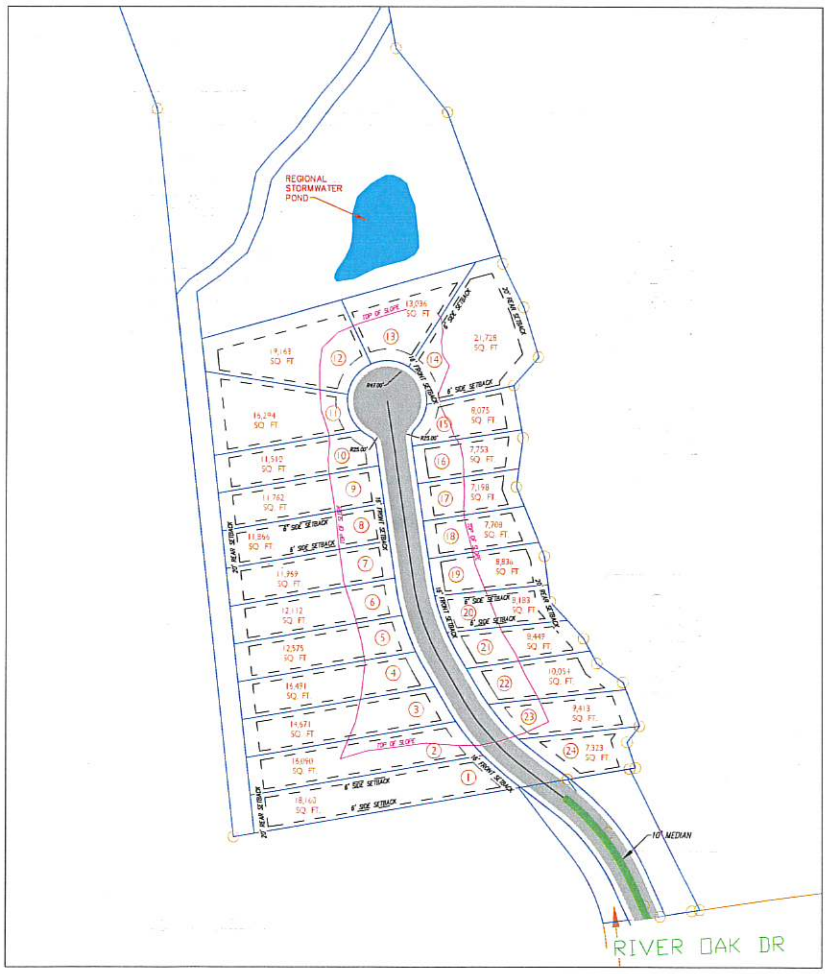


Request for Rezoning

Our request is to rezone this section of the parcel, to be subdivided as 'new parcel B', from T-R to a NT-R for the purpose of developing a 34-lot residential subdivision. The Subject parcel is accessed via an existing right of way from River Oak Drive. We would be developing a new road to VDOT standards which would become a public roadway upon completion of the development. Considering the great need for additional housing options in the City of Danville we feel this rezoning and subsequent development will help move Danville closer toward the goal of an adequate and diverse housing inventory.

The proposed plan offers 3.05-acres of proposed open space area 35% greater than the code requirement for the proposed zoning. Public water is existing along River Oak Drive, and public sewer is located along the southwestern side of the proposed parcel. Electricity is publicly available at the street as well. The site is adjacent to several existing residential homes along River Oak Drive, on both sides of the proposed Subject. There is existing storm water maintenance infrastructure on site which would be upgraded and modified for the proposed development. The homes would be constructed for sale, rather than for rent.

The proposed homes are constructed in an appealing design offering multiple choices of 1-story, 1.5-story, and 2-story layouts with attached garages. The following pages include some images of a highly similar development in another market, constructed by the same builder as the proposed Subject property.



GROSS SITE AREA: 10.06 AC
REQUIRED OPEN SPACE AREA: 20% x 10.06 AC = 2.01 AC
PROPOSED OPEN SPACE AREA: 3.05 AC

NET DEVELOPABLE AREA:
0.5 * (RESIDENTIAL LOT AREA – ROW AREA) + (POND LOT AREA – POND AREA)
= 0.5 * (343,431 SQ. FT. – 35,907 SQ. FT.) + (94,968 – 10,644)
= 238,086 SQ. FT. (5.47 AC)

TOTAL NUMBER OF LOTS: 24

ZONING: NT-R NEO-TRADITIONAL RESIDENTIAL
FRONT SETBACK: 16 FT.
REAR SETBACK: 20 FT.
SIDE SETBACK: 6 FT.

MINIMUM LOT FRONTAGE: 45 FT.
MINIMUM LOT DEPTH: 80 FT.
MINIMUM LOT AREA: 4,000 SQ. FT.

ROAD LENGTH: 827 FT.
ROAD WIDTH: 34 FT.
ROW WIDTH: 50 FT.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

LE&D PROFESSIONALS, P.C.

RIVER OAK DRIVE SUBDIVISION
BRENT COCHRAN
RIVER OAK DRIVE - DANVILLE, VA

PRELIMINARY LAYOUT-10

COMMONWEALTH OF VIRGINIA
RYAN WILLIAM GAIZWOOD
Lic. No. 055108
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

REVISIONS

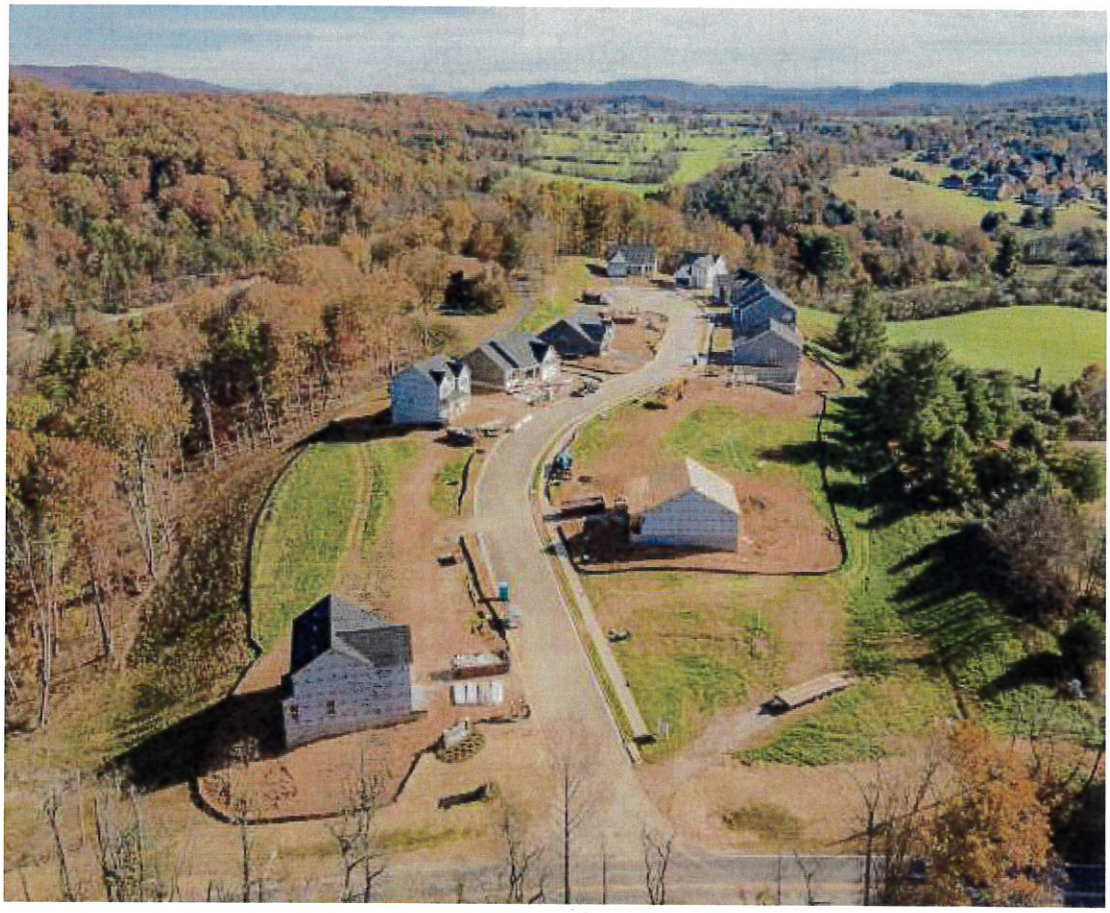
Sheet No. 1 of 1
Date: JANUARY 4, 2024
Scale: 1" = 60'
Project No. VA\23-047-A107\P-23047-LAYOUT-10

