



BOARD OF ZONING APPEALS REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

February 15, 2024

10:00 AM

A. CALL TO ORDER

B. ROLL CALL

OLD BUSINESS

1. Special Exception Permit application PZ23-00374 filed by Wasi Bin Saleem requesting a Special Exception Permit at 242 Lipton Lane (Parcel 56149) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
2. Special Exception Permit application PZ23-00371 filed by Polly Taylor requesting a Special Exception Permit at 129 Stokesland Avenue (Parcel 56898) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.

D. NEW BUSINESS

1. Variance Application PZ24-00037, filed by Rodger Isom, requesting a variance from Article 3.B Section A of Chapter 41 of the Code of the City of Danville, Virginia that states public water and sewer is required and lots shall not be permitted with private domestic wells or septic systems at Parcel 73509 on Isom Court.
2. Special Exception Permit application PZ223-00298 filed by Preferred Management Group requesting a Special Exception Permit at 444 Downing Drive (Parcel 56240) to allow short-term rental as principal use in accordance with Article 2 Section Y.

3. Special Exception Permit application PZ23-00478 filed by JoAnn Pyles requesting a Special Exception Permit at 685 Arnett Boulevard (Parcel 02364) to allow short-term rental as principal use in accordance with Article 2 Section Y.
4. Special Exception Permit application PZ23-00281 filed by Kelvin Miller requesting a Special Exception Permit at 326 Withers Circle (Parcel 52241) to allow short-term rental as principal use in accordance with Article 2 Section Y.
5. Special Exception Permit application PZ23-00378 filed by Elaine Ratcliffe requesting a Special Exception Permit at 431 West Main Street (Parcel 21990) to allow short-term rental as principal use in accordance with Article 2 Section Y.
6. Special Exception Permit application PZ23-00397 filed by Tim Arnett, requesting a Special Exception Permit at 128 Ireson Street (Parcel 53210) to allow short-term rental as principal use in accordance with Article 2 Section Y.
7. Special Exception Permit Application PZ23-00400 filed by Barry Davis, requesting a special exception permit at 422 Plum Street (Parcel 04115) to allow short-term rental as principal use in accordance with Article 2 Section Y.
8. Special Exception Permit Application PZ23-00402 filed by Keith Fields, requesting a special exception permit at 236 Park Circle (Parcel 54741) to allow short-term rental as principal use in accordance with Article 2 Section Y.
9. Special Exception Permit Application PZ23-00405 filed by Stacy McAvoy, requesting a special exception permit at 33 Schoolfield Drive (Parcel 54477) to allow short-term rental as principal use in accordance with Article 2 Section Y.
10. Special Exception Permit Application PZ23-00408 filed by Gibson Investing, LLC, requesting a special exception permit at 128 Wood Avenue (Parcel 52314) to allow short-term rental as principal use in accordance with Article 2 Section Y.
11. Special Exception Permit Application PZ23-00434 filed by Cheryl McIvor, requesting a special exception permit at 120 Hopkins Street (Parcel 56051) to allow short-term rental as principal use in accordance with Article 2 Section Y.
12. Special Exception Permit application PZ23-00439 filed by Annette King Miles, requesting a special exception permit at 303 Randolph Street (Parcel 23481) to allow short-term rental as principal use in accordance with Article 2 Section Y.
13. Special Exception Permit application PZ23-00472 filed by Doug Plachcinski on behalf of DanVegas Rentals LLC, requesting a Special Exception Permit at 236 Parkview Place (Parcel 25921) to allow short-term rental as principal use in accordance with Article 2 Section Y.
14. Special Exception Permit application PZ23-00466 filed by William Cassell requesting a special exception permit at 118 Laramie Circle (Parcel 50988) to allow short-term rental as principal use in accordance with Article 2 Section Y.
15. Special Exception Permit application PZ23-00443 filed by Christopher Robinson, requesting a special exception permit at 2806 Dodson Drive (Parcel 77254) to allow short-term rental as principal use in accordance with Article 2 Section Y.

16. Special Exception Permit application PZ23-00444 filed by Joan Raynor, requesting a special exception permit at 494 West Main Street (Parcel 20925) to allow short-term rental as principal use in accordance with Article 2 Section Y.
17. Special Exception Permit application PZ23-00446 filed by Kerry Carter, requesting a special exception permit at 279 Carolina Avenue (Parcel 24830) to allow short-term rental as principal use in accordance with Article 2 Section Y.
18. Special Exception Permit application PZ23-00448 filed by Joshua Fogle, requesting a special exception permit at 224 Park Circle (Parcel 53896) to allow short-term rental as principal use in accordance with Article 2 Section Y.
19. Special Exception Permit application PZ23-00451 filed by Victor King, requesting a special exception permit at 143 Kirkwood Drive (Parcel 53133) to allow short-term rental as principal use in accordance with Article 2 Section Y.
20. Special Exception Permit application PZ23-00452 filed by Jeffrey Moore, requesting a special exception permit at 119 Chilton Court (Parcel 56195) to allow short-term rental as principal use in accordance with Article 2 Section Y.
21. Special Exception Permit application PZ23-00456 filed by K&S Fowlkes LLC, requesting a special exception permit at 49 Glen Oak Drive (Parcel 54334) to allow short-term rental as principal use in accordance with Article 2 Section Y.
22. Special Exception Permit application PZ23-00457 filed by Devin Hawkins, requesting a special exception permit at 205 Arlington Place (Parcel 24566) to allow short-term rental as principal use in accordance with Article 2 Section Y.
23. Special Exception Permit application PZ23-00458 filed by Christina Byrd requesting a special exception permit at 165 Marshall Terrace (Parcel 20383) to allow short-term rental as principal use in accordance with Article 2 Section Y.
24. Special Exception Permit application PZ23-00461 filed by Benjamin Moomaw requesting a special exception permit at 200 Robertson Avenue (Parcel 21474) to allow short-term rental as principal use in accordance with Article 2 Section Y.
25. Special Exception Permit application PZ23-00480 filed by Colita Graves requesting a Special Exception Permit at 152 Graymont Place (Parcel 51838) to allow short-term rental as principal use in accordance with Article 2 Section Y.
26. Special Exception Permit application PZ23-00488 filed by Alvera Grimes requesting a Special Exception Permit at 317 Rosemary Lane (Parcel 52232) to allow short-term rental as principal use in accordance with Article 2 Section Y.
27. Special Exception Permit application PZ24-00007 filed by Mariah Freeman requesting a Special Exception Permit at 407 Airport Drive (Parcel 76406) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
28. Special Exception Permit application PZ24-00013 filed by Virginia Maggiani and Julio Albornoz requesting a Special Exception Permit at 127 Berman Drive (Parcel 59533) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
29. Special Exception Permit application PZ24-00014 filed by Kristen Westbrooks requesting

a Special Exception Permit at 221 Mountain Hill Road (Parcel 77272) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.

30. Special Exception Permit application PZ24-00015 filed by Zack Allen requesting a Special Exception Permit at 250 Bel Aire Drive (Parcel 53510) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
31. Special Exception Permit application PZ24-00016 filed by Melvin Granados and Jerry Granados requesting a Special Exception Permit at 1440 North Main Street (Parcel 03416) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
32. Special Exception Permit application PZ24-00020 filed by Julia Sansone requesting a Special Exception Permit at 620 Timberlake Drive (Parcel 56472) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
33. Special Exception Permit application PZ24-00028 filed by Tiffany Hargraves on behalf of Hargraves Outreach Inc requesting a Special Exception Permit at 134 Schoolfield Drive (Parcel 52890) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
34. Special Exception Permit application PZ24-00029 filed by Lois Triplett requesting a Special Exception Permit at 220 Bel Aire Drive (Parcel 55975) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
35. Special Exception Permit application PZ24-00035 filed by Rick Fain on behalf of Khaki Properties LLC requesting a Special Exception Permit at 120 Parkmoor Court (Parcel 56230) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.
36. Special Exception Permit application PZ24-00036 filed by Jeffrey Moore requesting a Special Exception Permit at 160 Elon Place (Parcel 04037) to allow short-term rental as principal use in accordance with Article 2 Section Y Item 2.

E. APPROVAL OF MINUTES

F. ADJOURN



STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00374 filed by Wasi Bin Saleem requesting a Special Exception Permit at 242 Lipton Lane (Parcel 56149) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

242 Lipton Lane is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y Item 2. A Certificate of Occupancy inspection has been completed. However, there are outstanding items to be addressed before the certificate can be issued.

Thirty-two (32) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eight (8) responses were received, six (6) were unopposed and two (2) were opposed.

ADDITIONAL INFORMATION

Off-street Parking: Two spaces
Property Management: Applicant, Cascade
Nearby short-term rentals: Yes

RECOMMENDATION

Staff recommends approval of PZ23-00374 for a Special Exception Permit in accordance with Article 2 Section Y Item 2 to operate a Short Term Rental as a principal use at 242 Lipton Lane (Parcel 56149).

ATTACHMENTS

1. Application
2. 242 Lipton Ln_AERIALS
3. 242 Lipton Ln_OWNERS
4. 242 Lipton Ln_LANDUSE
5. 242 Lipton Ln_STR Map



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 #: PZ03-00374 PC Meeting Date: Nov. 13
Date Received: 10/11 Received By: Willis
Parcel ID: 56149 Address: 242 Lipton Ln
Existing Zoning DT-R Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 242 LIPTON LANE, DANVILLE, VA, 24541

Applicant: SHEZA SALEEM & WASI BIN SALEEM

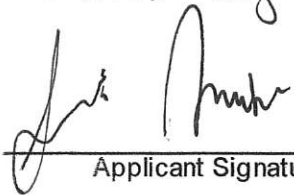
Applicant's Address: 242 LIPTON LANE, DANVILLE, VA, 24541

Applicant's Phone Number: 984-365-4989

Applicant's E-mail: OFFICIALWASIB@GMAIL.COM

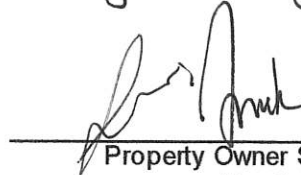
Describe Proposed Request: I am formally requesting your permission for Short-term rental of my property, 242 Lipton Lane, Danville, VA 24541. I am committed to ensuring the property is well-maintained and does not disrupt the harmony of the neighborhood. I am prepared to follow all regulations. I kindly request that the City Planning Commission consider my application for renting out my property for Short-term

Thankyou!



Applicant Signature

11/10/2023
date



Property Owner Signature
(if not applicant)

11/10/2023
date



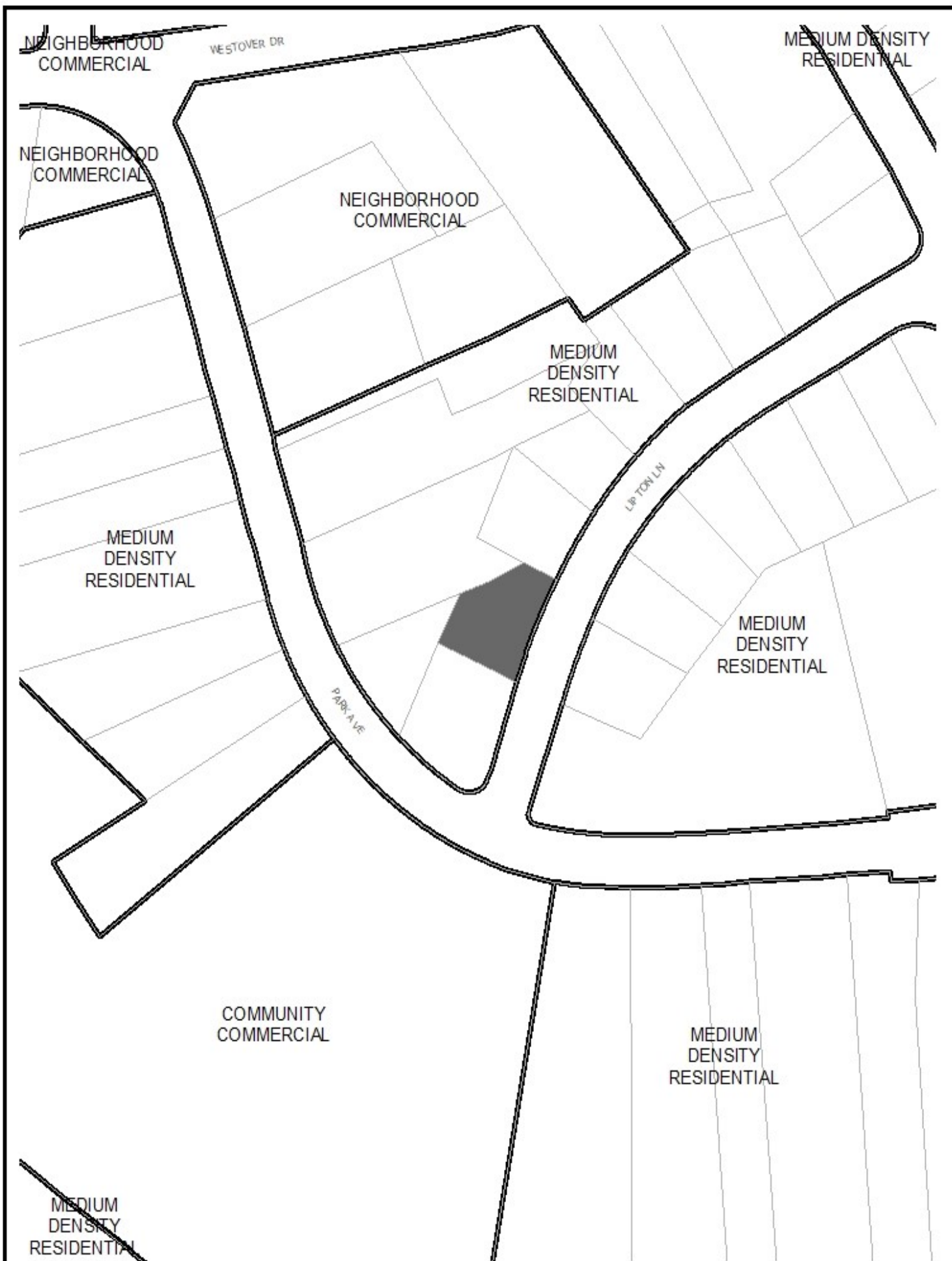


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
10/19/2023

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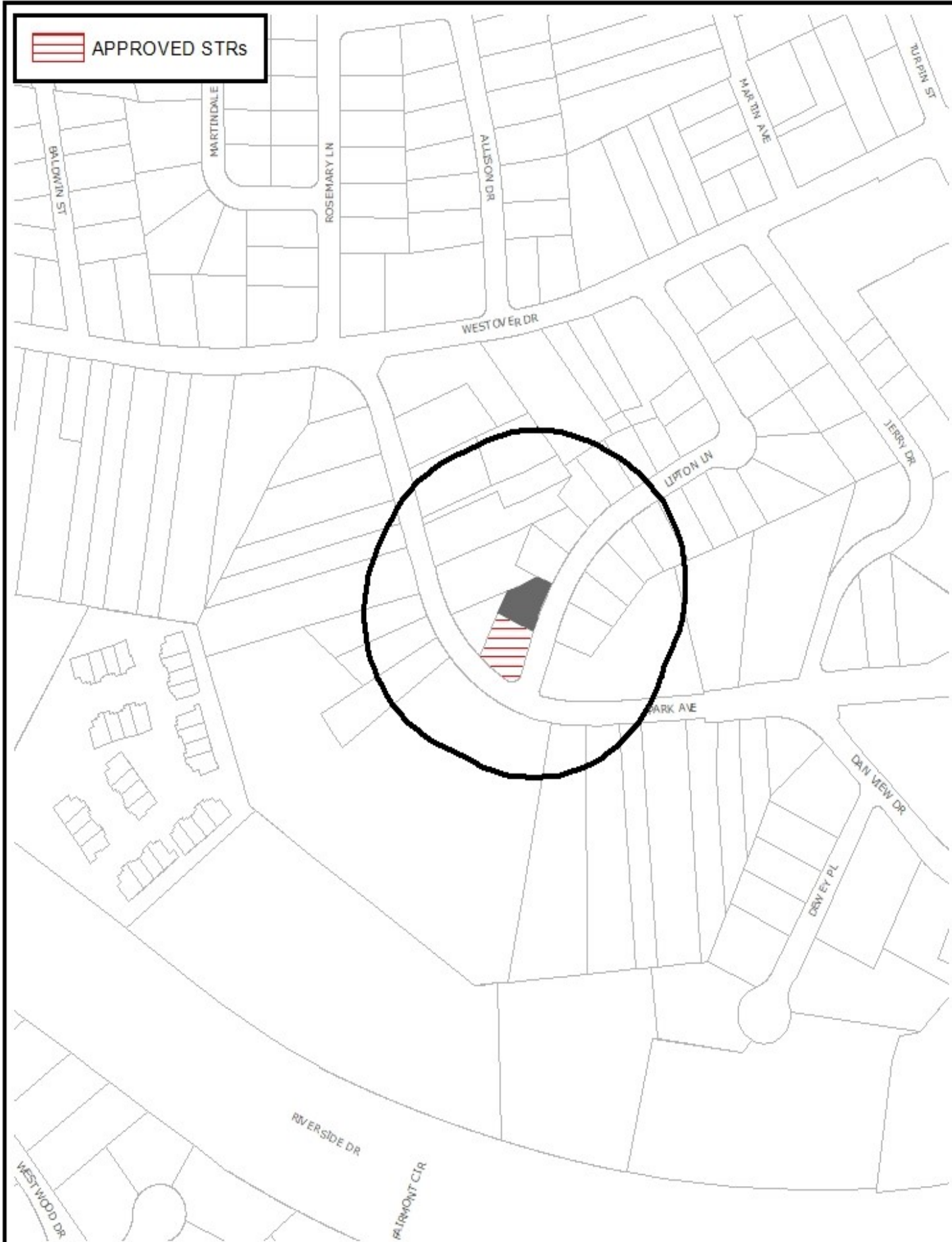
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/19/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER



Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00371 filed by Polly Taylor requesting a Special Exception Permit at 129 Stokesland Avenue (Parcel 56898) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

129 Stokesland Avenue is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection was completed and no issues were found.