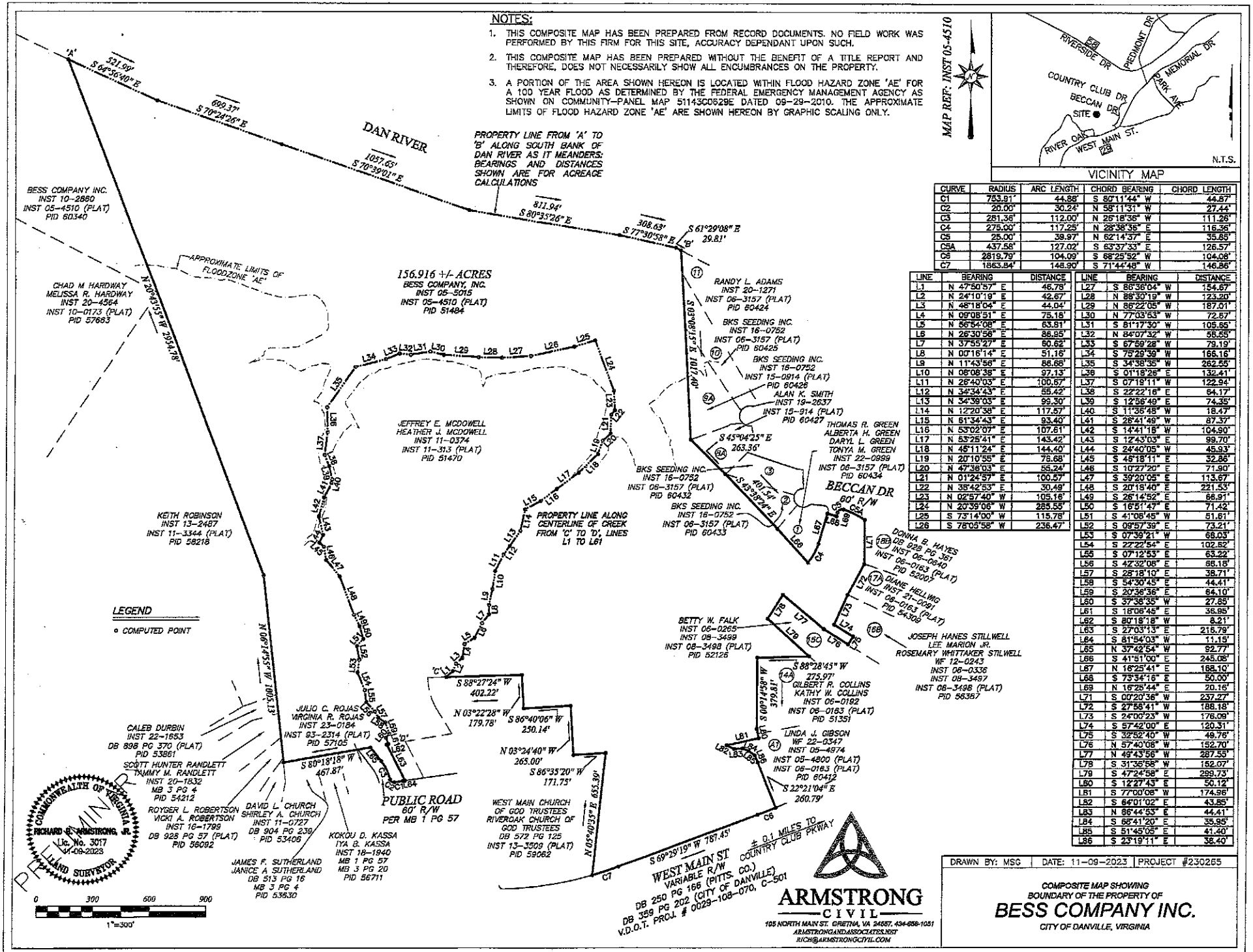
The Emory

The Remington

The Shenandoah

The Madison



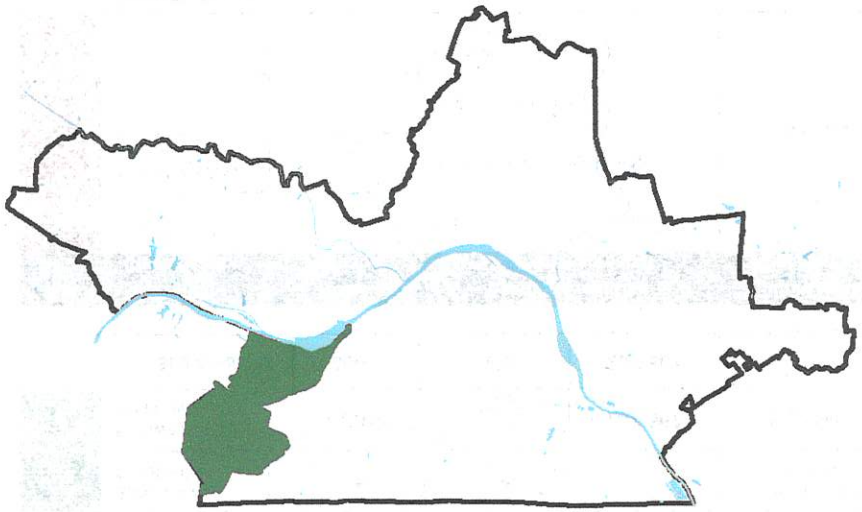


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	783.91'	44.88'	S 80°11'44" W	44.87'
C2	20.00'	30.24'	N 58°11'31" W	27.44'
C3	281.36'	112.00'	N 26°18'36" W	111.26'
C4	275.00'	117.25'	N 28°38'36" E	116.36'
C5	25.00'	39.97'	N 62°14'37" E	35.85'
C5A	437.58'	127.02'	S 53°37'33" E	126.57'
C6	2819.79'	104.09'	S 68°25'52" W	104.08'
C7	1863.84'	148.90'	S 71°44'48" W	146.86'

LINE	BEARING	DISTANCE
L1	N 47°50'57" E	46.78'
L2	N 24°10'19" E	42.67'
L3	N 46°18'04" E	44.04'
L4	N 09°08'51" E	75.18'
L5	N 56°54'08" E	63.81'
L6	N 26°30'56" E	86.95'
L7	N 37°55'27" E	60.62'
L8	N 00°16'14" E	51.16'
L9	N 11°43'56" E	88.68'
L10	N 06°08'38" E	97.13'
L11	N 26°40'03" E	100.67'
L12	N 34°34'43" E	85.42'
L13	N 34°39'03" E	99.30'
L14	N 12°20'38" E	117.57'
L15	N 61°34'43" E	93.40'
L16	N 53°02'07" E	107.61'
L17	N 53°25'41" E	143.42'
L18	N 45°11'24" E	144.40'
L19	N 20°10'55" E	78.68'
L20	N 47°36'03" E	55.24'
L21	N 01°24'57" E	100.57'
L22	N 38°42'53" E	30.49'
L23	N 02°57'40" W	105.18'
L24	N 20°39'06" W	285.55'
L25	S 73°14'00" W	115.78'
L26	N 78°05'58" W	236.47'

LINE	BEARING	DISTANCE
L27	S 86°36'04" W	154.67'
L28	N 88°30'19" W	123.20'
L29	N 86°22'05" W	187.01'
L30	N 77°03'53" W	72.57'
L31	S 81°17'30" W	105.65'
L32	N 84°07'32" W	58.55'
L33	S 67°59'28" W	79.19'
L34	S 75°29'39" W	166.16'
L35	S 34°38'35" W	262.55'
L36	S 01°18'26" E	132.41'
L37	S 07°19'11" W	122.94'
L38	S 22°22'16" E	64.17'
L39	S 12°56'49" E	74.35'
L40	S 11°35'48" W	18.47'
L41	S 26°41'49" W	87.37'
L42	S 14°41'18" W	104.90'
L43	S 12°43'03" E	99.70'
L44	S 24°40'05" W	45.93'
L45	S 46°18'11" E	32.86'
L46	S 10°27'20" E	71.90'
L47	S 39°20'05" E	113.67'
L48	S 20°18'40" E	221.53'
L49	S 26°14'52" E	66.91'
L50	S 16°51'47" E	71.42'
L51	S 41°08'45" W	51.61'
L52	S 09°57'39" E	73.21'
L53	S 07°39'21" W	66.05'
L54	S 22°27'54" E	102.82'
L55	S 07°12'53" E	63.22'
L56	S 42°32'08" E	66.18'
L57	S 28°18'10" E	38.71'
L58	S 54°30'45" E	44.41'
L59	S 20°36'36" E	64.10'
L60	S 37°38'35" W	27.85'
L61	S 18°06'45" E	36.95'
L62	S 80°18'18" W	8.21'
L63	S 27°03'13" E	215.79'
L64	S 81°54'03" W	11.15'
L65	N 37°42'54" W	92.77'
L66	S 41°51'00" E	245.08'
L67	N 16°25'41" E	188.10'
L68	S 73°34'16" E	50.00'
L69	N 16°25'44" E	20.16'
L71	S 00°20'36" W	237.27'
L72	S 27°58'41" W	188.18'
L73	S 24°00'23" W	176.09'
L74	S 57°42'00" E	120.31'
L75	S 32°52'40" W	49.76'
L76	N 57°40'08" W	152.70'
L77	N 49°43'56" W	287.55'
L78	S 31°36'56" W	152.07'
L79	S 47°24'58" E	299.73'
L80	S 12°27'43" E	50.12'
L81	S 77°00'08" W	174.96'
L82	S 64°01'02" E	43.85'
L83	N 86°44'53" E	44.41'
L84	S 66°41'20" E	35.95'
L85	S 51°45'05" E	41.40'
L86	S 23°19'11" E	36.40'

Planning Area 3: COUNTRY CLUB



Location: Planning Area 3 is located in the southwestern portion of the City and encompasses over 1470 total acres (approximately 5% of the City's total land area). It is bordered on the west by the City's corporate limits, on the north by the corporate limits and the Dan River, on the east by West Main Street, and on the south by the Virginia/North Carolina state line. Five Sub Areas and one Redevelopment Area have been identified within the Country Club Planning Area.

Existing Land Use: The Country Club Planning Area is dominated by residential uses, most of which are located in one of four major subdivisions: Withers Park, Cedarbrook, Country Club West or Wedgewood. The vast majority of the residences are single-family detached units, although some multifamily (apartment) units are located within the Planning Area as well. Planning Area 3 is also home to the Danville Golf Club and the Thomasville Builders woodland property (Sub Area 3) which overlooks the Dan River and is currently being forested and subdivided for residential use. Aging commercial strip development borders the West Main (Business Route 29) entranceway at the southern City line.