Twenty-six (26) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Six (6) responses were received, all were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: One space

Property Management: Preferred Management, Danville

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00371 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 129 Stokesland Avenue (Parcel 56898).

ATTACHMENTS

1. SEP- 129 Stokesland
2. 129 Stokesland Ave_AERIALS
3. 129 Stokesland Ave_OWNERS
4. 129 Stokesland Ave_LANDUSE
5. 129 Stokesland Ave_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#):

129 Stokesland Dr, Danville VA

Applicant:

Polly W Taylor

Applicant's Address:

257 Hans Hill Dr, Madison Heights VA

Applicant's Phone Number:

434-444-4377

24572

Applicant's E-mail:

polly_taylor@hotmail.com

Describe Proposed Request:

Requesting permit for short term rental. I am in the process of constructing to meet all requirements. I currently own 4 rentals, one of them over 18 years in Lynchburg and one a STR in Franklin Co. Preferred Management in Danville will be my day to day manager

Polly W Taylor

Applicant Signature

1/11/2024

Date

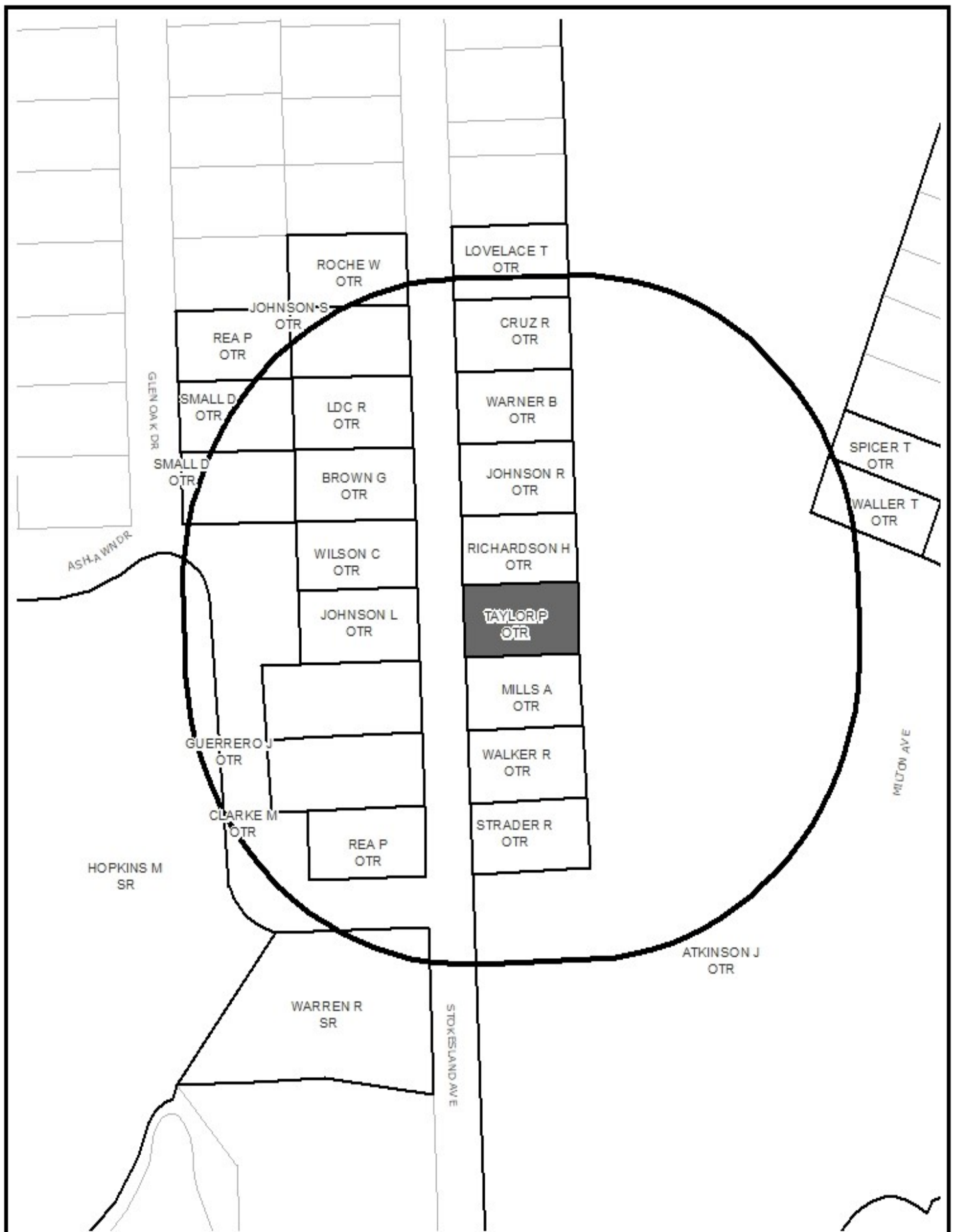
Polly W Taylor

Property Owner Signature
(if not applicant)

1/11/2024

Date



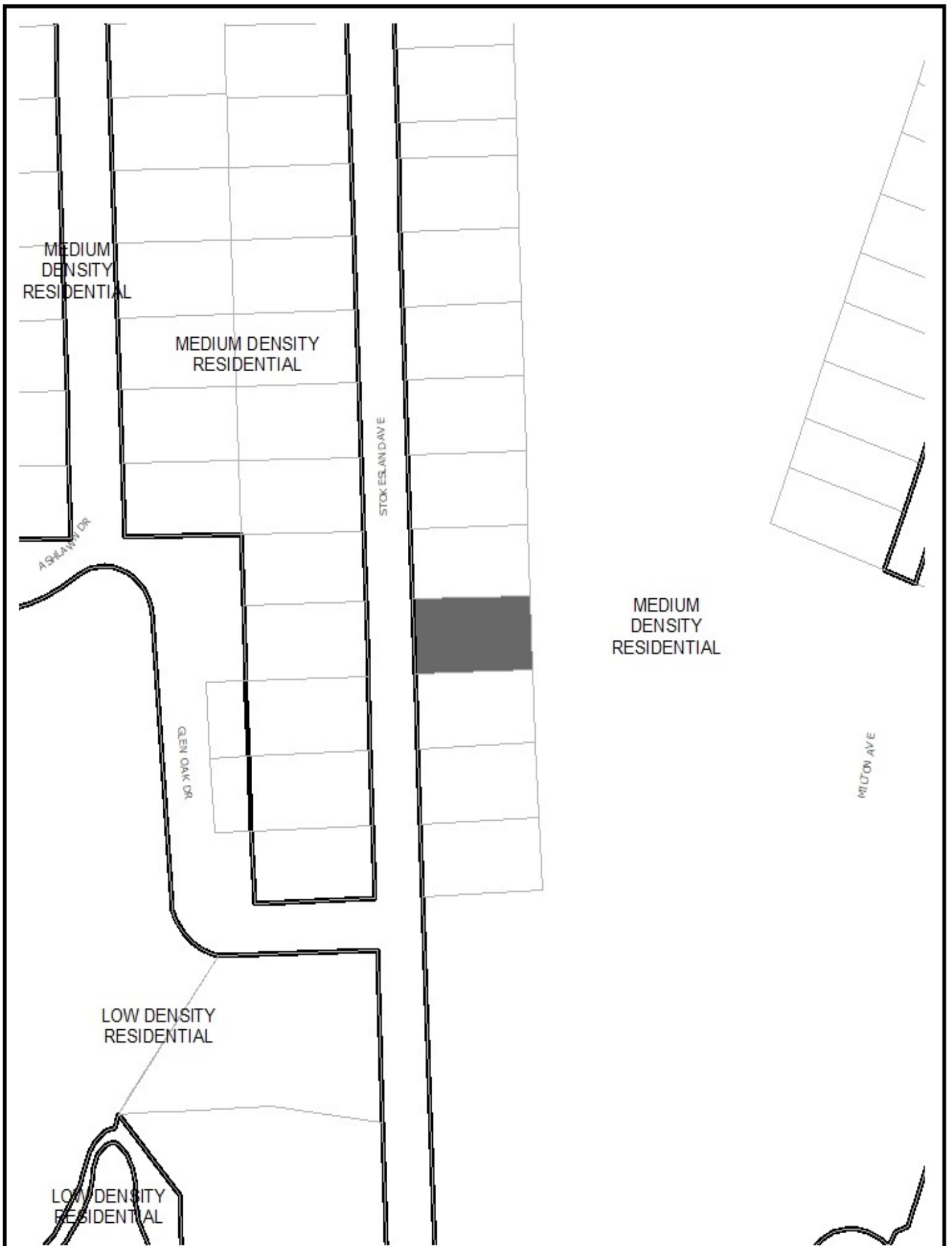


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
10/19/2023

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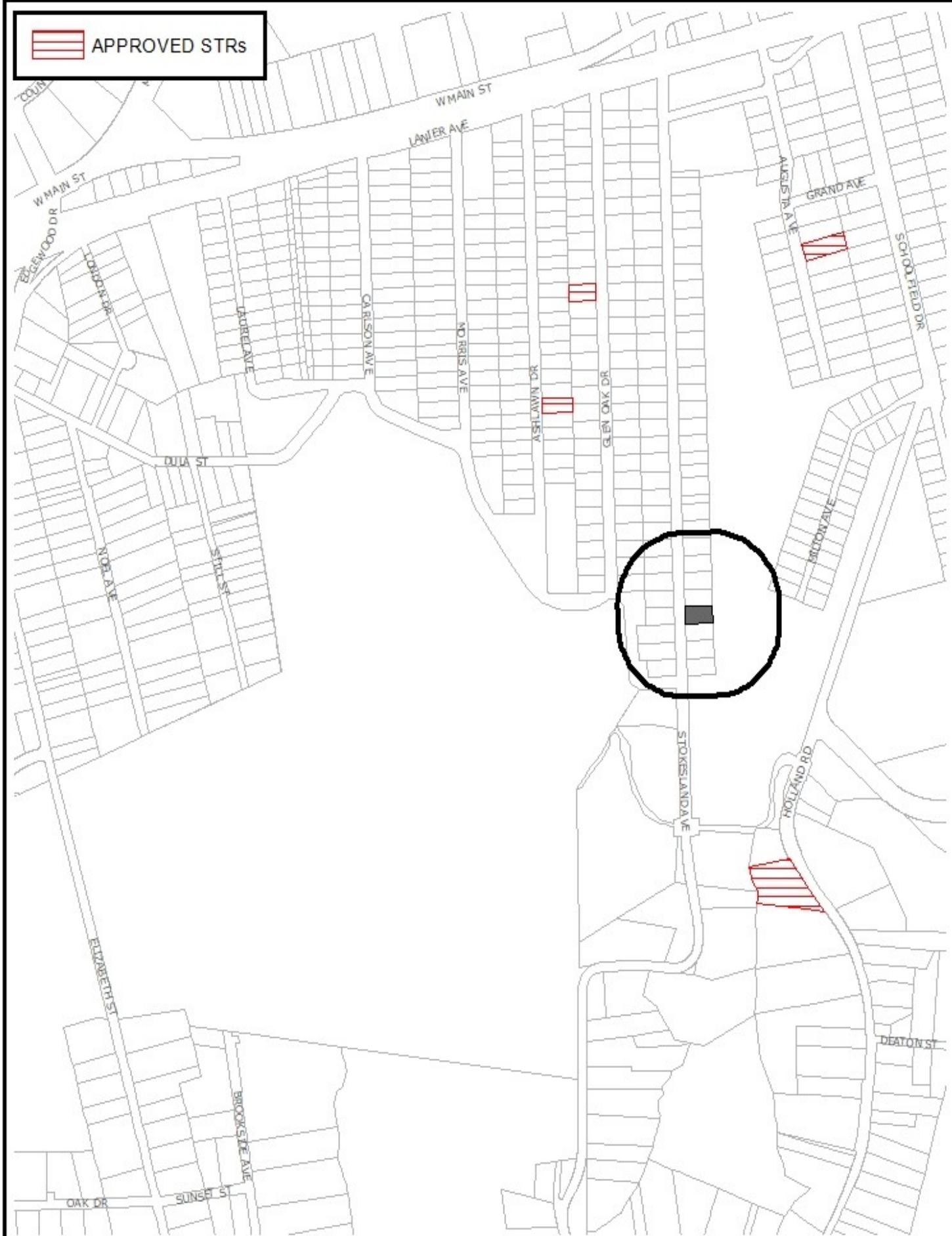
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/19/2023

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Variance Application PZ24-00037, filed by Rodger Isom, requesting a variance from Article 3.B Section A of Chapter 41 of the Code of the City of Danville, Virginia that states public water and sewer is required and lots shall not be permitted with private domestic wells or septic systems at Parcel 73509 on Isom Court.

VARIANCE REVIEW CRITERIA

The applicant, Rodger Isom, is requesting a variance from Article 3.B Section A, which requires public water and sewer service for improvements. The applicant would like to construct a new home on the property. Public water and sewer service are not available in the immediate area.

A variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and the request meets each of the following five (5) review standards (Article 13, Section F.2.a.-e.):

A. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.

The property was acquired in good faith in 1981 and the hardship for a variance was not created by the applicant. The property was annexed in 1988. Neighboring properties had existing wells and septic. Since then, public water and sewer services have not been extended to the area. This application DOES meet this standard.

B. Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Allowing this variance would not directly affect adjacent properties. This application DOES meet this standard.

C. The property's condition or situation is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment

to the ordinance.

A variance from the requirement for public water and sewer is commonly seen in areas of annexation and/or agricultural use, because these areas are not served by these utilities. Public utilities are available for the majority of the city and development may occur without the need for a variance. Therefore, this situation is not general in nature or recurring to warrant a Code Amendment. This application DOES meet this standard.

D. Granting the variance will not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

Granting the variance will allow the applicant to construct a single family detached dwelling which is an allowed use in the T-R Threshold Residential district. This application DOES meet this standard.

E. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A.4 of § 15.2-2286 at the time of the filing of the variance application.

The applicant cannot request special use, special exception, or rezoning to satisfy the zoning requirement. Therefore, this application DOES meet this standard.

Therefore, this variance request meets five (5) of the five (5) criteria needed to grant a variance.

RECOMMENDATION

The Planning Division recommends approval of PZ24-00037 for a variance from Article 3.B Section A at Parcel 73509 on Isom Court.

ATTACHMENTS

1. Variance Application- Isom Ct
2. Isom Ct_AERIALS
3. Isom Ct_OWNERS
4. Isom Ct_LANDUSE



BOARD OF ZONING APPEALS

VARIANCE APPLICATION

We cannot accept Board of Zoning Appeals (BZA) applications unless the following steps are completed by the twentieth (20th) day of the prior month. BZA meeting are on the third Thursday of each month. This timeline assures the City can meet Virginia public notice laws.