Environment: The Dan River and the adjacent Dan River Mills woodlands are the two most significant environmental features in the Planning Area. The Dan River mills woodland property drains directly into the City's principal fresh water supply; therefore, the future development of this property must incorporate adequate stormwater management design strategies to protect the fresh water source.

Public Utilities: Public utilities are readily available throughout with the exception of the Thomasville Builders woodland property.

Transportation: West Main Street serves as the principal access road to properties within Planning Area 3. Internal properties are reliant upon a largely unconnected system of local residential collector streets for access.

Corridors: West Main (Business Route 29)

Public Facilities: The City's Parks and Recreation Department has identified a need for an indoor multipurpose recreation facility to serve senior citizens through youth in this Planning Area.

Future Land Use:

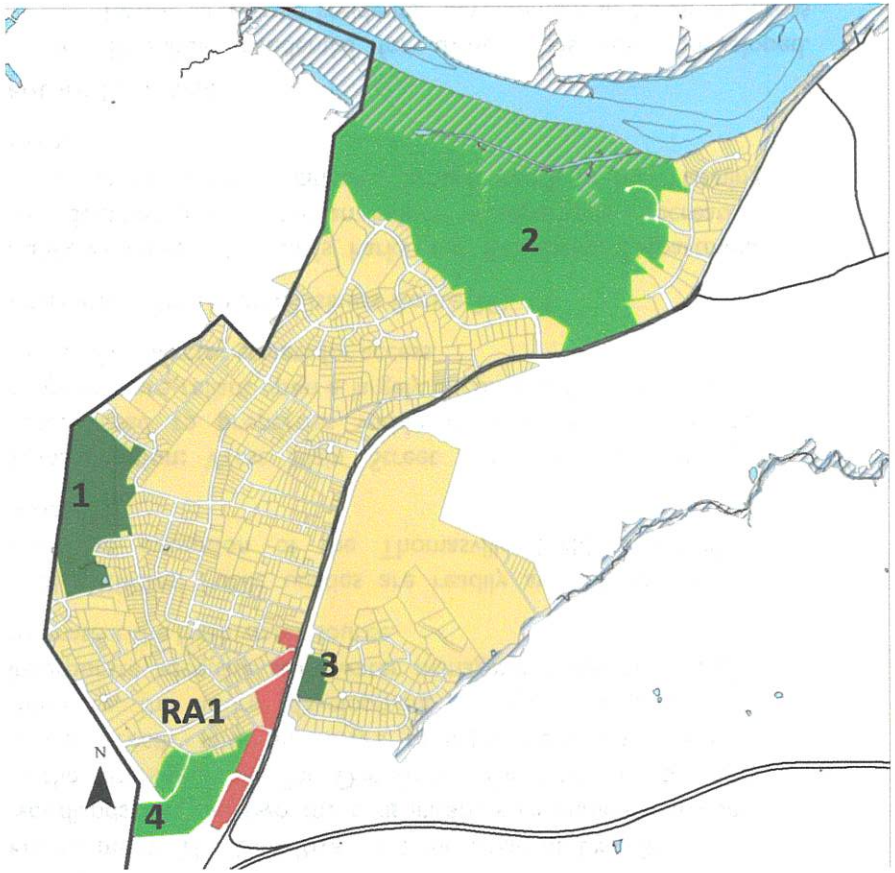
- Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only as housing demand grows.
- W. Main Gateway and Corridor Redevelopment, right-of-way improvements, signage, setbacks.

- Light Industrial at 29 and 58 (good transportation infrastructure and proximity to southern gateway and NC research markets) to accompany redevelopment at gateway.

PLANNING AREA 3

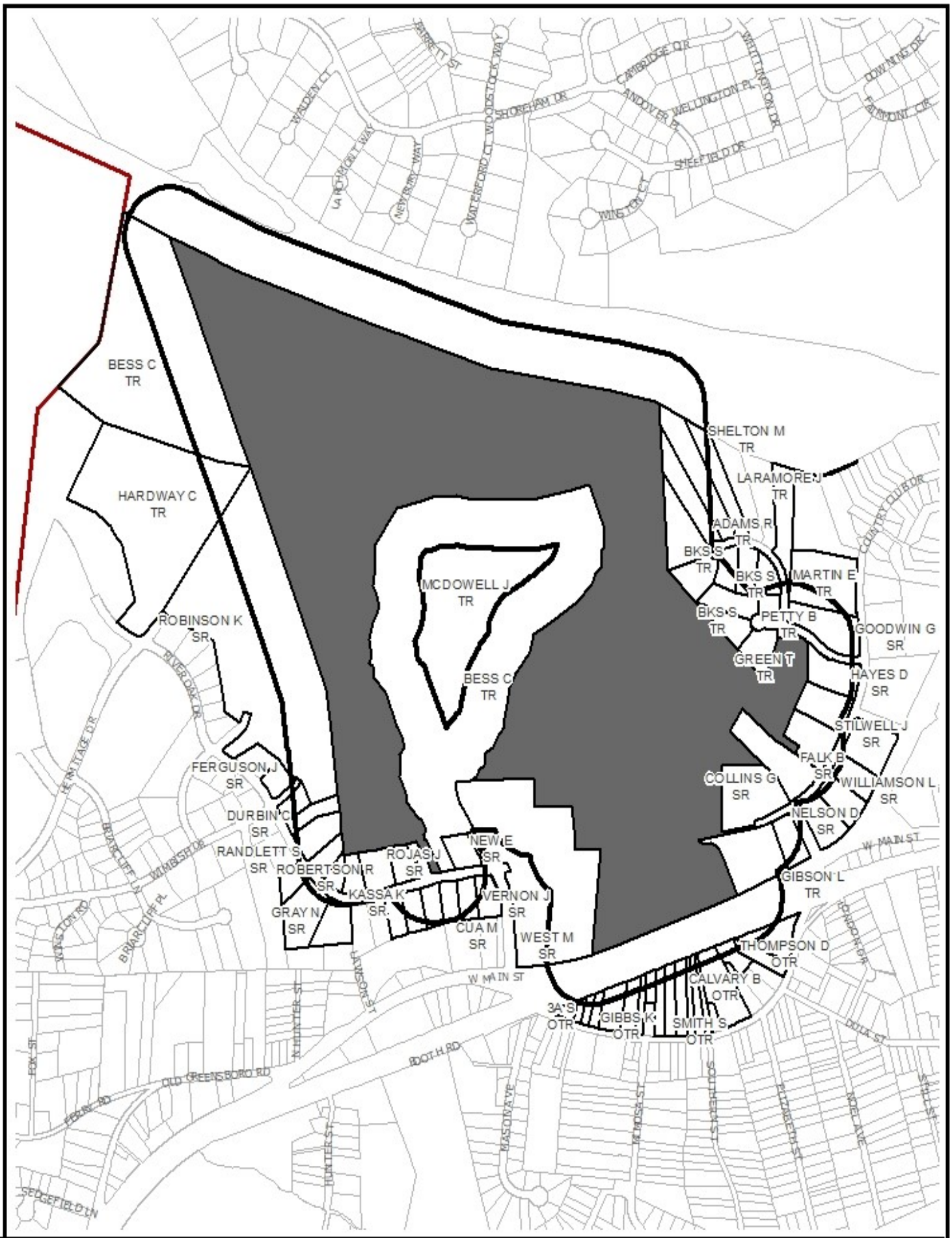
Sub Area	Zoning Classification	Developable Acreage	Potential Yield		Future Land-Use Recommendation
			Units	Sq Feet	
1	Threshold Residential	44	17		Rural Residential
	Old Town Residential	8	24		
	Sub Total:	**52**	**40**		
2	Threshold Residential	207	78		Low Density Residential
	Suburban Residential	12	11		
	Sub Total:	**219**	**89**		
3	Suburban Residential	**5**	**5**		Medium Density Residential
4	Highway Retail Commercial	**30**		**287,667**	Light Industrial
	Sub Areas:	**306**	**135**	**287,667**	

Sub Area	Zoning Classification	Total Acreage	Existing Land Use (% of total acreage)	Future Land-Use Recommendation
1	Light Economic Development	3	Motel (33%)	Mixed Use
	Highway Retail Commercial	13	Single Family Residential (10%)	
			Multi-Family (10%)	
			Distribution Warehouse Wholesale (9%)	
	Redevelopment Areas:	**16**		
	PLANNING AREA:	**322**	**135**	**287,667**