1. The applicant attended a pre-application conference with the Zoning Administrator or designated staff;
2. The applicant completed this application;
3. The property owner or a duly authorized (in writing) representative signed this application;
4. The applicant submitted a plot plan drawn to scale showing the actual dimensions and shape of the property; and the exact size and location all existing and proposed buildings, signs, and required parking spaces;
5. The Zoning Administrator certified that the proposed use and construction plans comply with all Zoning Code provisions, except for the provisions necessitating a variance; and
6. The applicant paid the \$206.00 application fee.

A variance shall be granted if evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and:

- (i.) The property interest for where the variance is requested was acquired in good faith and any hardship was not created by the variance applicant;
- (ii.) Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the surrounding geographic area;
- (iii.) The subject property's condition or situation is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an ordinance amendment;
- (iv.) Granting the variance does not result in a use that is not otherwise permitted on such property or change the zoning classification of the property; and
- (v.) The variance application relief or remedy sought is not available through a special exception process that is authorized in City Code Chapter 41, Article 6 or the process for zoning ordinance amendment in City Code Chapter 41, Article 4 at the time of variance application filing.

The BZA may impose conditions regarding the location, character, and other features of proposed buildings and use it deems necessary in the public interest and may require a performance guarantee or bond to insure compliance.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00037 PC Meeting Date: 2/15
Date Received: _____ Received By: _____
Parcel ID: _____ Address: _____
Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 73509

Applicant: RODGER D. ISOM II

Applicant's Address: 4281 MOUNT VIEW RD. DANVILLE VA. 24540

Applicant's Phone Number: 434-489-6160

Applicant's E-mail: rdisom @ comcast.net

Variance Request Description: WE ARE SEEKING A BZA VARIANCE FOR WELL AND SEPTIC ON THIS LOT IN ORDER TO BUILD.

I (we) appeal to the Board of Zoning Appeals for a variance permitting the action described above in that:

i. Explain how you did not create the hardship you need a variance to overcome:

THIS LAND WAS PART OF THE CITY OF DANVILLE ANNEXATION ACTION OF 1983.

ii. Explain how granting the variance will not negatively impact your neighbors and properties close by:

ALL LAND ON THIS ROAD IS R-1 AND THERE ARE 2 HOUSES ON THE ROAD ALREADY.

iii. Explain why the hardship on your property is unique and not something that affects similar properties in the same zoning district.

ANNEXATION CREATED THIS SITUATION AND THE CITY HAS NOT PROVIDED WATER AND SEWER SERVICES TO US.

iv. Explain why granting the variance will not result in a use that is not otherwise allowed on the property or a change in the property's zoning classification.

THIS LOT IS ALREADY ZONED R-1, THIS VARIANCE WILL ONLY ALLOW US TO BUILD A HOUSE ON IT.

v. The relief or remedy sought by the variance application is not available with a Special Use Permit.

NO

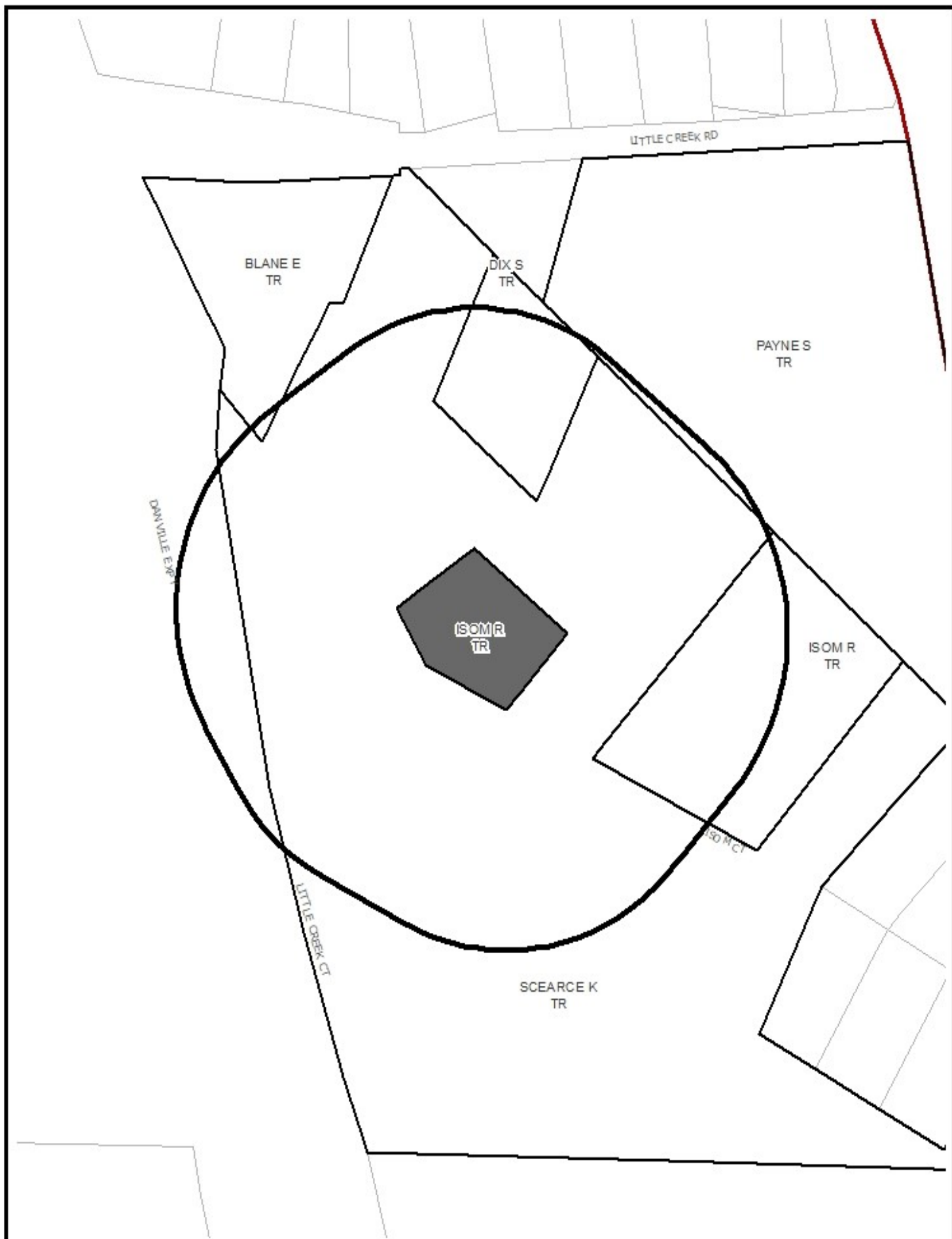
R.D.
Applicant Signature

1-17-24
date

Margie F. Isom
Property Owner Signature
(if not applicant)

1-17-24
date

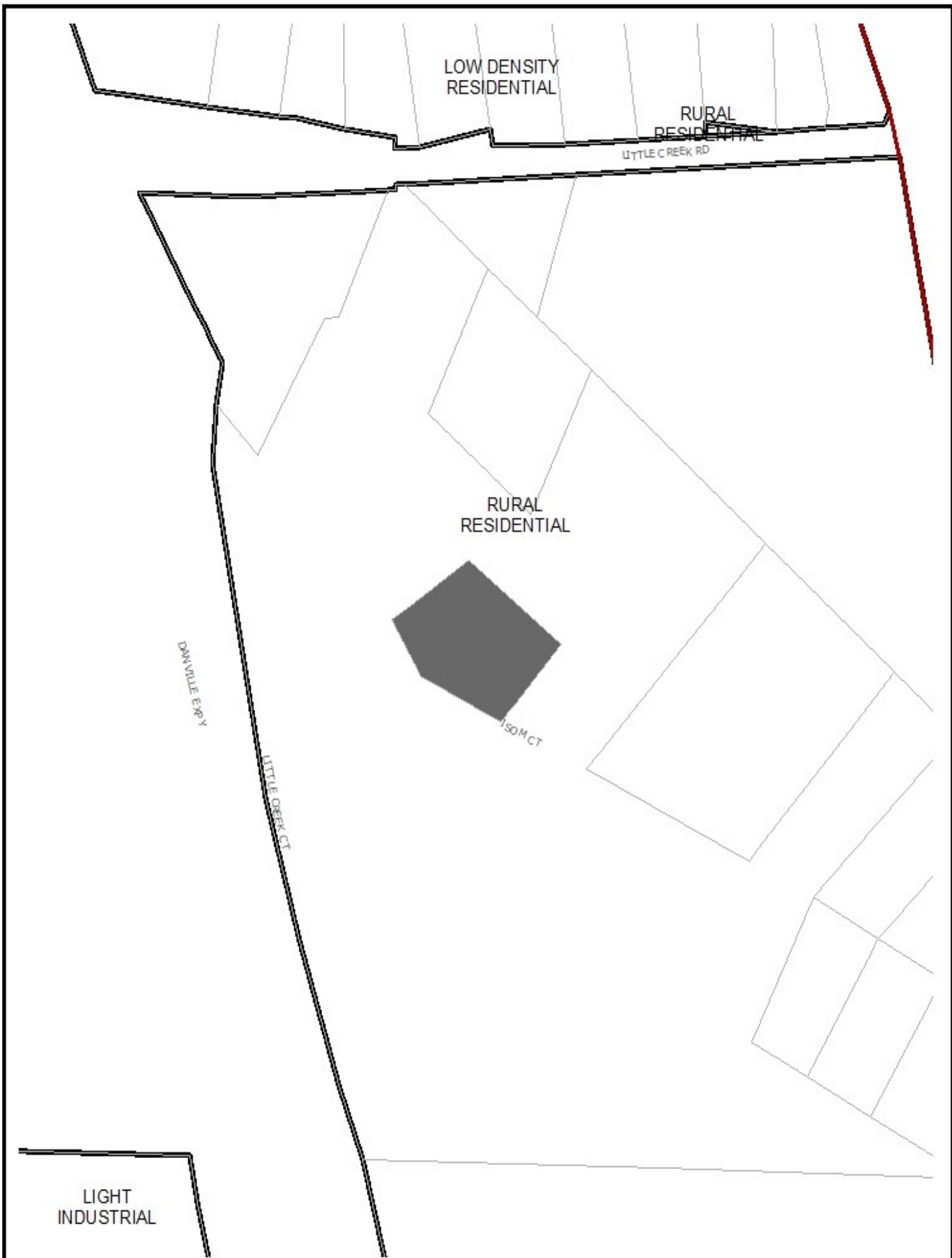




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/23/2024

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/23/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00298 filed by Preferred Management Group requesting a Special Exception Permit at 444 Downing Drive (Parcel 56240) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

444 Downing Drive is zoned SR Suburban Residential. This application is in accordance with Article 2 Section Y. A Certificate of Occupancy inspection was completed. The applicant needs to provide a fire extinguisher and fire exit plan for the property.

Twenty-eight (28) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. At the time of this report, fifteen (15) responses were received, all fifteen (15) were opposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway

Property Management: Preferred Management Group, Danville

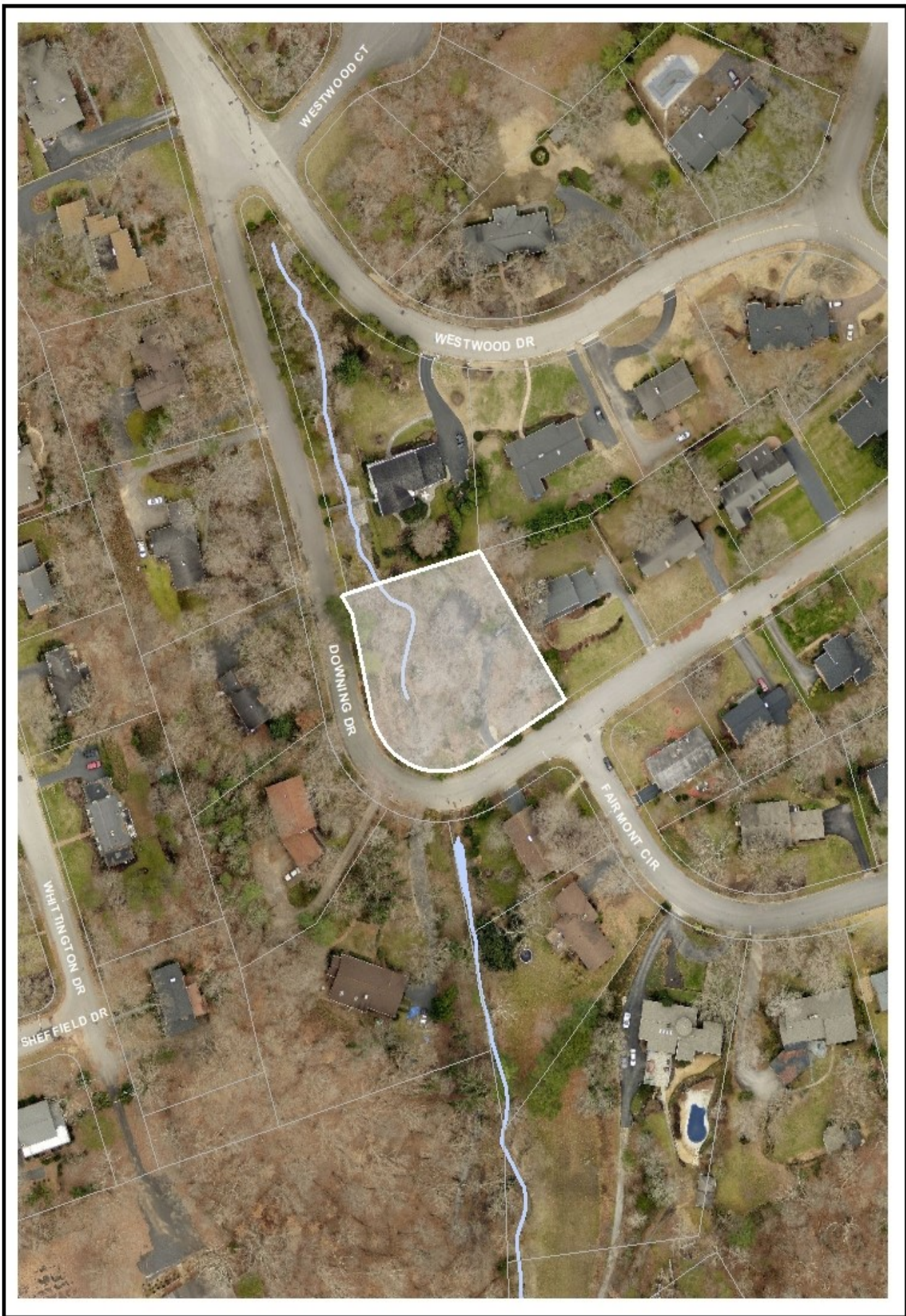
Nearby short-term rentals: Yes

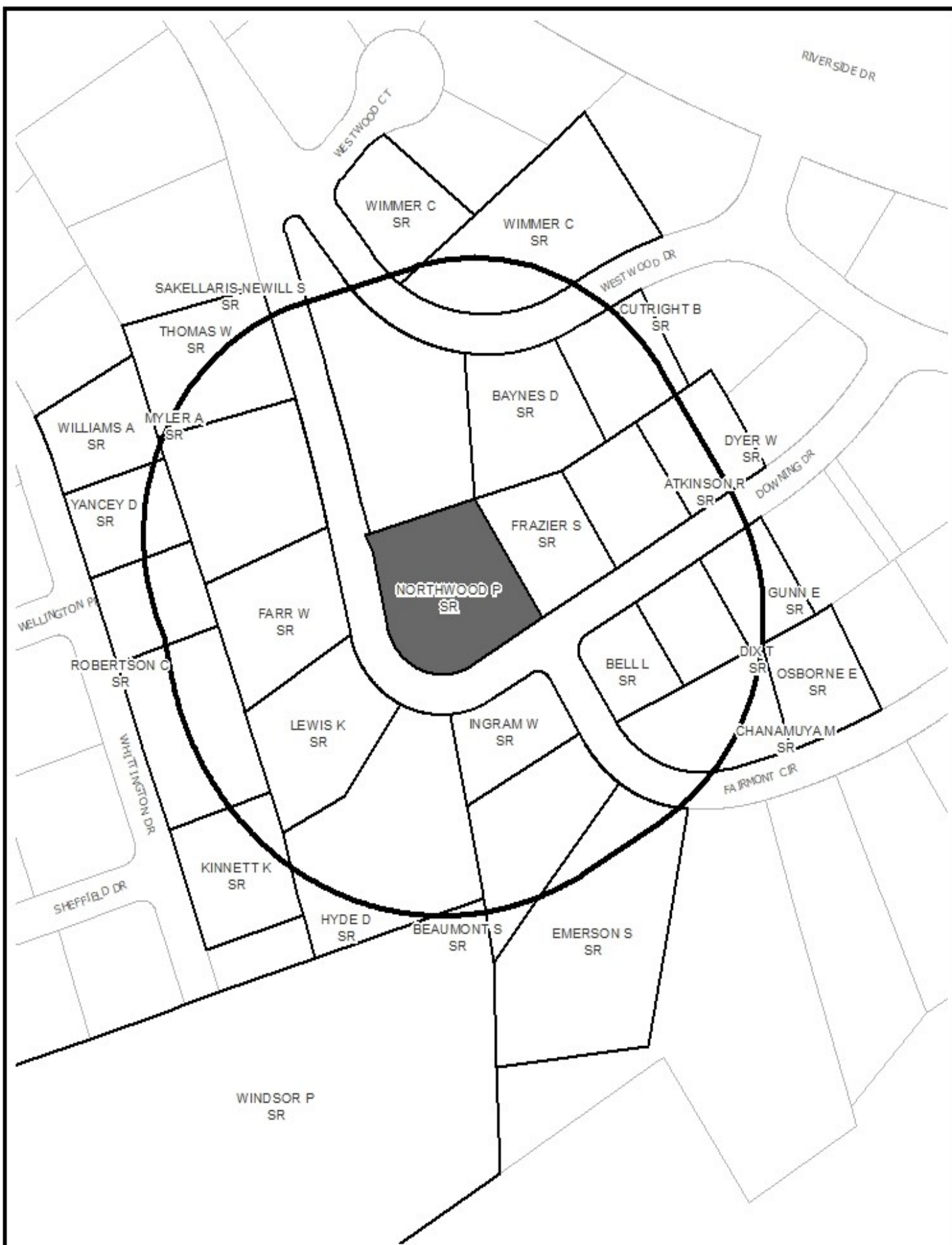
RECOMMENDATION

Once the items are corrected for a Certificate of Occupancy, the property is in compliance with Article 2 Section Y. Due to overwhelming neighborhood opposition, Staff recommends that the BZA carefully review PZ23-00298 for a Special Exception Permit.