Planning Area 3: COUNTRY CLUB

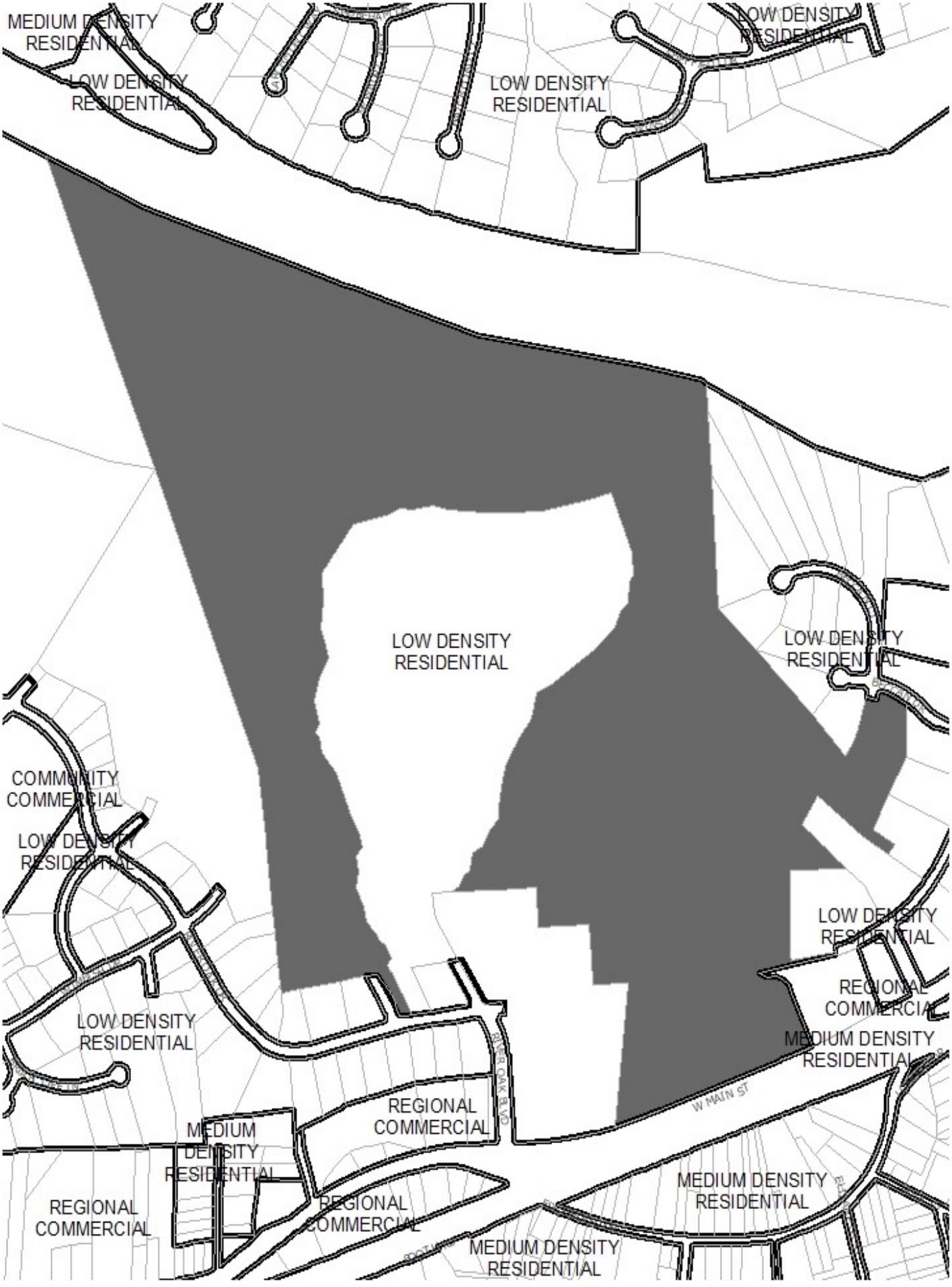
WALDEN CT
LARCHMONT WAY
NEWBURY WAY
SHOREHAM DR
WATERFORD CT
ANDOVER PL
SHERFIELD DR
WINSTON CT
BECCAN CT
BECCAN DR
COUNTRY CLUB DR
FUTURE YORKSHIRE RD
WIMBISH DR
RIVER OAK DR
RIVER OAK BLVD
BRIARCLIFF LN
W MAIN ST
LONDON DR
LAWSON ST
N HUNTER ST
HUNTER ST
OLD GREENSBORO RD
BOOTH RD
MASON AVE
EDGEWOOD DR
MIMOSA ST
SOUTHERN ST
ELIZABETH ST
DULA ST



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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
1/19/2024

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.

STAFF REPORT

DATE: February 12, 2024

TO: Planning Commission

FROM: Renee Burton, Division Director of Planning

RE: Special Use Permit application PZ24-00038 filed by Frederick and Laura Meder to convert a single-family residence into a duplex at 912 Green Street in accordance with Article 3.E Section C Item 2.

SUMMARY

The applicants, Frederick and Laura Meder, are requesting a Special Use Permit to convert a single-family dwelling to a duplex at 912 Green Street. 912 Green Street was constructed ca. 1890 and is located in the Old West End Historic District. The historic structure boasts a 3,744 square foot floor plan and driveway access to the rear yard. The conversion to a duplex would require the addition of a side entrance and a new interior layout. The applicant has provided a copy of the interior layout with their Special Use Permit application. Exterior changes must be reviewed and approved by the Commission of Architectural Review prior to construction.

The proposed interior layout for a duplex conversion at 912 Green Street has received a preliminary review. There are no comments that would hinder this application from moving forward.

Conversion of a single-family residence of this size to a duplex offers two (2) large units for rent. There are existing duplex units on Green Street and the adjacent streets. This conversion is not out of character for the area.

On January 25, 2024, the Commission of Architectural Review reviewed this request and voted 5 - 0 to recommend approval of PZ24-00038 to the City Planning Commission.

Seventy (70) notices were sent out to property owners within three hundred (300) feet. Sixteen (16) were unopposed, one (1) was opposed, and one (1) was undecided.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ24-00038 filed by Frederick and Laura Meder to convert a single-family residence to a duplex in accordance with Article 3.E Section C Item 2 at 912 Green Street. The conversion is compatible with the neighborhood and will close the gap in the existing housing shortage in the City.

ATTACHMENTS

1. Application
2. 912 Green Street_Historic Data
3. 912 Green St_AERIALS
4. 912 Green St_OWNERS (1)
5. 912 Green St_LANDUSE

Deadline: Jonary 16th

City of Danville
Community Development
Planning Division

CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of $360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
   a. A preliminary site plan in accordance with the Site Plan Regulations.
   b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
   c. A written statement of proposed project compatibility with the following:
      (1.) The Comprehensive Plan.
      (2.) The applicable zoning district.
      (3.) The surrounding properties.
      (4.) Current and future neighborhood conditions.
      (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
      (6.) Adequate public facilities.
   d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
      (1.) The architectural elevations and floor plans of proposed building(s).
      (2.) Traffic impact analysis.
      (3.) Fiscal impact analysis.
      (4.) Parking and site circulation analysis.
      (5.) Photographs of property and surrounding area.
      (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Address: _____

Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 912 GREEN St.

Applicant: FREDERICK & LAURA MEDER

Applicant's Address: 918 GREEN St

Applicant's Phone Number: 336-207-0436

Applicant's E-mail: frederick.meder@gmail.com

Describe Proposed Request:

Frederick L Meder 12-6-2024
Applicant Signature date

FREDERICK L. MEDER JR. 12-6-24
Property Owner Signature date
(if not applicant)

912 Green St

As per our request, we would like to turn 912 Green St., currently a single family home, into a duplex. 912 was previously a multifamily home before Mitch and Debbie Stewart moved back and maintained it as a single family home.

According to the Danville Housing Strategy, D2099 Danville, VA, V5LOX7. The demographic needs point to a very real need of housing for 62 and older age group. We are looking to attend to this need.

912 has over 22 rooms and most rooms are 16'x18' with the smallest being 10'x12' and it is over 3700 sqft of somewhat cutup living spaces. I might add that the original home had less than 12 or possible only 9 rooms. This home was built without bathrooms and presents a tremendous challenge in locating the bathrooms needed.

We propose to restore this home, up grade the efficiency standards to meet the current Build Back Better guidelines. Note; All of the current major mechanicals are extremely out dated or broken. We will remove the gas service from this home and it will become 100% electric. We have learned when one applies the newest science based technology and ideas, the health of the home, the people within, and the surrounding community improves.

We have a wonderful example in a previous projects, 154 Chestnut St clearly demonstrates superior workmanship and our use of the new building science and technological advances in the homes mechanical systems. If needed we can make a site visit to 154 Chestnut St.

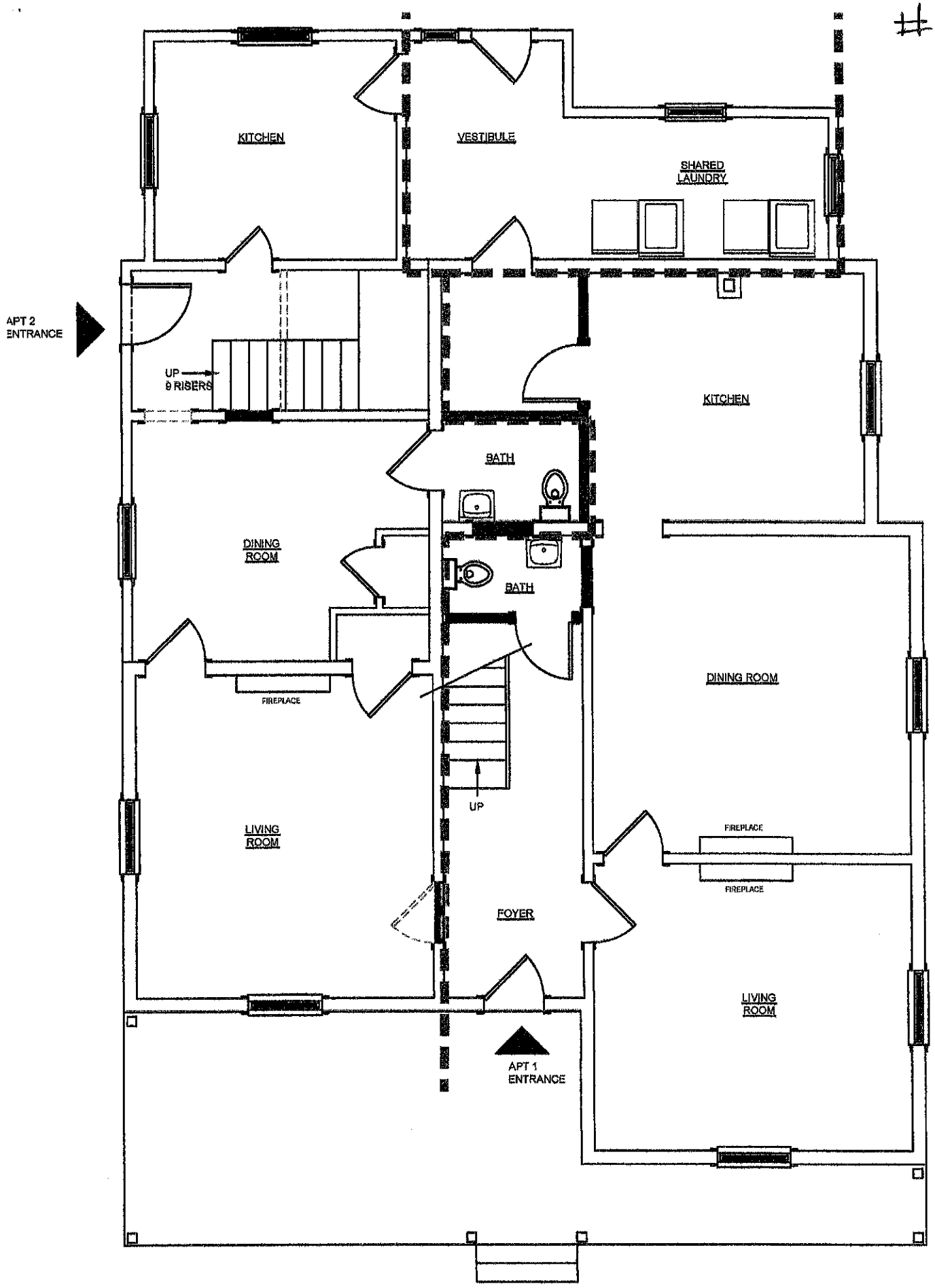
912 Green St is no small endeavor and will require thousands of hours of skilled and non skill labor. And please note this work will follow all historic restoration guidelines which will keep and improve this homes historic integrity.