ATTACHMENTS

1. 444 Downing Dr_AERIALS
2. 444 Downing Dr_OWNERS
3. 444 Downing Dr_LANDUSE
4. 444 Downing Drive_STR Map



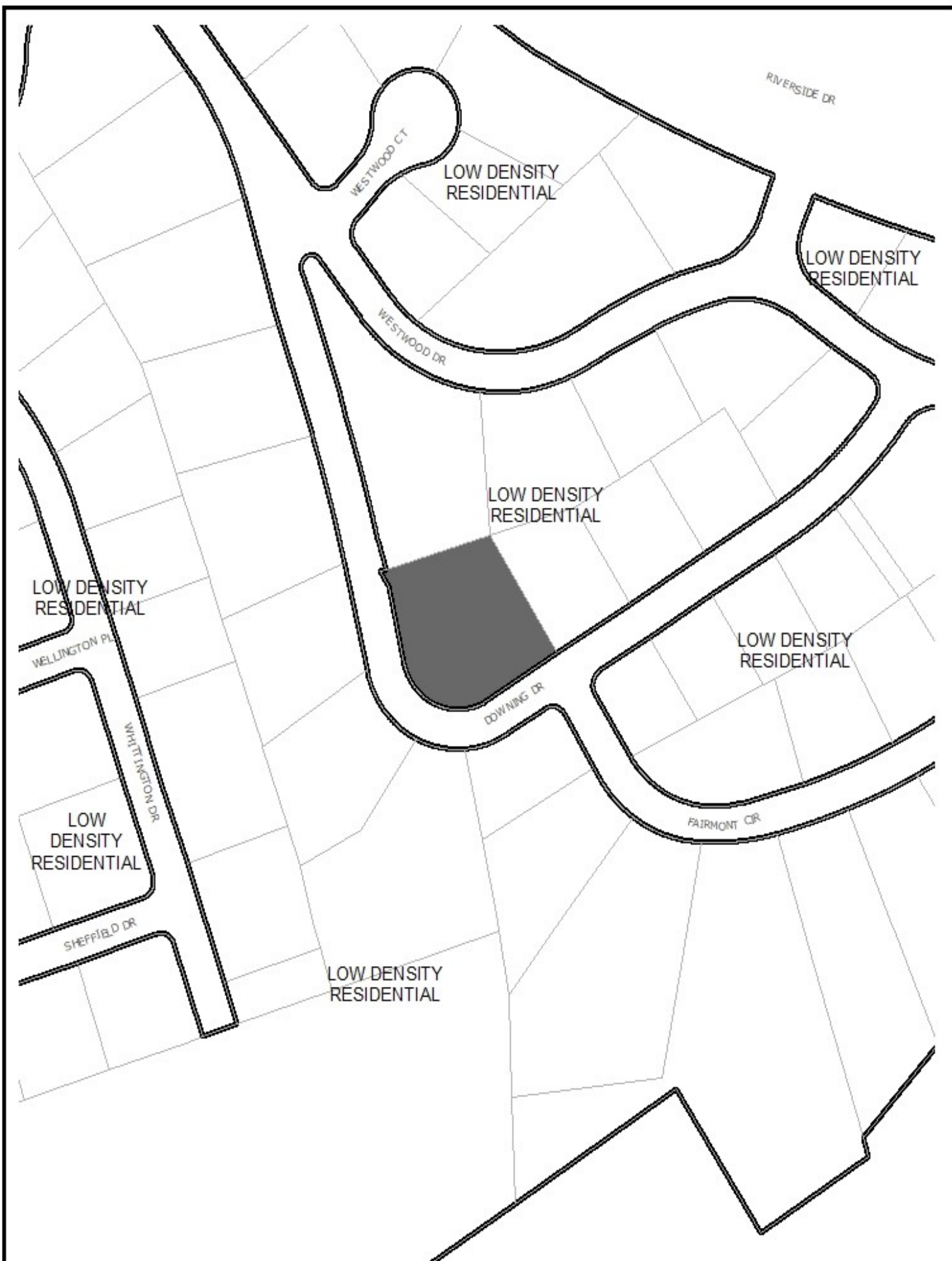


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
10/18/2023

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.



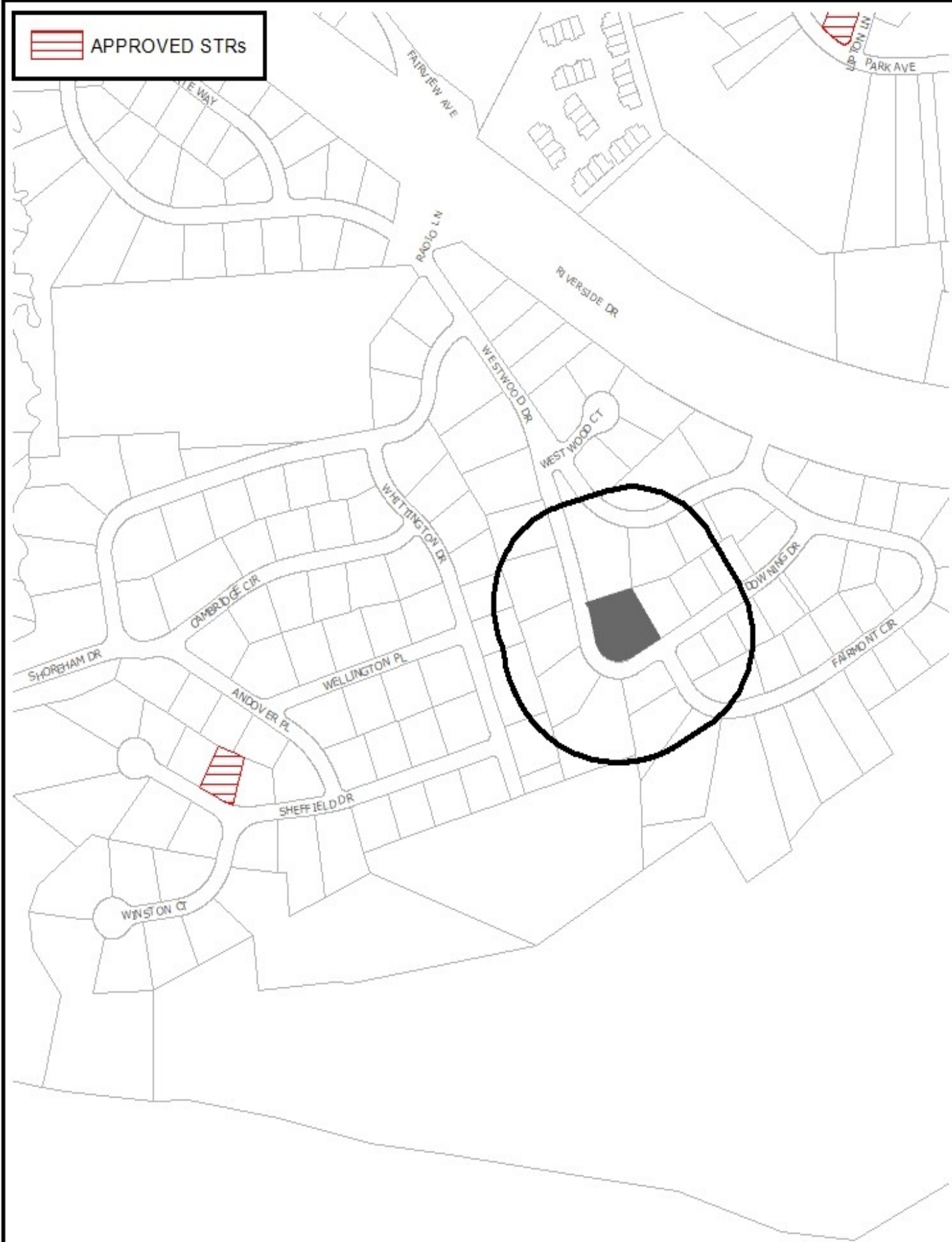
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/19/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00478 filed by JoAnn Pyles requesting a Special Exception Permit at 685 Arnett Boulevard (Parcel 02364) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

685 Arnett Boulevard is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed and no issues were found.

Thirty-two (32) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Fifteen (15) responses were received, Two (2) were opposed, thirteen (13) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: One space
Property Management: Applicant, Danville
Nearby short-term rentals: No

RECOMMENDATION

The Planning Division recommends approval of PZ23-00478 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 685 Arnett Boulevard (Parcel 02364).

ATTACHMENTS

1. SEP application- 685 Arnett
2. 685 Arnett Blvd_AERIALS
3. 685 Arnett Blvd Owners
4. 685 Arnett Blvd_LANDUSE
5. 685 Arnett Blvd_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 685 Arnett Blvd, 679-681 Unit
Applicant: Jo Ann Pyles
Applicant's Address: 3426 US Hwy 29 N
Applicant's Phone Number: 434 728-2789
Applicant's E-mail: pylesj@htrmail.com
Describe Proposed Request: Short term Rental

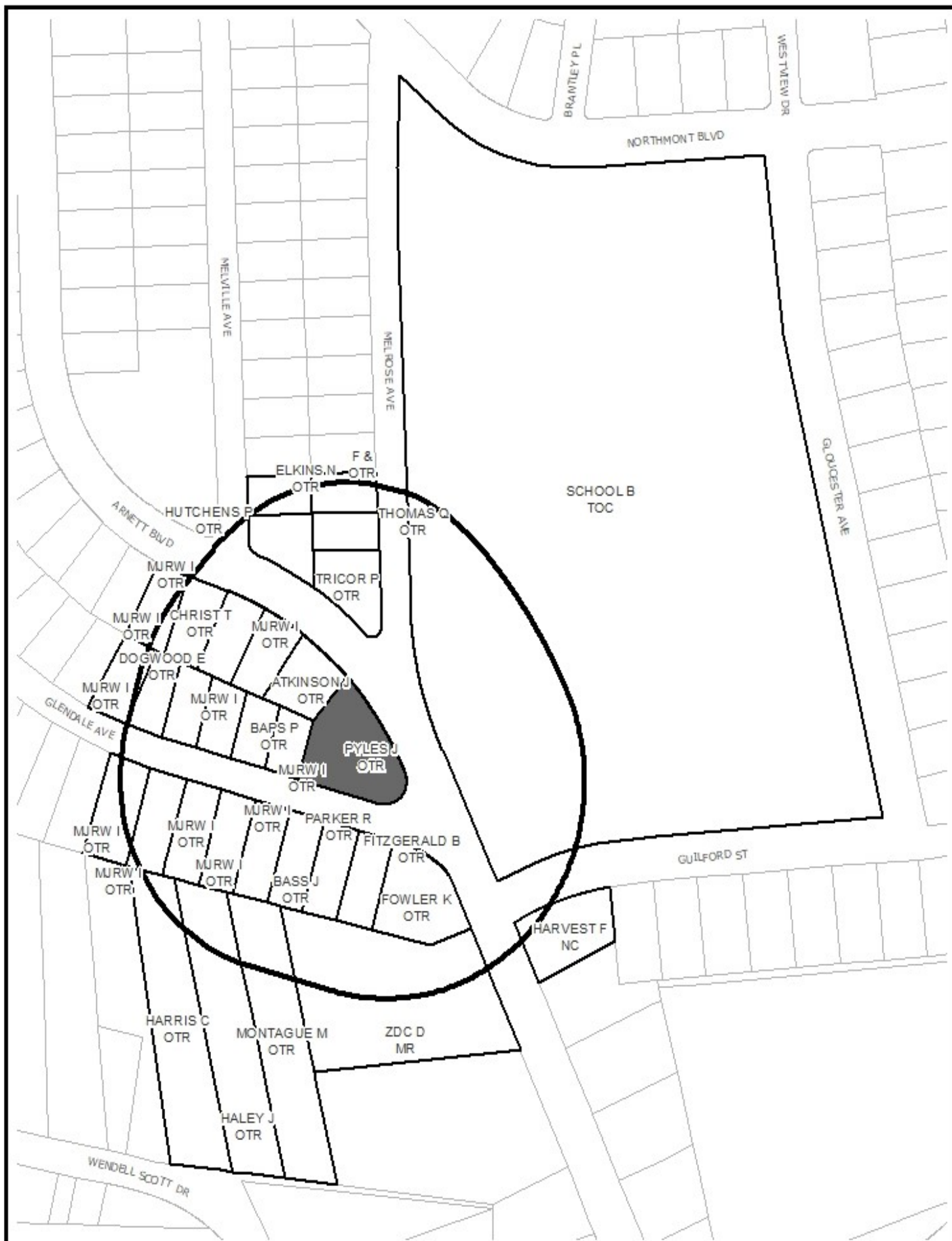
hangle
Applicant Signature

12-27-23
Date

Property Owner Signature
(if not applicant)