We are working with an architect and have included 2 concepts for this duplex in the package. Please note that we are leaning toward the installation of an elevator to help serve the senior population.

Thank you for your consideration and efforts.

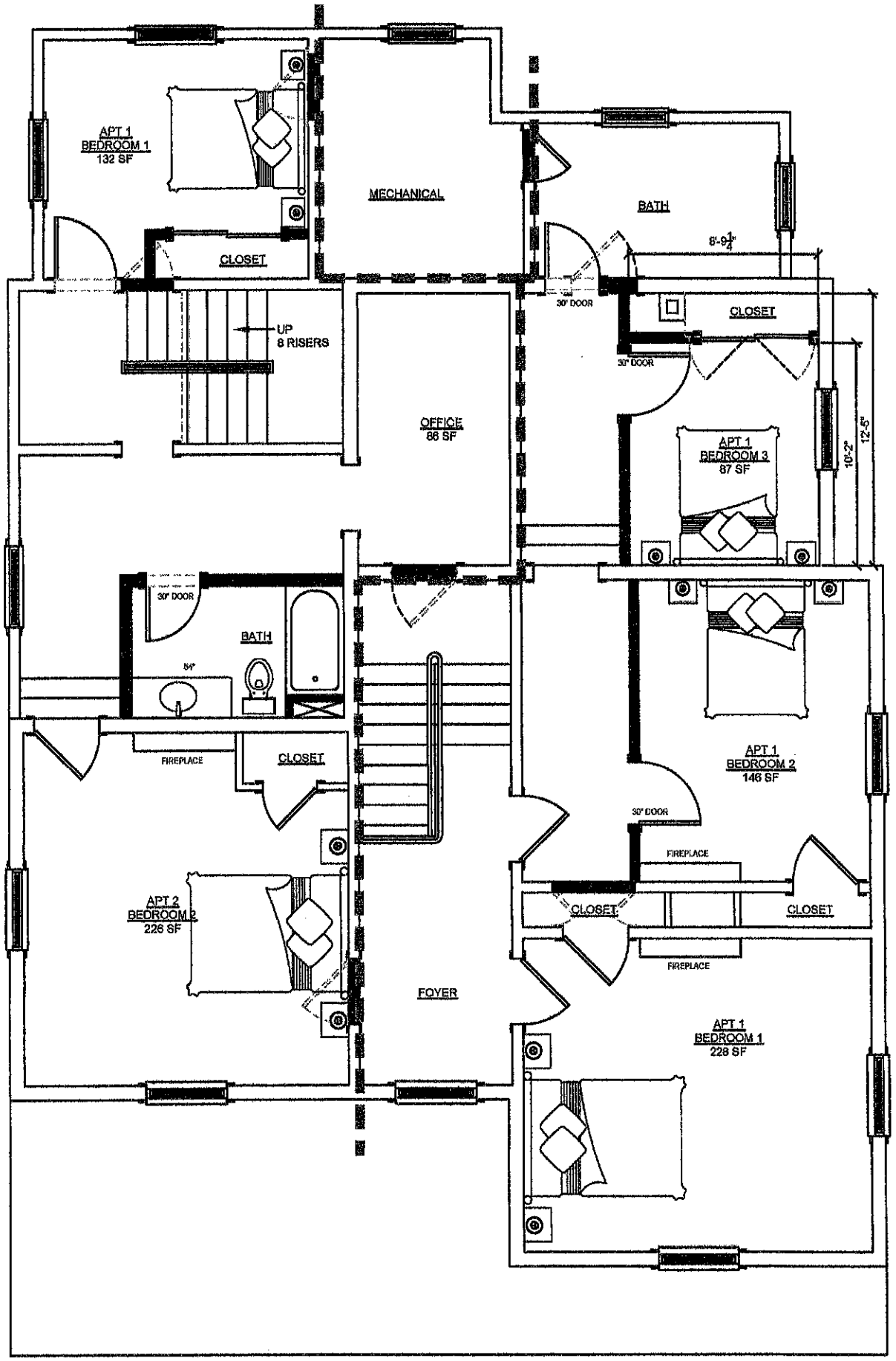
Sincerely,
Frederick L Meder, Jr

#1



912 GREEN STREET - 1ST FLOOR OPTION 1

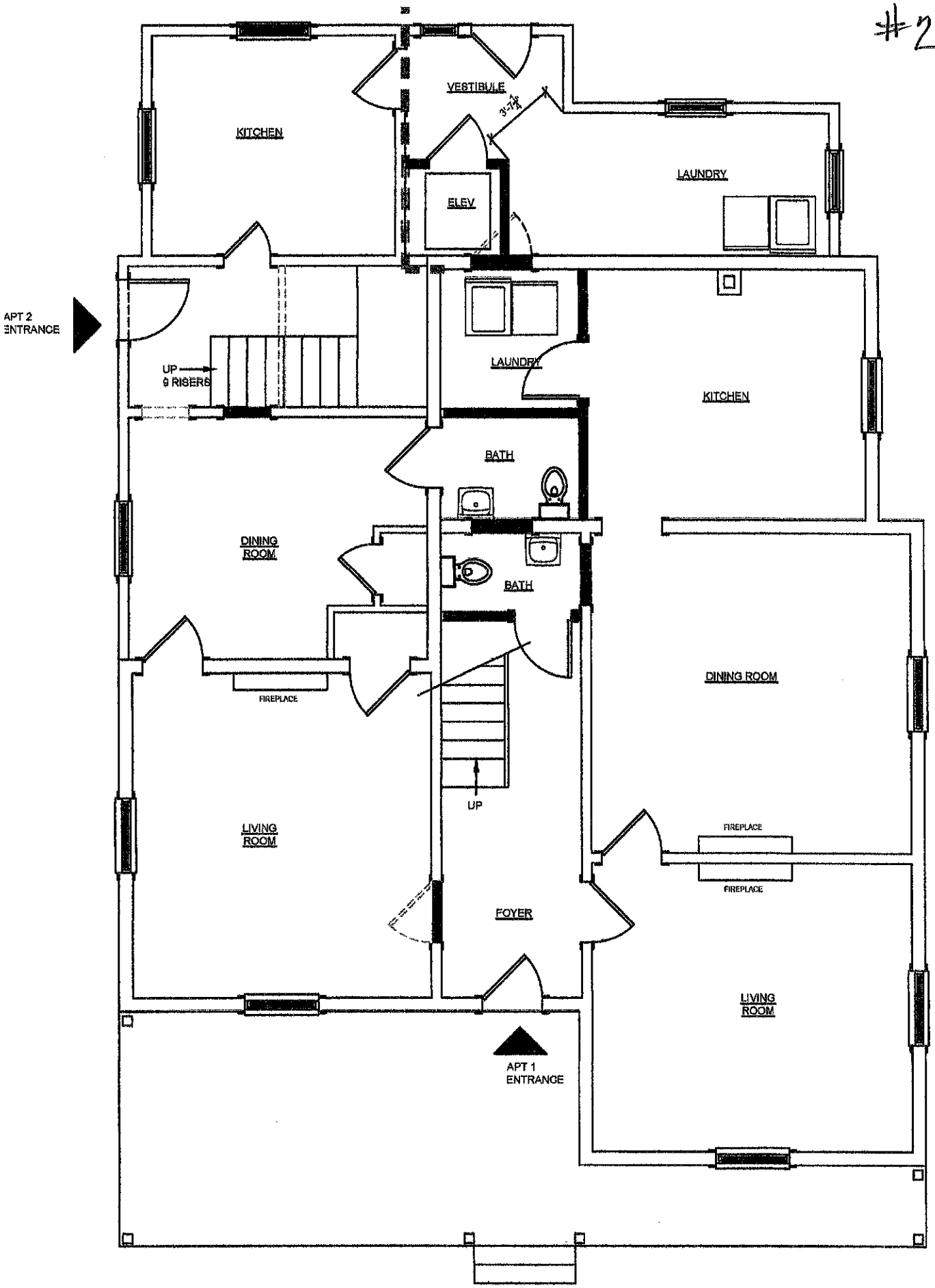
SCALE: N.T.S.



912 GREEN STREET - 2ND FLOOR OPTION 1

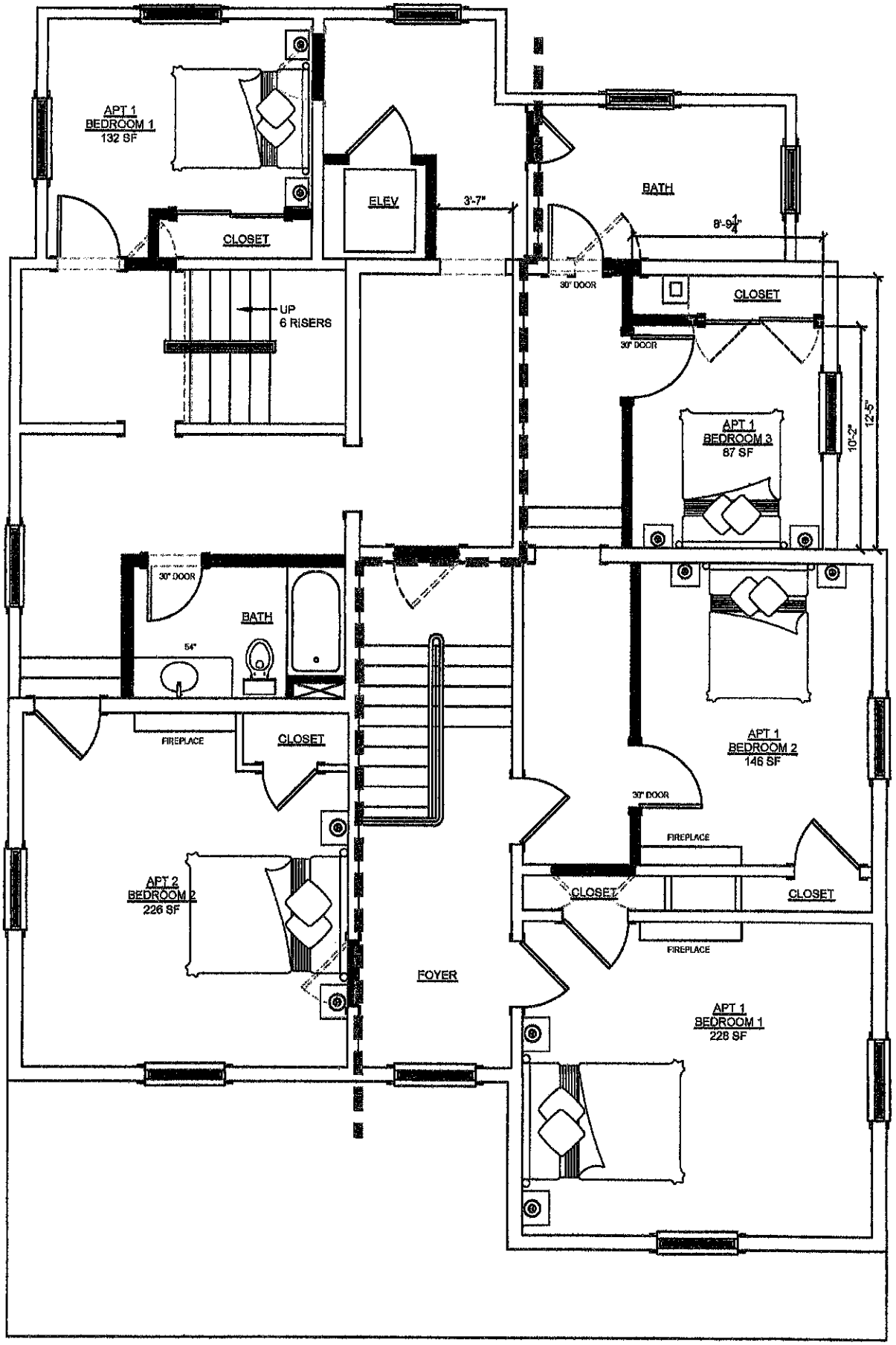
SCALE: N.T.S.

#2



912 GREEN STREET - 1ST FLOOR OPTION 2 W/ELEVATOR

SCALE: N.T.S.



912 GREEN STREET - 2ND FLOOR OPTION 2 W/ELEVATOR

SCALE: N.T.S.

Department of Historic Resources
Reconnaissance Level Survey

Danville ***DHR Id#:*** **108-0056-0046**

Resource Identification

Property Name(s): ..... House, 912 Green Street {Function/Location}
Property Date: ..... ca 1890
Address(s): ..... 925 Green Street {Current}
County/Independent City: Danville
City: .....
State, Zip: .....Virginia 24540
USGS Quad Name: ..... DANVILLE
Surrounding area: ..... City

National Register Eligibility Status
Property is Historic (50 years or older)

This Property is associated with the Danville Historic District [district]

Resource Description

Ownership Status: ..... Private

Primary Resource Exterior Componant Description:

Component	Comp Type/Form	Material	Material Treatment
Foundation	Foundation - Solid	Brick	
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard
Structural System	Structural System - Frame	Wood	Structural System - Asbestos Shingl
Windows	Windows - Sash, double-hung	Wood	Windows - 2/2
Porch	Porch - 1-story	Wood	Porch - Replacement Supports
Roof	Roof - Gable, Side		
Chimneys	Chimneys - Interior	Brick	Chimneys - Corbeled

Site Description: ..... Located within the Danville Historic District (Old West End neighborhood), the building lies on the south side of Green Street in the block between Holbrook Avenue and Park Street. Green Street has a good variety of single and multi-family houses dating primarily from the last half of the nineteenth century and the first quarter of the twentieth century. The house sits on a typically sized, urban lot with a small lawn area in front. The property is fronted by a very low, rock-faced, concrete block retaining wall and the public, concrete walk with grass strip and granite curb.

Secondary Resource Desc: There are no visible secondary resources associated with this property.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Contributing

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

Contributing: 1.00 Total: 1.00

Individual Resource Information

WUZIT: ..... Single Dwelling

Est. Date of Construction: .... 1890 ca {Site Visit}
Primary Resource? ..... Yes
Architectural Style: ..... Late Victorian
Interior Plan Type: .....
Accessed? ..... No Not accessible
Number of Stories: 2.0
Condition: ..... Good-Fair
Threats to Resource: ..... None Known

Description: This two-story, side gable house has a front gable projection and a one-story porch, with a gable marking the porch entry. Supported with metal replacement posts on rock-faced piers, the front porch has a wide frieze board. The cornice of the house is decorated with modillions and scrollwork at the gable returns. Windows are two-over-two light sash with hoods. The front door is surmounted by a transom. The house is clad in weatherboard and asbestos shingles.

Report generated 5/8/2006

Cemetery Information

Bridge Information

Historic Context(s): ..... Architecture/Community Planning

Historic Time Period(s):..... P- Reconstruction and Growth (1865 to 1914)

Significance Statement: The house is one of several dwellings within the Danville Historic District from the late nineteenth and early twentieth century. The district is eligible for listing under Criteria A and C for its significance in the growth and development of the City of Danville and for the outstanding architecture within the district. This building is contributing to the district.

Bibliographic Documentation

Reference #: 1
Bibliographic RecordType: ..... Survey, DHR
Author: ..... Lori Jones
Citation Abbreviation: .....
Notes: .....

Ownership Information

Graphic Media Documentation

Medium	*Depository ID #*	*Photo Depository*	*Date*	*File Name*
35MM Black & White	22381	DHR	2005/08/99	Frames 25-27-front

National Register Eligibility Information

Cultural Resource Management (CRM) Events

CRM Event # 1,
Cultural Resource Management Event: ..... Reconnaissance: Cost-Share
Date: 2005/10/99
Organization or Person: ..... Sherry Wyatt
CRM Event Notes or Comments: .....

DANVILLE, VIRGINIA

ARCHITECTURAL-HISTORIC INVENTORY CARD #

OWNERSHIP RECORD
Present Owner VARIOUS
Mailing Address
Original Owner

CLASSIFICATION
District ✓ Site Building Object

ARCHITECT OR BUILDER

DATE OF CONSTRUCTION C1880-1910

MAJOR ALTERATIONS NUMEROUS

PRESENT USE RESIDENTIAL
ORIGINAL USE RESIDENTIAL

ACCESSIBLE TO PUBLIC? —

ARCHITECTURAL STYLE
Vernacular Italianate
Federal American Pi
(
Greek Revival Neo-Classic
Gothic Revival Twentieth C

PHYSICAL DESCRIPTION
Facade Materials (Street Facade)
WOOD: Clapboards ✓ Shingle ✓
MASONRY: Brick Stone

HEIGHT IN FULL STORIES (1) (2) 3 4 5

INTERIOR DETAILS OF SIGNIFICANCE
Woodwork: Mantels Doors and Windows
Wainscoting Panelling Other
Other Details: Murals Wallpaper Cornice
Details Other
Significance of Total Interior

SIGNIFICANT OUTBUILDINGS, IF ANY
Type
Condition

PHYSICAL CONDITION	Good	Fair	Poor
Structure		✓	
Grounds		✓	
Neighborhood		✓	

ARCHITECTURAL SIGNIFICANCE (Including interiors)
OUTSTANDING NOTABLE ✓ AS GROUP
EXCELLENT WORTHY OF MENTION

PHOTO Roll No. Negative

LOCATION
State —
County —
City or Town —
Street Address 900-922 GREEN STREET

LEGAL DESCRIPTION
City or Town
Assessor's Book

Rare Common ✓

ALTERATION OF ORIGINAL DESIGN
None Moderate ✓ Considerable

HISTORIC SIGNIFICANCE
NATIONAL STATE LOCAL

HISTORIC NOTES AN ARCHITECTURALLY VARIED BLOCK OF TURN-OF-THE-CENTURY MEDIUM SIZE FRAME DWELLINGS VISUALLY UNIFIED BY SCALE AND USE OF MATERIALS. THE BLOCK IS GIVEN ADDED INTEREST BY THE SUBTLE CURVE OF THE STREET AND BY THE IRREGULAR PLACEMENT OF THE HOUSES ON THEIR LOTS

DATE FILED BY
CHECKED BY REVIEWED ____/____/____

PINE ST
CHESTNUT ST
SUTHERLIN AVE
GREEN ST
COLQUHOUN ST
HOLBROOK AVE

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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
1/22/2024

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.