Date



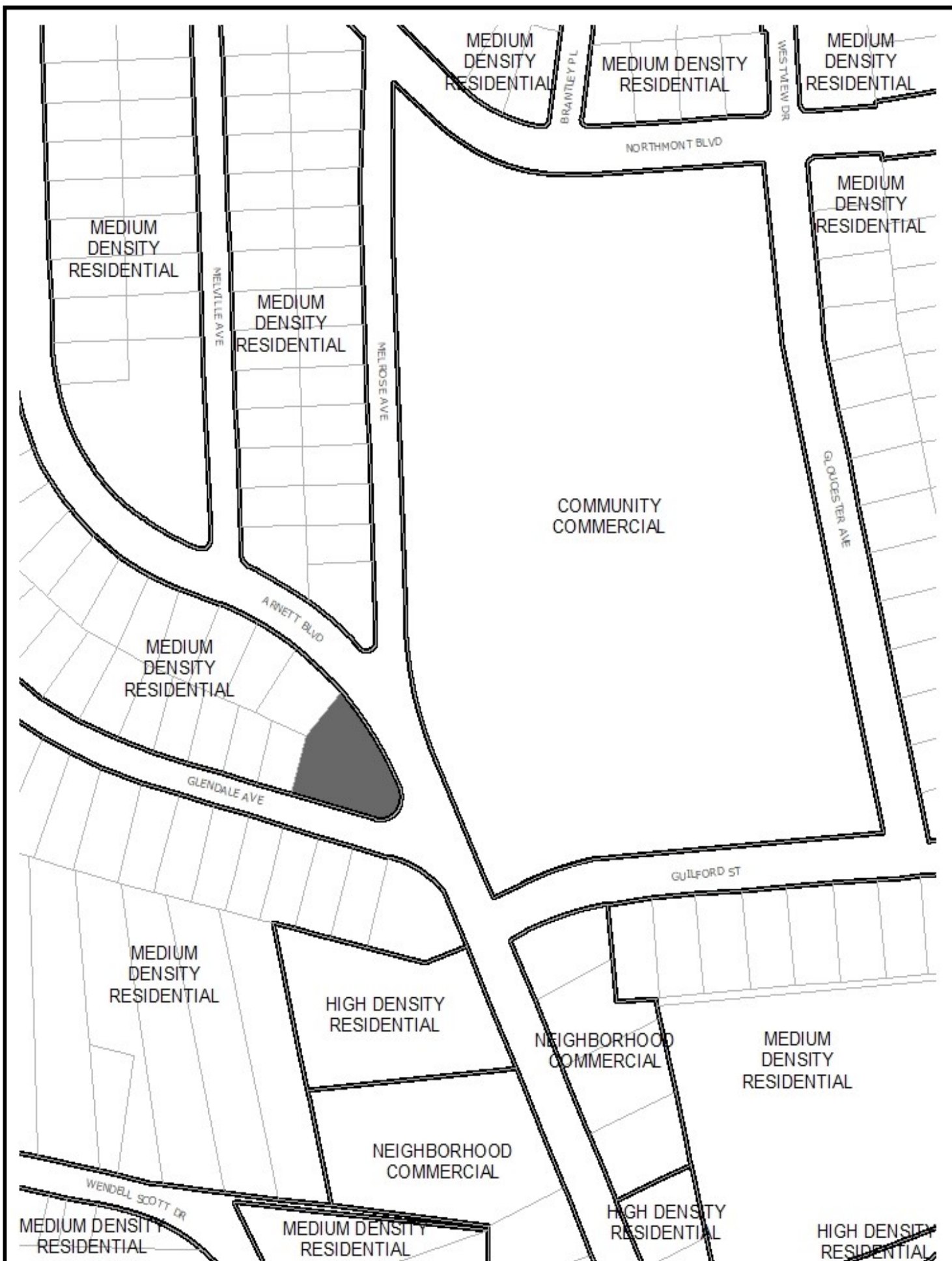


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
1/19/2024

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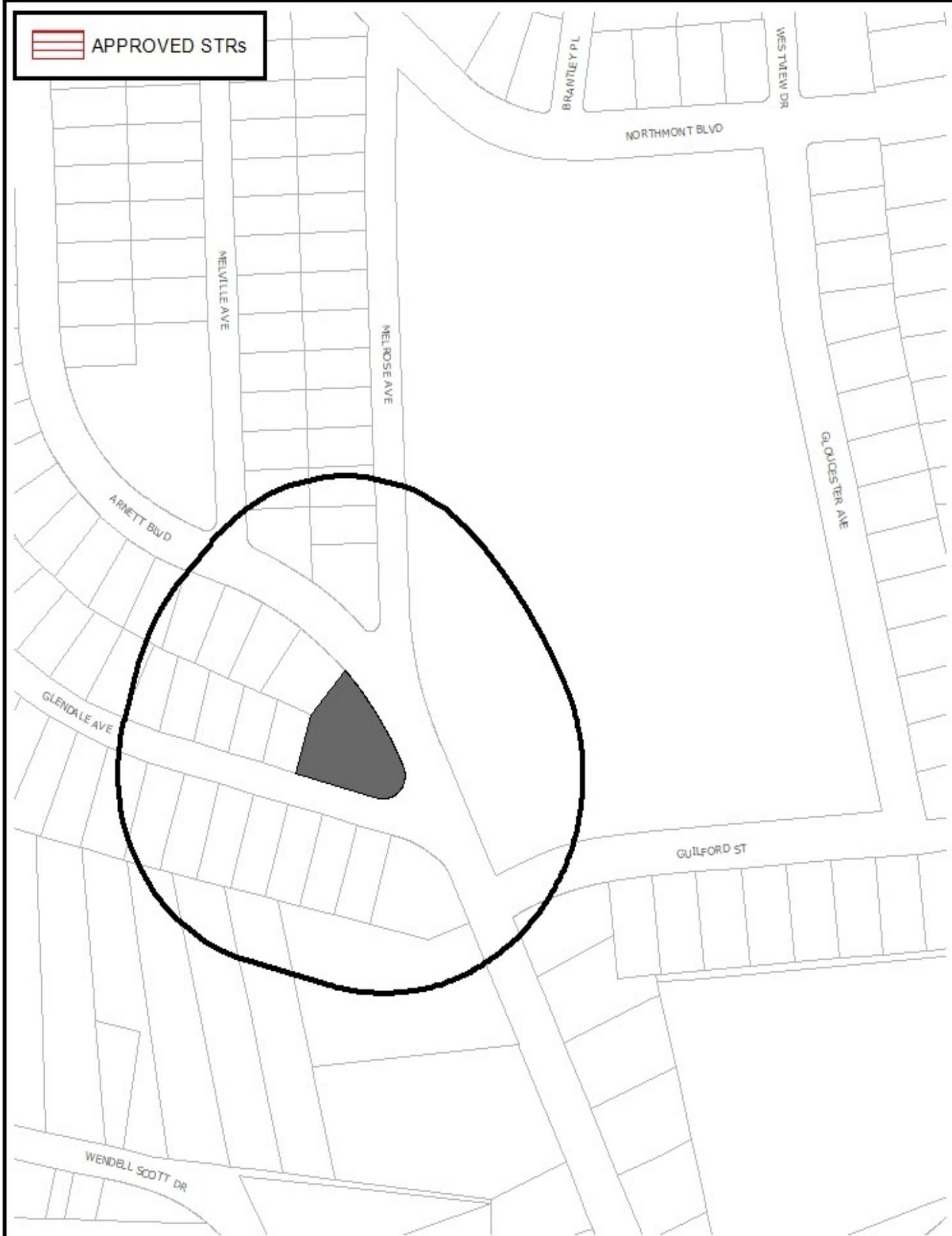
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/23/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ223-00281 filed by Kelvin Miller requesting a Special Exception Permit at 326 Withers Circle (Parcel 52241) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

326 Withers Circle is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed and no issues were found.

Neighboring 143 Kirkwood Drive and 118 Laramie Circle are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Thirty-six (36) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eight (8) responses were received, five (5) were opposed, three (3) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Yes
Property Management: Applicant, Danville
Nearby short-term rentals: No

RECOMMENDATION

The Planning Division recommends approval of PZ23-00281 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 326 Withers Circle (Parcel 52241).

ATTACHMENTS

1. 326 Withers Cir_AERIALS
2. 326 Withers Circle Owners
3. 326 Withers Cir_LANDUSE
4. 326 Withers Circle_STR Map

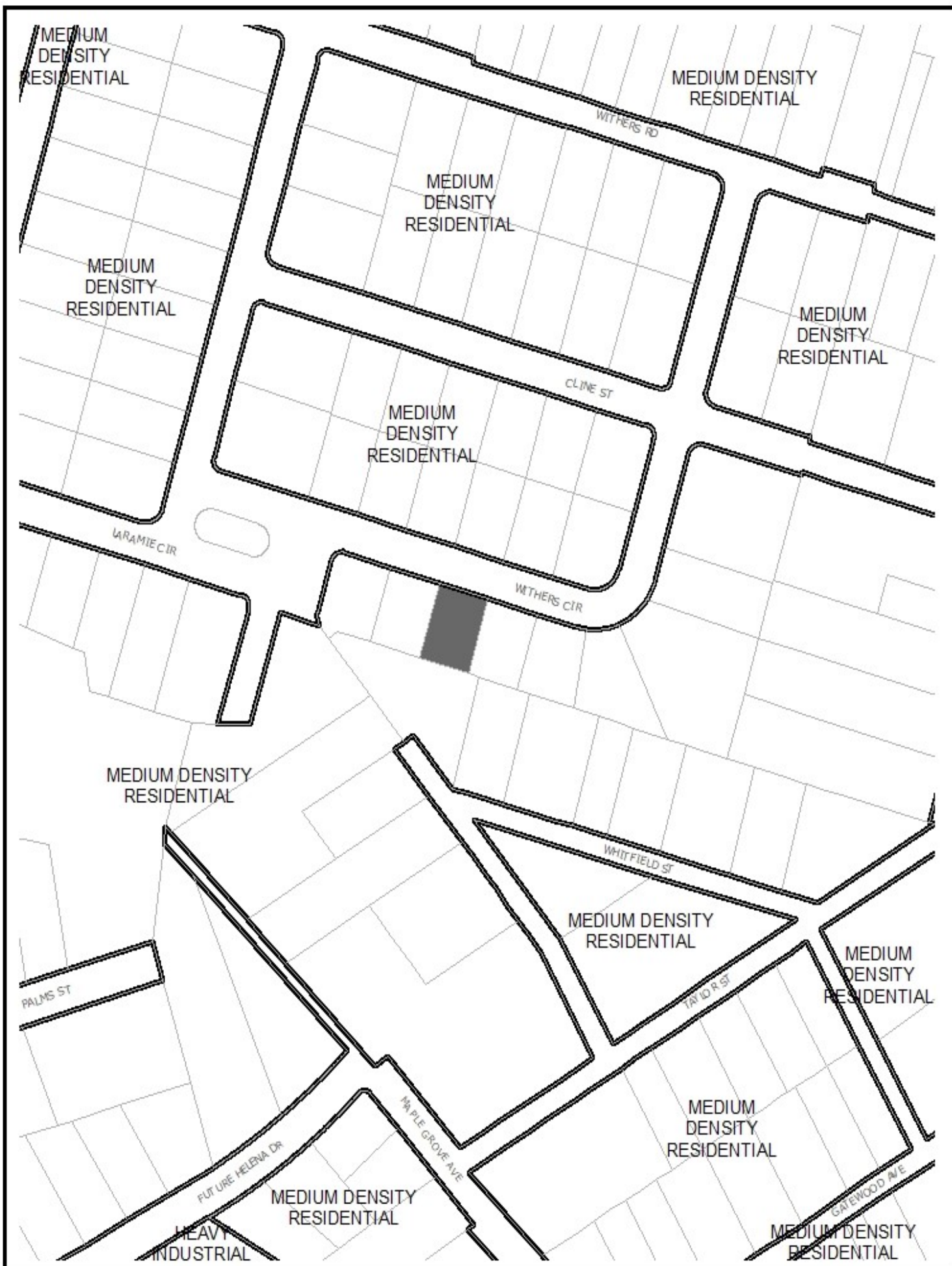




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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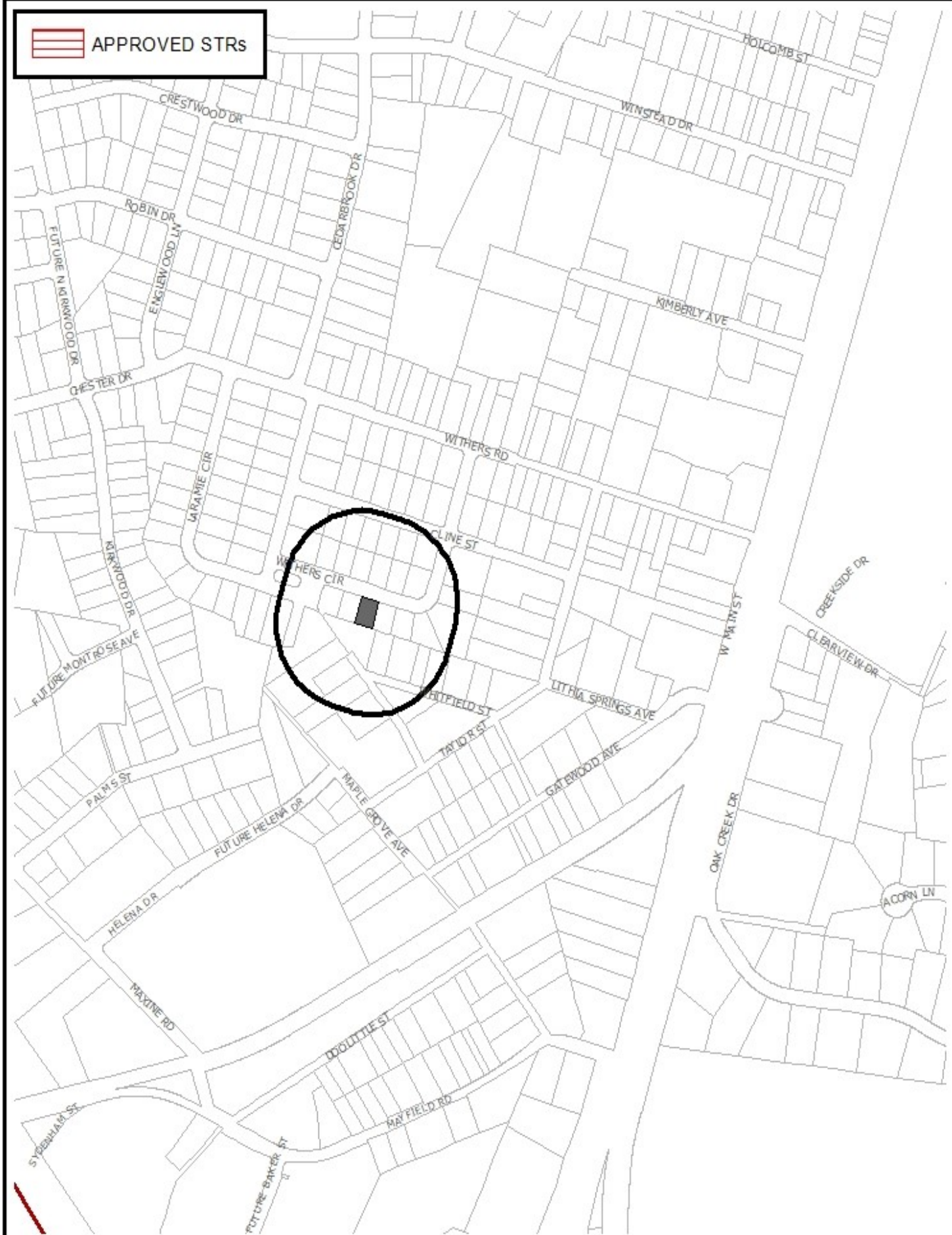
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/23/2024

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APPROVED STRS



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00397 filed by Tim Arnett, requesting a Special Exception Permit at 128 Ireson Street (Parcel 53210) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

128 Ireson Street is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. The property has not passed a certificate of occupancy inspection.

Twenty-three (23) notices were sent to surrounding property owners within three hundred (300) feet of the subject property, including county residents. At the time of this report, ten (10) responses were received, two (2) were opposed, eight (8) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway

Property Management: Applicant, Reidsville, NC

Nearby short-term rentals: No

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve PZ23-00397 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 128 Ireson Street (Parcel 53210).

ATTACHMENTS

1. SEP- 128 Ireson
2. 128 Ireson_AERIALS
3. 128 Ireson_OWNERS
4. 128 Ireson_LANDUSE
5. 128 Ireson_STR Map



City of Danville

Community Development

BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13, Section 6, Item 2 states the Board of Zoning Appeals shall have the following power and duties:

To hear and decide applications for special exceptions for certain uses, signs and buildings as may be authorized by this article. The Board may impose such conditions relating to the use, yard or height for which a special exception is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guaranty or bond to ensure that the conditions imposed are being and will continue to be in compliance. A special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from permits and permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of the ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operation, effect on traffic conditions or any other aspects of the particular use or structure that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall expire after a one year period or such longer period of time as may be approved by the Board, provided that no use, plan or construction has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plan for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address only):

128 Ireson St. Danville, VA 24541

Applicant: Timothy Arnett

Applicant Address: 167 Huffines mill Rd., Reidsville, NC 27320

Applicant Phone Number: 252-462-7111

Applicant Email: timarnettman@gmail.com

Direct to Approved Parcel:

Short term rental property at 128 Ireson St.