PLANNING COMMISSION MINUTES

January 8, 2024

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
Mr. Petrick	Mr. Khan	Cynthia Lester
Mr. Dodson		Renee Burton
Ms. Evans		Clarke Whitfield
Mr. Bolton		Shanika Williams
Mr. Jones		
Mr. Ranson		

Mr. Whitfield open the Public Hearing for the election of officers.

I. ELECTION OF OFFICERS

Mr. Whitfield called for nominations for Chairman.

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

Mr. Whitfield called for nominations for Vice Chairman.

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

Mr. Whitfield called for nomination for Secretary.

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

Mr. Whitfield stated. I would like to congratulate all the officers.

II. ITEMS FOR PUBLIC HEARING

OLD BUSINESS

1. Special Use Permit application PZ23-00465 filed by Powers Signs requesting a special use permit at 540 Central Boulevard (Parcel 26372) to allow a waiver to maximum sign area in accordance with Article 3.1 Section C Item 25.

Mr. Petrick opened the Public Hearing.

Mr. Powers stated. I'm with Power Signs, we did make the changes to bring the height down and I'll add that the church is a little more pleased with the looks that we've come up with now rather than what we started with. I will be glad to answer any questions.

Mr. Petrick closed the Public Hearing.

Mr. Bolton made a motion to approve Special Use Permit application PZ23-00465. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.

II ITEMS FOR PUBLIC HEARING

NEW BUSINESS

1. Code Amendment Request PZ23-00495 to amend Chapter 41 entitled “Zoning Ordinance” of the City of Danville, 1986 as amended. Specifically, amend Article 3. Section C to create Item 23 “Automobile and light vehicle repair establishments”.

Mr. Petrick opened the Public Hearing.

Mr. Gould stated. I’m an attorney with PLDR Law. As you see on the agenda this is the first of three items that we have for you. I want to give you some key background before we start. This is property that was included in last annexation in the late 80’s. It was acquired by the current owner in September 2023, and it has been zoned residential for the last 20 years. Prior non-conforming uses in the space included a cabinet making operation and Regional One EMS. Later last year, the tenant Choice Transmissions desired to move into the space after it had been acquired by the new owner, but that use was deemed expansive beyond the prior non-conforming use by the Planning staff and confirmed by the Board of Zoning Appeals. In consultation with Ms. Burton and her team who as usual have been fantastic to work with through this process. We identified what was really a three-step process to provide for potential continued operation of this business. The first step was a code change which you’ve just heard discussed and described. The second step would be a rezoning of the property and the third would be a special use permit. As I mention there are three specific applications that are before you this afternoon from the property owner, Mr. Wilkins and the tenants First Choice Transmissions. The first is the code change that you just heard described to allow vehicle repair in a neighborhood commercial district with screened outdoor storage as a special use. The second is a rezoning from Old Town Residential to neighborhood commercial and the third would be a special use permit for operating a vehicle repair business on this newly rezoned neighborhood commercial property. We would submit to you all that rezoning to neighborhood commercial which will be the second item that you will hear. That rezoning is appropriate, this is a legacy property that came into the city during the last annexation, and it’s been commercial as long as anyone of us can likely recall. The one thing that you can see here is a screenshot from Google maps from October of 2012. So, going back eleven and a half years, you see what operating business at this site looks like in terms of the number of vehicles and the fact that it was a commercial operation. Now, we have an image from the fall of 2023 after First Choice had begun operating from the property. You can see that the present day looks exactly the same as 11 years ago when there was an earlier tenant on the property and it’s important for us to point out to you that the use of the property by First Choice is one that is less disruptive. We believe in what’s been seen there before. When you had an EMS operator on the property, you had lights and sirens at all hours of the day. You didn’t have your normal hours of operation were 24/7 as opposed to the 9-5, 9-6 that First Choice has, and repairs here occur inside the building so there’s no sound that’s being projected out as you would have when ambulances and other emergency services vehicles were running. I think one of the most important things here to keep in mind is that whether it’s a cabinet making operation, EMS, or whether it First Choice desiring to continue doing on the site. This is a parcel that has seen commercial activity long as our records go back. This is a neighborhood that is accustomed to having a certain level of activity on this parcel and we believe that the activity that First Choice is engaging in is preferable to what has occurred there before. Also, since the property has been zoned OTR which goes back to 2004, the neighborhood has changed considerably and that’s been by virtue of the extension of Franklin Turnpike.

The neighborhood is no longer remote. We have improvements looking from First Choice up toward Franklin Turnpike. You can see some of Roman Eagle there in the distance. Forestdale looks completely different. You now have a direct connection from Forestdale to Franklin Turnpike and by extension to North Main Street and Danville Expressway and we would suggest that neighborhood

commercial zoning for this property makes sense based on the current landscape and the connections that are enjoyed to North Main and Franklin Turnpike and the Expressway.
In Ms. Burton report to you, she mentioned that the type of business that First Choice operates is in character with the intent of the N-C zoning classification but that is not something that should be a by right use in a neighborhood commercial district and we would suggest that this is exactly the type of situation where zoning this parcel as neighborhood commercial and allowing the special use make sense. We have a situation where the applicants are endeavoring to make the best of what, I think we could all agree is a challenging parcel. This is a parcel that the city inherited it was commercial when the city inherited it, and it was surrounded by residential, unfortunately absent this use I think there is a high likelihood of the parcel sitting vacant of it having deleterious effect on the neighborhood causing a reduction in property values rather than lifting up the neighborhood, which is what we believe First Choice operation is doing.
Rezoning this parcel as neighborhood commercial recognizes we say it is historically commercial while also preventing commercial uses that are incompatible with the area.
Ms. Burton described. It's a very specific set of things that make sense in neighborhood commercial. And this is one of those that does.
We also would offer that a special use permit here is appropriate given the unique circumstances. Again, this is a legacy property from the county. This is a property we want to make sure remains in productive use and but for this productive use, there is I don't think that it's going to remain that way. I think no one here would suggest that if the parcel had a resonance on it that we try to rezone at neighborhood commercial and operate an automobile repair facility there. We would not suggest that, wouldn't dream of that but here we have a situation where something is zoned residential with clearly commercial use historically and we're working with what we have and make the best of what is a complicated situation and really at the end of the day what this boils down to is helping to keep a small business, several employees are here with us, helping to keep a small business operating in the city and at a location that make sense for them and has a benefit for that section of town.

Mr. Bolton stated. You call repair, specifically any type of car repair, specialty cars, high-end cars, just general car repair.

Mr. Gould stated. General repair with some specific expertise when it comes to transmission and that's now exhausted my knowledge of car repair.

Ms. Evans stated. They don't open until 9 because most repair places open earlier than 9.

Mr. Gould stated Yes, definitely not operating 24/7 like its predecessor.

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated. This kind of remind me of one we had I think maybe my first year or two, I was on the Planning Commission, I think we tabled it several times and it boiled down to just common sense. I think it was an apartment building that if we didn't make that recommendation, it would have to be nothing, It was like eight units and if we denied it, they basically would have to tear it down and build a house just didn't seem like the right thing to do and doesn't seen like the right thing to do here.

Mr. Bolton made a motion to approve Code Amendment Request PZ23-00495. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

2. Rezoning Application PZ23-00496 filed by First Choice Transmissions LLC, requesting to rezone 135 Forestdale Drive (Parcel 54834) from OT-R Old Town Residential to N-C Neighborhood Commercial.

Mr. Petrick opened the Public Hearing.

Mr. Gould stated. The First Choice was operating from a separate location within the city prior to moving to Forestdale. So, it did have a business license for that property and just did not have the zoning clearance for this property. The appeal of Ms. Burton's determination was made to the Board of Zoning Appeal and within the window to either appeal that to Circuit Court or move over to the Planning Commission. Those steps were taken. Since October we've either been working through the BZA Appeal process or working to get in front of you all with this three-step application process today. The conversations that Ms. Burton and I had worked through the different classifications within the city where an automobile repair is either allowed by right or could be allowed through a special use and from our perspective, neighborhood commercial was really the only one that made sense. Trying to make the most of what is a challenging situation. Obviously, this is not going to be a parcel that you reclassify HRC or TOC. Certainly not light industrial. So, neighborhood commercial was the one that made sense, going back to the comments that we saw in the staff recommendation for the code amendment. These types of business are often seen in the neighborhood commercial setting, and I would submit to you all that there is benefit to the neighborhood. There is benefit to the larger community for having a business like this where First Choice is located. Again, this is a type of business that traditionally been found in NC designations and would argue that the benefit here extends well beyond just that, that would be received by the applicant and the owner. I think this is again a situation where we would just ask you help provide a path forward so that this property stays in productive use and recognizes the challenge that we're again inherited by the city here. This is not what anyone would create if they were drawing this area today, but we do believe that it is situation where this three-step process does make sense. I would be happy to answer any questions.

Mr. Petrick stated. I have a question for staff. Does the historical grandfathered use of this property in any way defend the idea of rezoning as far as a spot zoning?

Ms. Burton stated. The Property itself being zoned residential. In order to rezone and not be consider spot zoning would be if it has that greater good for the City. Property was used for Life Care previously and then the Cabinet Shop, so it has some commercial use in its history. Just not one the intensity of an automobile repair.

Mr. Dodson stated. Has any of the neighbors commented or complained about this.

Ms. Burton stated. Yes, we received 5 responses, 4 were opposed, 1 unopposed.

Mr. Bolton stated. And how many notices were sent out.

Ms. Burton stated. Thirty-three notices were sent out.

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated. I'm not going to repeat what I said before I stand by that. I just kind of feel like this is one of those unique and I've only seen one other that kind of fell into this, and it just make sense that this not be torn down or a house built when it's providing jobs. It's good for everybody.

Mr. Bolton made a motion to approve Rezoning Application PZ23-00496. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.

3. Special Use Permit Application PZ23-00497 filed by First Choice Transmissions LLC. Requesting a Special Use Permit at 135 Forestdale Drive (Parcel 54834) to allow automobile and light vehicle repair establishments in accordance with Article 3.J Section C Item 23.

Mr. Petrick opened the Public Hearing.

Mr. Gould stated. Nothing to add with respect to the Special Use Permit request. I believe that hopefully it's fairly clear based on our discussion up to this point what out rationale is and requesting it. Happy to answer any questions.

Mr. Ranson stated. I think looking at the pictures that it can fairly be inferred that the entire parking lot would be considered storage because they could park vehicles there waiting to be worked on. It seems that the site does not comply with the regulations in that the storage areas are not screened. Are there plans? Am I incorrect in making that assumption of if I am correct are there plans to provide such screening.

Mr. Gould stated. Thanks for the question I will look to Ms. Burton to make sure that I'm characterizing the amendment correctly but the amendment as it been proposed, and you all have adopted would require screening for vehicles that are left outside. So, that would be something that would occur at the end of this process.

Mr. Ranson stated. What form would that screening take?

Mr. Gould stated. Don't know that particular decisions have been made about what the screening would look like but certainly we would talk with city staff to make sure we are meeting all requirements.

Mr. Ranson stated. The approval of that would be a separate issue that you would deal with the city on.

Mr. Gould stated. Yes.

Mr. Petrick stated. If this was to go through this would be approval be contingent upon all the requirements such as screening.

Ms. Burton stated. That's right, the minimum, it would need to be a fence that has obstructed views or slats in between or a solid fence, something of that nature. You could add landscaping as well but at minimum, it would need to be that obstructed view of a fence line.

Mr. Ranson stated. Landscaping would help minimize the impact of the whole facility just as an aside.

Mr. Petrick closed the Public Hearing

Mr. Bolton stated. On something like this does the city require the landscaping or if landscaping is a good idea? Should this be the time we put it on there? Or is landscaping an option. I know the fencing is not but landscaping.

Ms. Burton stated. Right, there will be a requirement for a buffer between the NC Commercial District and then the residential. So, all of that would need to be necessary and taken care of when they receive their inspections for their certificate of occupancy for the change of use. All of that will be handled prior to them getting a zoning clearance for a business license.

Mr. Bolton stated. Perfect.

Mr. Bolton made a motion to approve Special Use Permit Application PZ23-00497. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

4. Rezoning Application PZ23-00498 filed by River City Developers LLC, requesting to rezone Parcel (73170) from PS-C Planned Shopping Center Commercial to M-R Multifamily Residential.

Mr. Petrick opened the Public Hearing

Mr. Gould Stated. I don't have much to offer beyond what Ms. Burton has already shared in her report. As she mentioned this is the initial step in anticipated development of this parcel for multifamily residential use. The plans are currently being formulated and we've had initial conversations with Ms. Burton and Ms. McCulloch with the Housing Office about the possibilities. But at this point none of the details have been finalized. So, we're very much closer to the start of the process than the end. The end result though, we certainly believe will be new high-quality housing units outside of the River District and close to an important commercial corridor within our city and we know that there is a crucial need for new housing in different pockets of the city. The owner anticipates as Ms. Burton suggested that Special Use Permit for planned unit development be the next step and we look forward to presenting a fully developed plan to you and the neighbors in the coming months.

Mr. Bolton stated. Is that property all in the city? It's right near the county line, is it?

Mr. Gould stated. Yes, it bumps up on the county line but it's all within the city.

Mr. Bolton stated. Okay.

Mr. Williamson stated. I would like to thank you for letting me speak and represent my wife and myself in the matter of rezoning the property near our home at 111 Koller Road or Koller Street, in the City of Danville. We have lived at this address since 1975. We have experienced many changes over the years. Originally, we're located in Pittsylvania County and then annexed into the city. We saw the origination in the building of Home Depot and Coleman Marketplace as well as the many improvements, additions to Central Boulevard and Piedmont Drive.
This leads me to our concern for proposed changes in the rezoning of Parcel (73170) by River City developers. We feel that we have been asked to offer input on an important decision without being provided enough detailed information of what is being proposed. On face value the definition of multifamily has not been explained. Does it mean apartment buildings, triplexes, duplexes, or something entirely different. Conversely the aforementioned properties are currently zoned commercial. The proposed change in designation would immediately limit options for the future and therefore decrease property values. In attempting due diligence and get some idea of what was being proposed, we researched River City Developers and found that the organization were only recently filed in November of 2023. There were no previous projects listed. We would ask that a comprehensive plan be submitted by River City Developers before this application is given consideration and that the surrounding property owners have the opportunity for a new vote.
In closing, we acknowledge the opportunity for improvements of the community and maybe realized but feels the future and the well being of the entire community as well as the City of Danville be given careful consideration.

Mr. Dodson stated. Exactly where do live Mr. Williamson?

Mr. Williamson stated. That dot on the map that's my swimming pool.

Mr. Dodson stated. What street is that?

Mr. Williamson stated. That's Koller Street. We are actually the only one that lives on Koller Street, when we moved there, it was gravel driveway,

Mr. Petrick closed the Public Hearing

Mr. Ranson stated. I agree with Mr. Williamson, without knowing how the site is going to be developed, a typical comment from community is the traffic, additional traffic. This may not be

appropriate but the traffic situation at Coleman Marketplace is not ideal. Having one way in and one way out. This strikes me as potential help alleviate that problem but at the same time, as I look at the plan that it might be that way to alleviate it is to run a large road right by Mr. Williamson house. Again, I know that's not a possibility but without knowing how it's going to be developed we will not how it is going to affect the neighborhood and that's concerning. I am very much in favor of more housing in Danville particularly if market rate housing is including in the development. But I really don't feel like I know what's the implications of all this would be at this point.

Mr. Williamson stated. Has been planted in pines and they're about 20 years old. So, I'm under the impression that the developer would come in and cut those. As far as future plans who knows it up in the air and that was my concern. I'm looking at my property values as well as the whole community. It's a quiet little community and as you can probably tell from the photo, it's only one street in you turn on Parker Road and then you take a left and go down Sweetbriar and its like a cul-de-sac down there and that's where the cut off is then you got Koller Street coming down to the left. Yeah, you may be right as far as something a thoroughfare, but it would still be inside of Home Depot. It would be kind of tough, but I guess it could be done, but not I'm trying to convey my concern as far as the community and house values. I would love to see retail, housing come in. I would have liked commercial better, but it is what it is. It has been sitting there since before I moved in 1975. It was originally hardwood and about the time they built Home Depot, they cut all the hardwood and planted in pines. Was just recently sold auctioned off I think in November.

Mr. Petrick stated. Can staff add to the concern? I know we're at the very beginnings of development here. Nothing has been decided but when something is decided, approval is going to result in traffic studies for this larger track for this particular area.

Ms. Burton stated. Potentially, yes, depending on how many residential units there are proposed. If they do decide that they want to go the PUD route, that will come before you for approval. You will see the site plan. You'll be able to look at that as well as any traffic counts or landscape buffers, any of that information will be posted before the Planning Commission to determine that route.

Mr. Bolton stated. For my clarity, I guess you really wouldn't expect the developer to have plans if we don't change the zoning. You almost have to know that we recommend approval and Council approves before you go to the trouble of submitting any kind of plans, proposals. Is that correct? You don't see that many plans before the change is even approved in most cases, do you.

Ms. Burton stated. Not in an acreage of this large. This is thirty plus or minus 30-acre track. Starting a development plan can be costly and time consuming. In general, we talk rezoning first, before we go into development.

Mr. Bolton stated. Right just wanted to be sure.

Mr. Ranson stated. That makes sense but still we might be buying a pig and a poke.

Mr. Petrick stated. We will prove the poke. When it comes time.

Mr. Williamson stated. My impression that a holistic or encompassing plan should be submitted before any type of.

Mr. Petrick stated. No.

Mr. Williamson stated. Am I wrong? Well, I though anyone can come in on a whim and say I want to change this and all of a sudden, the damage is done.

Mr. Petrick stated. Further approval will be required depending on exactly what they decide to develop this parcel. How they decide to develop it. So, further approval will be down the road.

Mr. Williamson stated. So, you don't feel putting the cart before the horse.

Mr. Petrick stated. It could be.

Mr. Bolton made a motion to approve Rezoning Application PZ23-00498. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

V. PLANNING DIRECTOR'S REPORT

Happy New Year.

Agendas are slightly shorter than previous months.

VI. MINUTES

The December 11, 2023, minutes were approved by unanimous vote.
The December 19, 2023, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 3:56 p.m.

_____
APPROVED