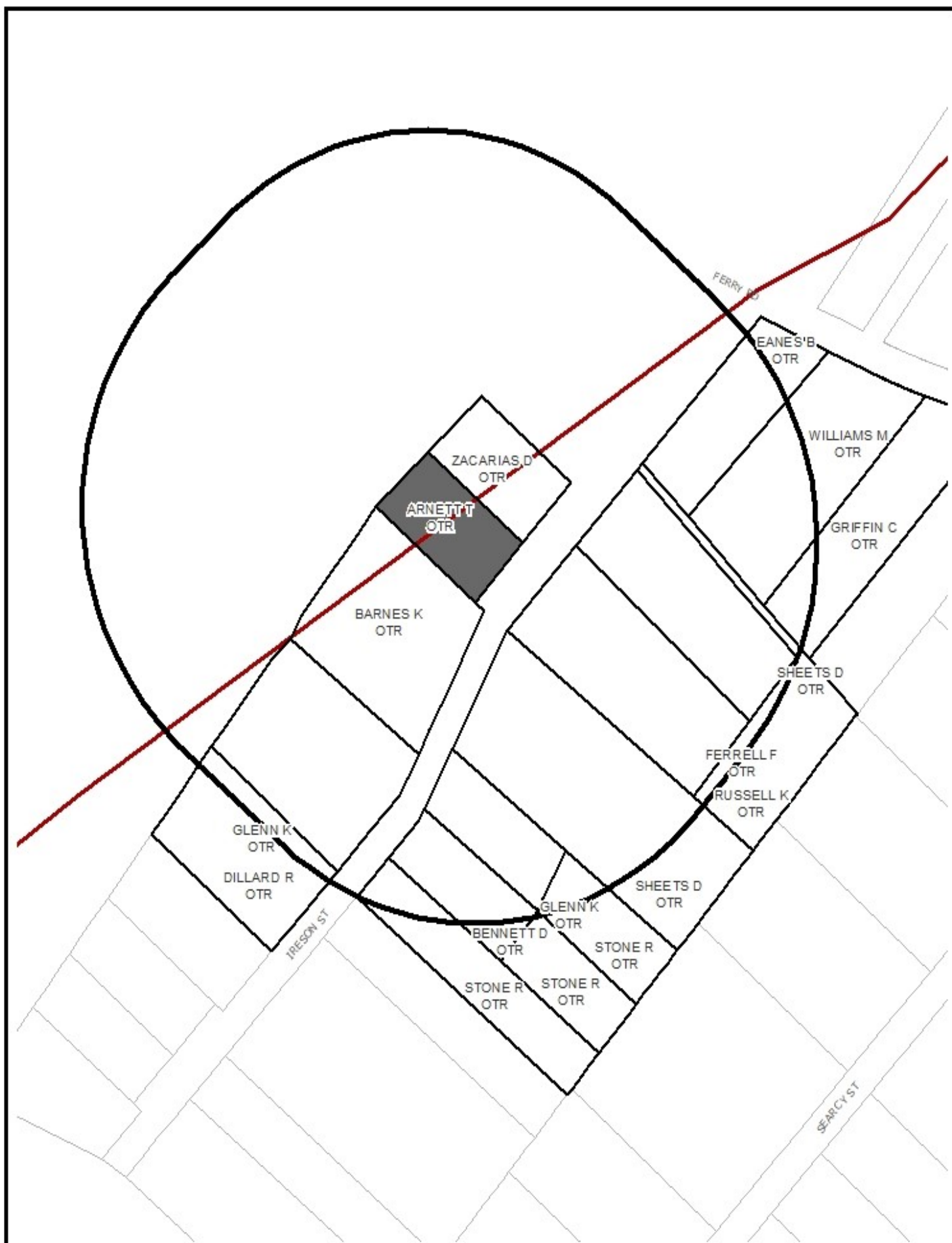
Applicant Signature:

Date: Property Owner Signature
(If not applicant)

Date:

11/2/21
[Signature]



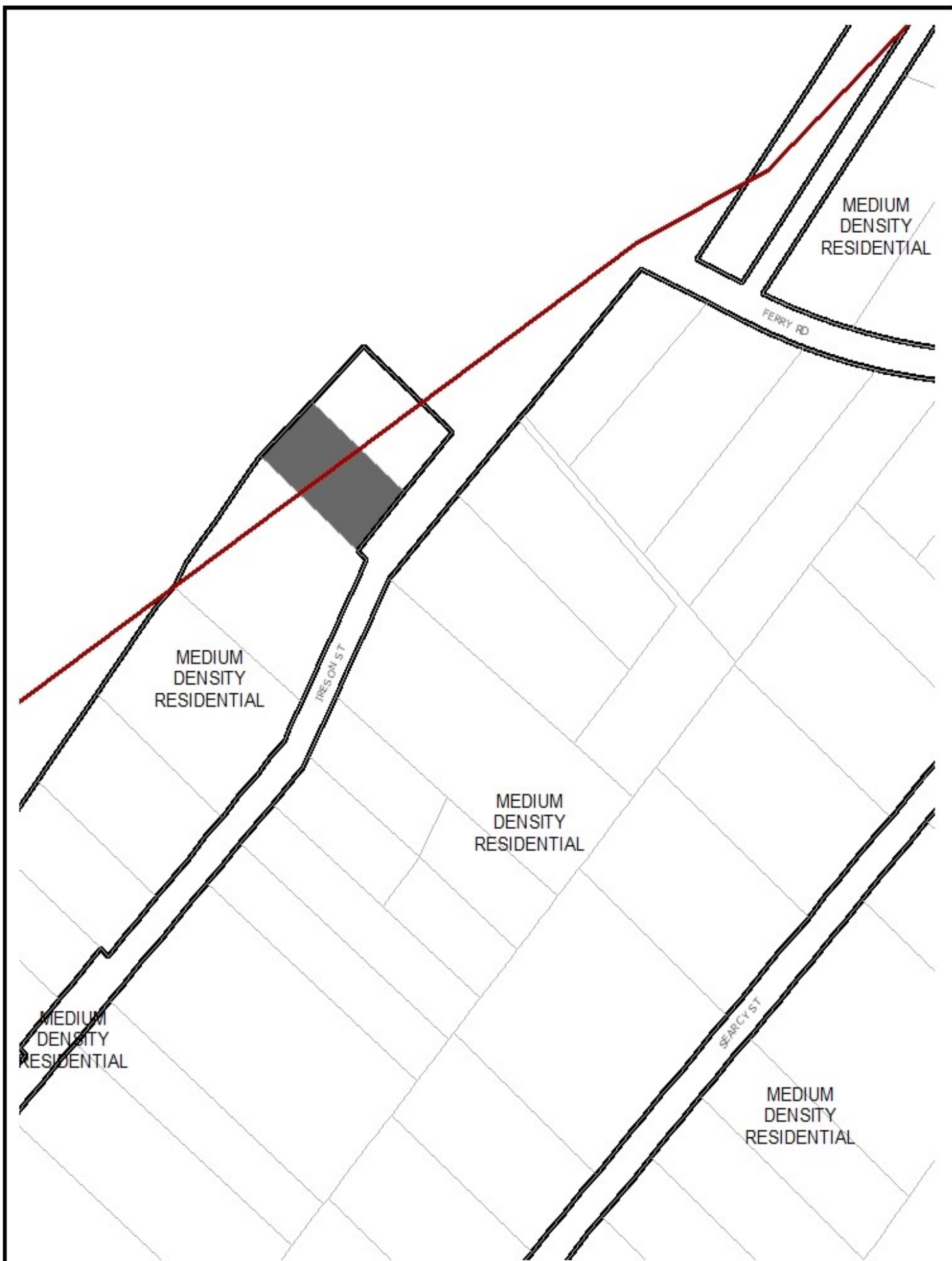


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/17/2023

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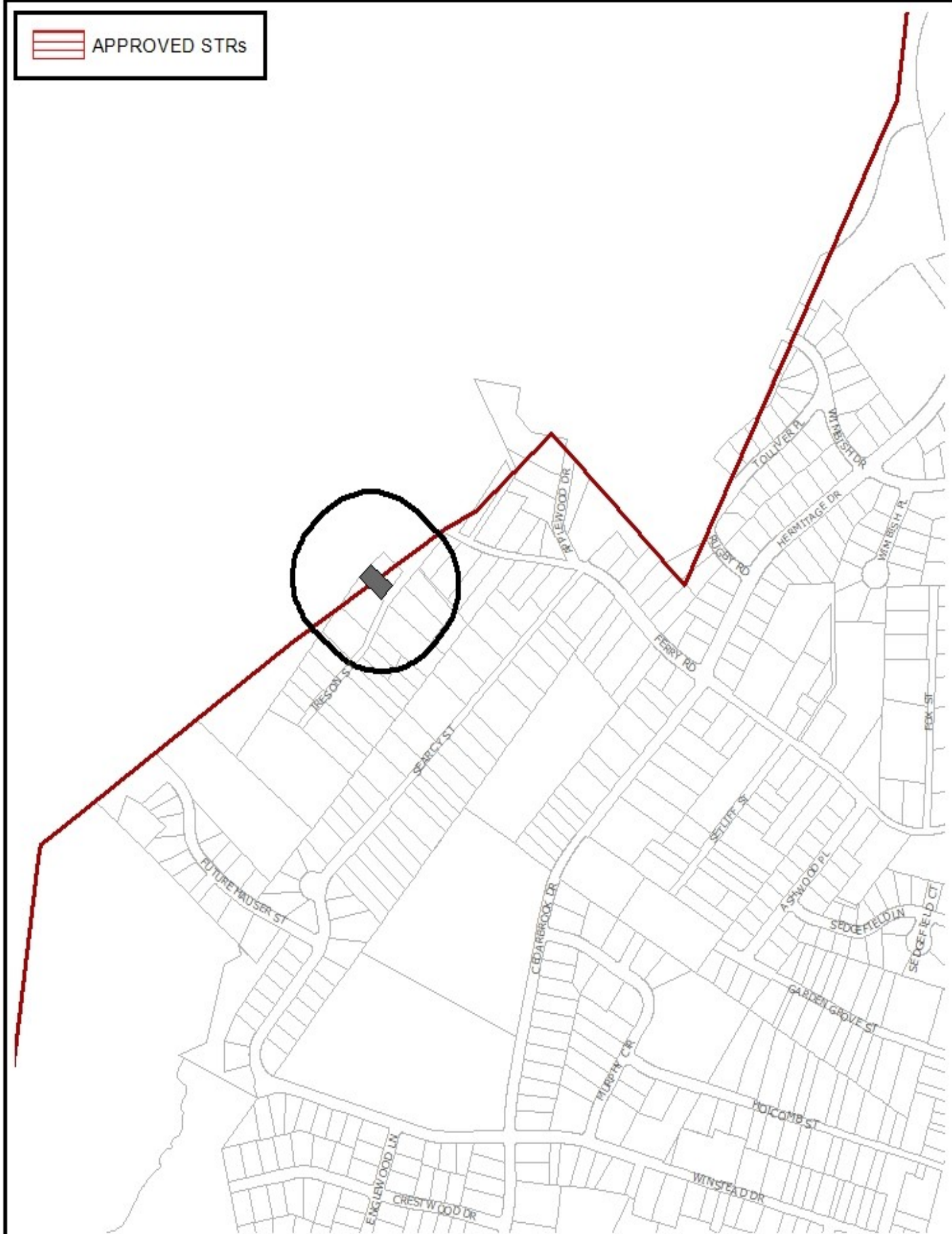
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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.



APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit Application PZ23-00400 filed by Barry Davis, requesting a special exception permit at 422 Plum Street (Parcel 04115) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

422 Plum Street is currently under construction. The property is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy will be required once construction is complete, prior to use as a short-term rental.

Fifty-one (51) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. At the time of this report, fifteen (15) responses were received, four (4) were opposed and eleven (11) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Two spaces
Property Management: Applicant, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00400 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 422 Plum Street (Parcel 04115).

ATTACHMENTS

1. SEP- Plum St
2. Site Plans
3. 422 Plum_AERIALS
4. 422 Plum_OWNERS
5. 422 Plum_LANDUSE
6. 422 Plum_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

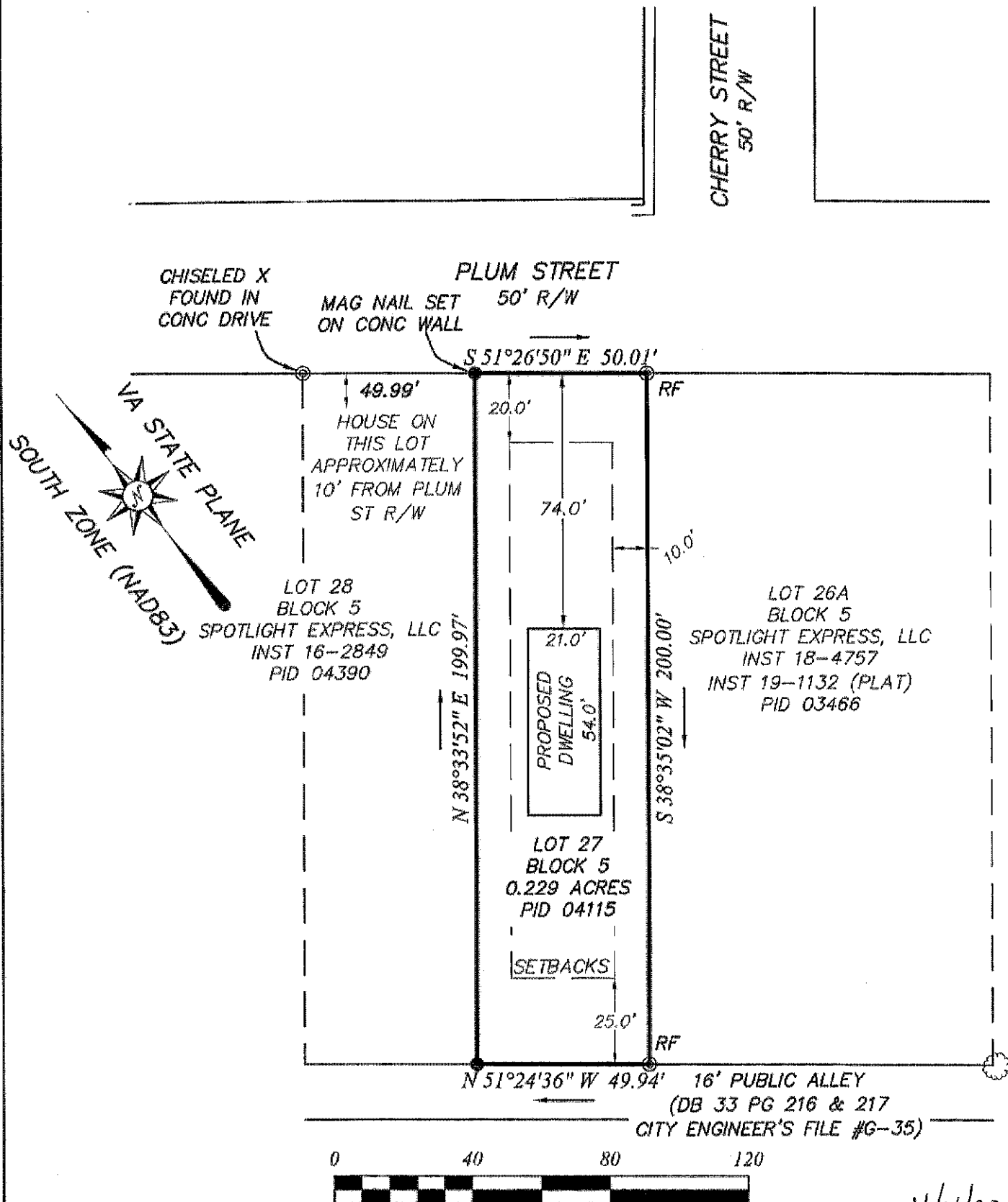
Property Location (address/ID#): 422 PLUM ST. DAN. VA.
Applicant: BARRY DAVIS - SPOTLIGHT EXPRESS
Applicant's Address: 406 PLUM ST. ~ DAN. VA.
Applicant's Phone Number: 434 - 251 8000
Applicant's E-mail: barrydavis FX@COMCAST.NET
Describe Proposed Request: AIR B&B at 422 PLUM ST
DANVILLE, VA. 24540

 12-28-23
Applicant Signature Date

 12-28-23
Property Owner Signature Date
(if not applicant)

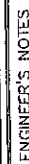
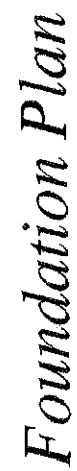
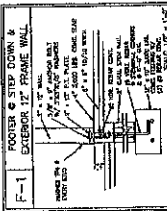
LEGEND

- IRON FOUND AS NOTED
- RF ○ REBAR FOUND
- PF ○ IRON PIPE FOUND
- REBAR SET



4/4/23
NEW

ARMSTRONG

[illegible]

WALL LEGEND	
	6" WOOD FRAME WALL
	10'-0" 12" WOOD FRAME WALL
	10'-0" 12" SHEAR WALL
	10'-0" 12" INSULATED WALL

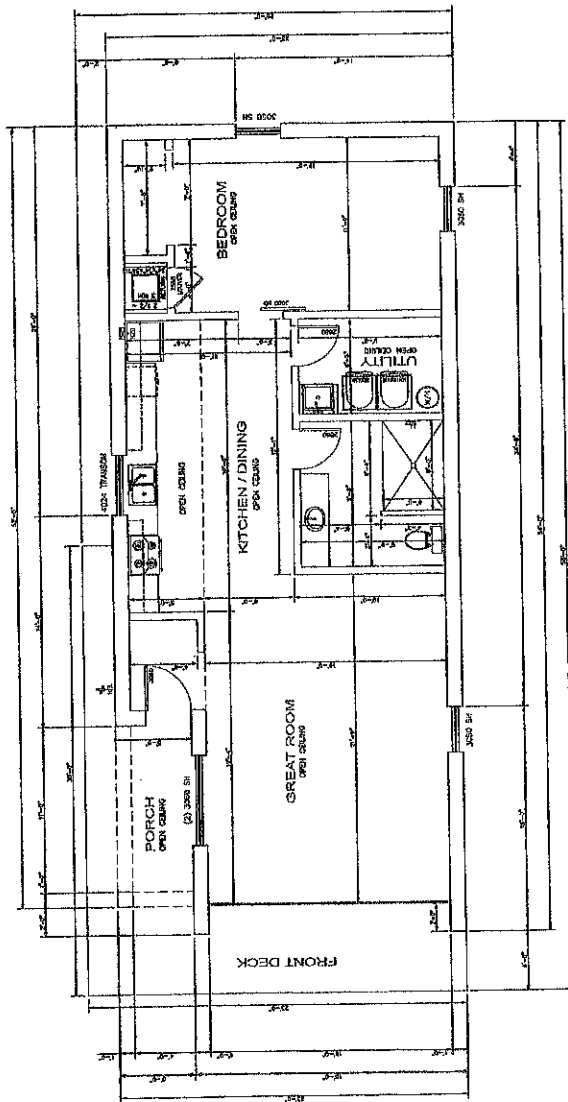
SQUARE FOOTAGES

LIVING	1136	SQ. FT.
PORCH	60	SQ. FT.
DECK	195	SQ. FT.
TOTAL	1394	SQ. FT.

SQUARE FOOTAGES	4 OF	
	PRASE	
	LIVING	1,135 SQ. FT.
	PORCH	60 SQ. FT.
	DECK	198 SQ. FT.
	TOTAL	1,394 SQ. FT.

SAVED BY THE GREAT NORTHERN OREGONIAN. THE OREGONIAN IS THE ONLY PAPER IN THE STATE THAT IS PRINTED IN ASTORIA. IT IS THE ONLY PAPER IN THE STATE THAT IS PRINTED IN ASTORIA. IT IS THE ONLY PAPER IN THE STATE THAT IS PRINTED IN ASTORIA.

Right Side Elevation



Floor Plan

ENGINEER'S NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

2. THE DESIGNER HAS ASSUMED THAT THE SOIL CONDITIONS ARE AS SHOWN ON THE GEOTECHNICAL REPORT DATED 10/10/10.

3. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

4. THE DESIGNER HAS ASSUMED THAT THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

5. THE DESIGNER HAS ASSUMED THAT THE EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

6. THE DESIGNER HAS ASSUMED THAT THE INTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

7. THE DESIGNER HAS ASSUMED THAT THE FLOOR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

8. THE DESIGNER HAS ASSUMED THAT THE CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

9. THE DESIGNER HAS ASSUMED THAT THE STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

10. THE DESIGNER HAS ASSUMED THAT THE BATHROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

11. THE DESIGNER HAS ASSUMED THAT THE KITCHEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

12. THE DESIGNER HAS ASSUMED THAT THE DINING ROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

13. THE DESIGNER HAS ASSUMED THAT THE GREAT ROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

14. THE DESIGNER HAS ASSUMED THAT THE BEDROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

15. THE DESIGNER HAS ASSUMED THAT THE PORCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

16. THE DESIGNER HAS ASSUMED THAT THE FRONT DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

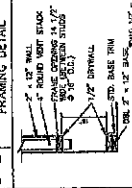
17. THE DESIGNER HAS ASSUMED THAT THE UTILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

18. THE DESIGNER HAS ASSUMED THAT THE OPEN CONCEPT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

19. THE DESIGNER HAS ASSUMED THAT THE OPEN CONCEPT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

20. THE DESIGNER HAS ASSUMED THAT THE OPEN CONCEPT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

D-2 DRYER VENT RECESS FRAMING DETAIL



WALL LEGEND	
8" WOOD FRAME WALL	
10'-0" 12" WOOD FRAME WALL	
13'-0" 12" SHEAR WALL	
15'-0" 12" INSULATED WALL	

SQUARE FOOTAGES

LIVING	1,175	SQ. FT.
PORCH	100	SQ. FT.
DECK	100	SQ. FT.
TOTAL	1,394	SQ. FT.

CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. THE DESIGNER HAS ASSUMED THAT THE SOIL CONDITIONS ARE AS SHOWN ON THE GEOTECHNICAL REPORT DATED 10/10/10.
3. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
4. THE DESIGNER HAS ASSUMED THAT THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
5. THE DESIGNER HAS ASSUMED THAT THE EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
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12. THE DESIGNER HAS ASSUMED THAT THE DINING ROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
13. THE DESIGNER HAS ASSUMED THAT THE GREAT ROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
14. THE DESIGNER HAS ASSUMED THAT THE BEDROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
15. THE DESIGNER HAS ASSUMED THAT THE PORCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
16. THE DESIGNER HAS ASSUMED THAT THE FRONT DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
17. THE DESIGNER HAS ASSUMED THAT THE UTILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
18. THE DESIGNER HAS ASSUMED THAT THE OPEN CONCEPT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.
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20. THE DESIGNER HAS ASSUMED THAT THE OPEN CONCEPT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC AND IBC.

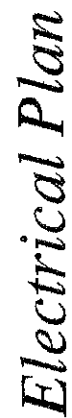
KAP DESIGN GROUP
10335 NE HWY 314
SILVER SPRING, FL 34488
(352) 572-7454
KDC01614510



© KAP DESIGN GROUP, INC. 2010

Barry Davis
Rushing, Andrew
1/4" = 1'-0"

PAGE 1 OF 4

[illegible]

SQUARE FOOTAGES	
LIVING	1,136 SQ. FT.
PORCH	60 SQ. FT.
DECK	198 SQ. FT.
TOTAL	1,394 SQ. FT.

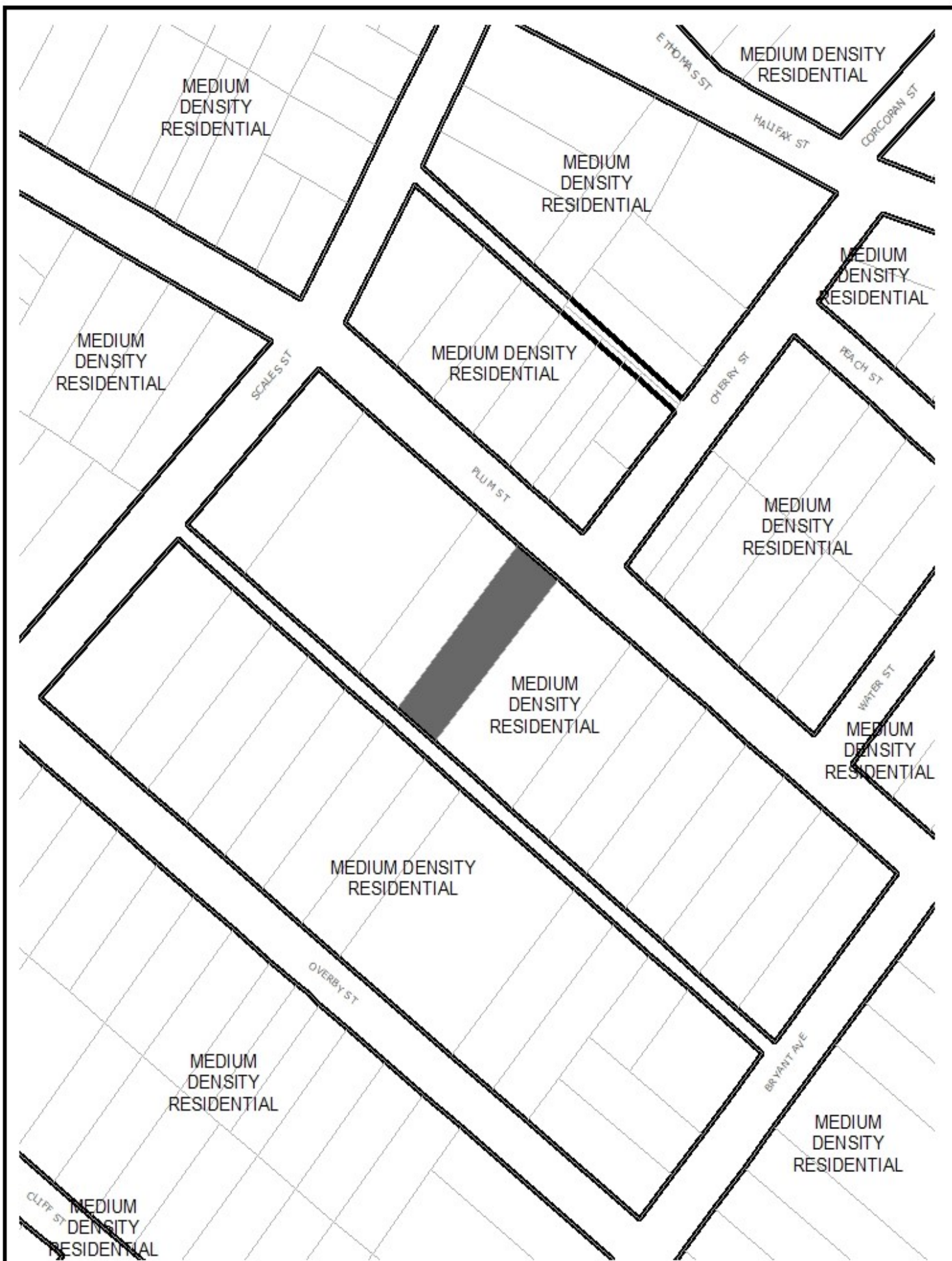
	SQ. FT.	SQ. FT.	SQ. FT.
LIVING	1,136		
PORCH	60		
DECK	198		
TOTAL	1,394	SQ. FT.	

2020

Barry Davis

PAGE 2 OF 4





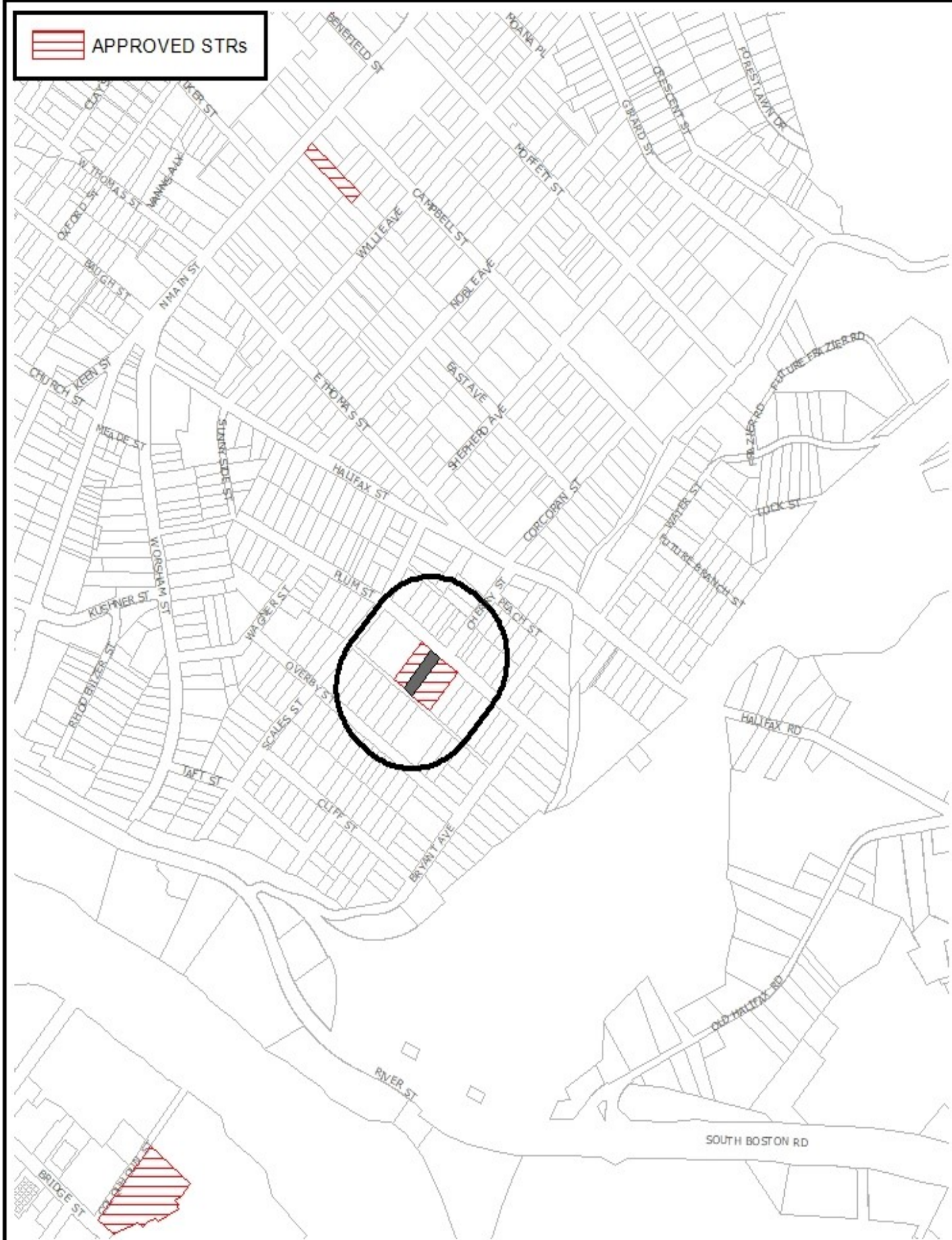
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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.



APPROVED STRS



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit Application PZ23-00402 filed by Keith Fields, requesting a special exception permit at 236 Park Circle (Parcel 54741) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

236 Park Circle is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has been completed.

Neighboring 128 Wood Avenue, 236 Parkview Place and 224 Park Circle are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Twenty-nine (29) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Ten (10) responses were received, one (1) was opposed, nine (9) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property Management: Applicant, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00402 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 236 Park Circle (Parcel 54741).

ATTACHMENTS

1. SEP Application- 236 Park Cir
2. 236 Park Cir_AERIALS
3. 236 Park Cir_OWNERS
4. 236 Park Cir_LANDUSE
5. 236 Park Cir_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13 Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 236 Park Circle
Applicant: Title Investments | Karri Fields, Keith Fields
Applicant's Address: 145 Wentz Circle Danville 24541
Applicant's Phone Number: 434-250-3666 434-250-2717
Applicant's E-mail: kfields101010@gmail.com
Describe Proposed Request: STR

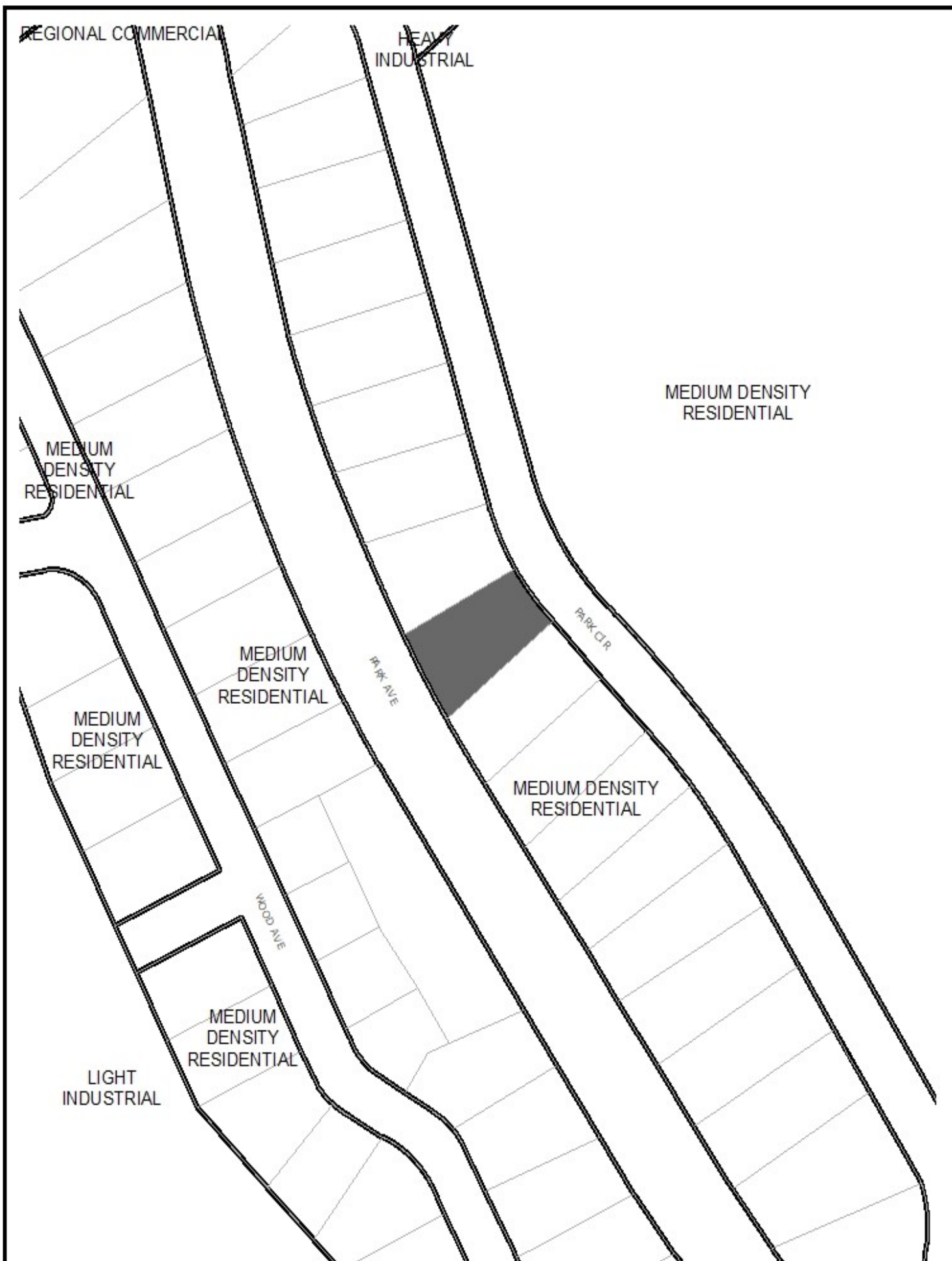
Applicant Signature

Date Property Owner Signature
(if not applicant)

Date

Karri Fields 1-23-24 Keith Fields 1/23/24





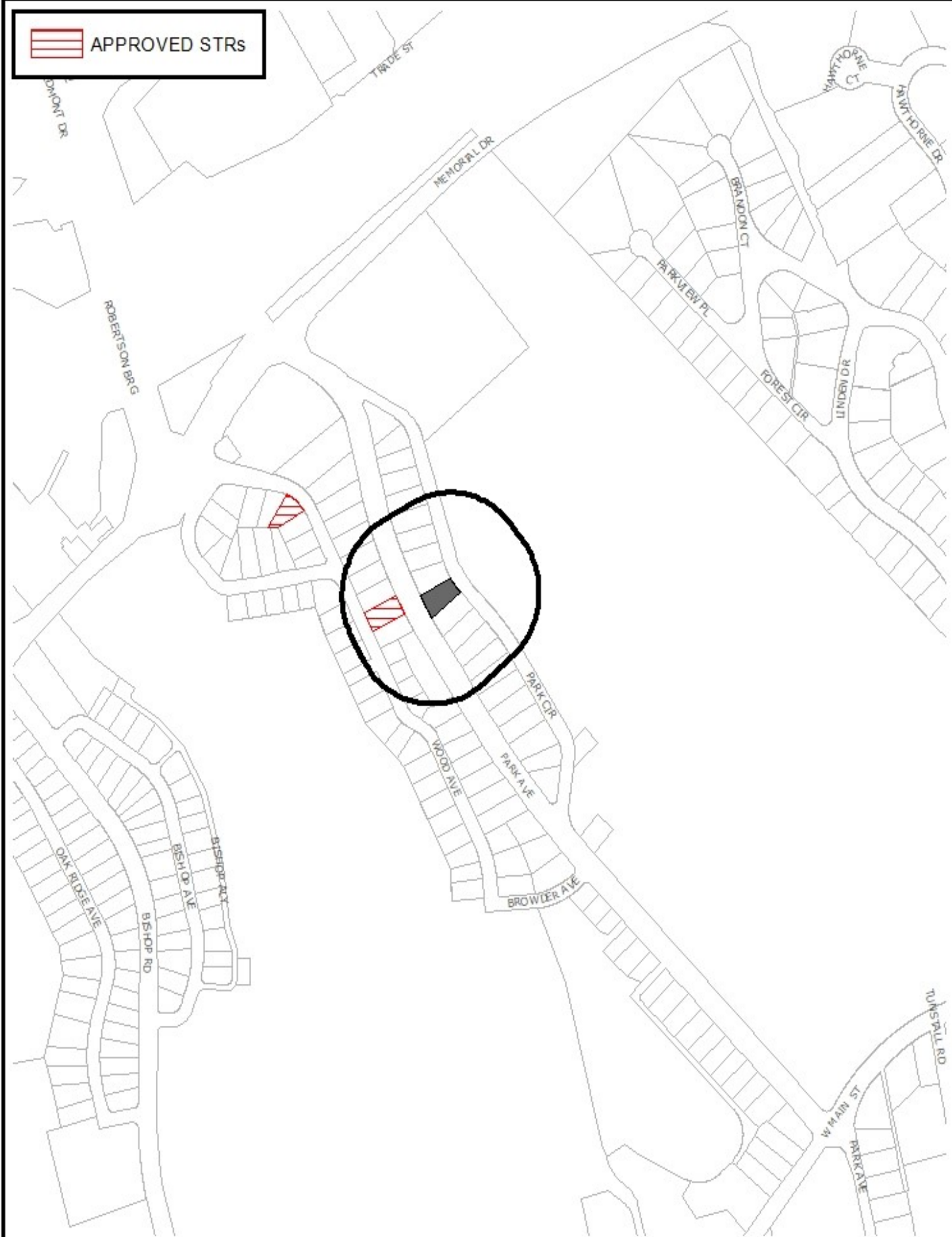
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit Application PZ23-00405 filed by Stacy McAvoy, requesting a special exception permit at 33 Schoolfield Drive (Parcel 54477) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

33 Schoolfield Drive is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. There has not been a certificate of occupancy inspection.

Nearby 49 Glen Oak Drive is also up for consideration on today's BZA agenda.

Forty-six (46) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. At the time of this report, thirteen (13) responses were received, two (2) were opposed and eleven (11) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: No

Property Management: Preferred Management Group, Danville

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00405 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 33 Schoolfield Drive (Parcel 54477).

ATTACHMENTS

1. Special Exception Application 33 Schoolfield
2. 33 Schoolfield_AERIALS
3. 33 Schoolfield Dr_OWNERS
4. 33 Schoolfield Dr_LANDUSE
5. 33 Schoolfield Dr_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#):	33 Schoolfield Dr. Danville, VA 24541
Applicant:	Stacy McAvoy
Applicant's Address:	2009 Fergie Trace Apex, NC 27502
Applicant's Phone Number:	330-503-2679
Applicant's E-mail:	stacymcavoy@gmai.com
Describe Proposed Request:	The owner/applicant, Stacy McAvoy request the above property to be used as a
Short term rental as described	Per the Danville-va website. The short term use will be in accordance with
Required zoning and rental regs	A property Manager (Preferred Management Group) will be utilized. All required
Certifications and inspections	have been obtained. This application was originally submitted in Nov. 2023.
We look forward to the smooth	Approval and supporting Danville.

Applicant Signature

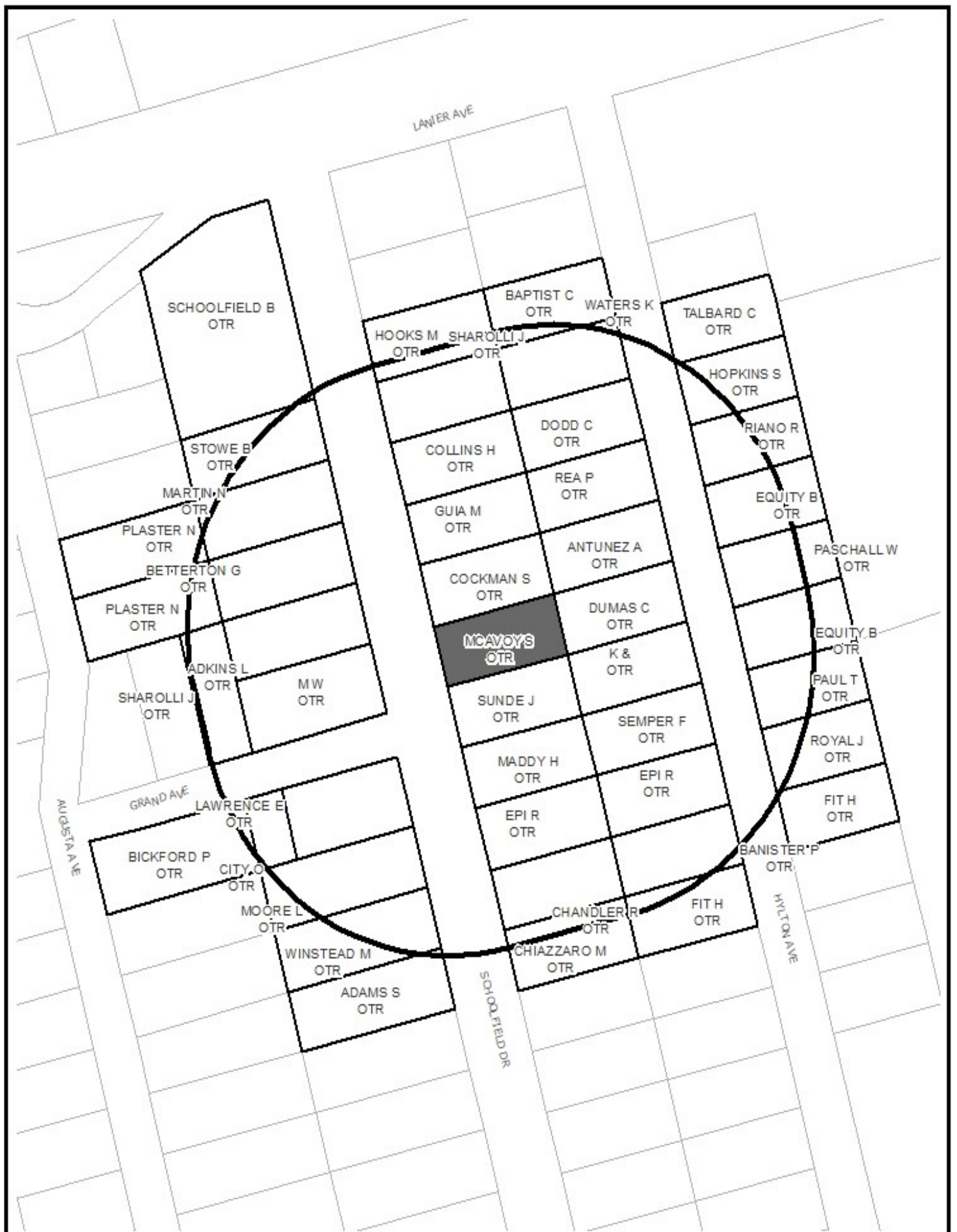
1/12/24 (originally submitted 11/2023.)

Date

Property Owner Signature
(if not applicant)

Date





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/17/2023

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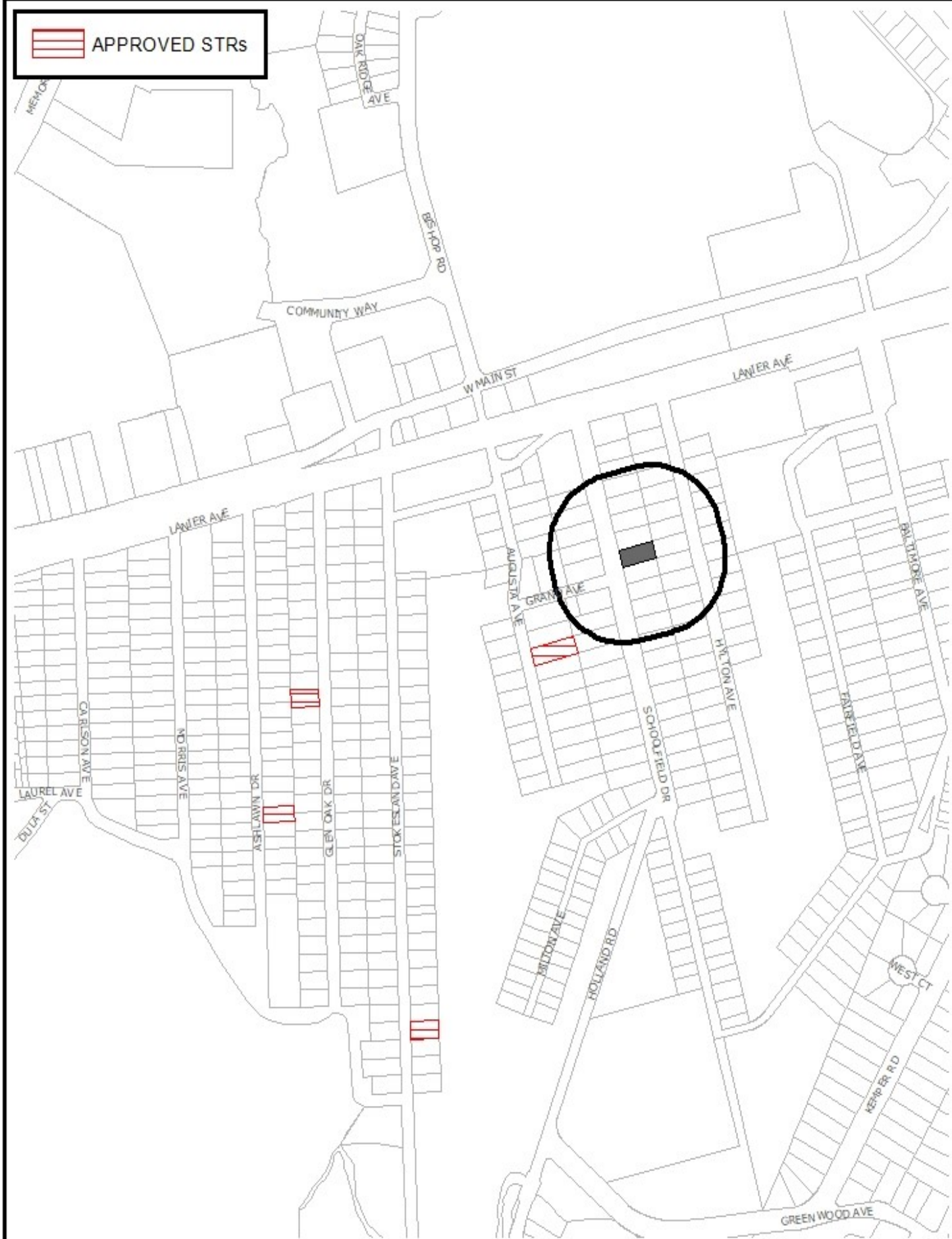
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit Application PZ23-00408 filed by Gibson Investing, LLC, requesting a special exception permit at 128 Wood Avenue (Parcel 52314) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

128 Wood Avenue is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. There has not been a certificate of occupancy inspection.

Neighboring 236 Parkview Place, 224 Park Circle, and 236 Park Circle are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Nineteen (19) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. At the time of this report, seven (7) responses were received, one (1) was opposed and six (6) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Applicant, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00408 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 128 Wood Avenue (Parcel 52314).

ATTACHMENTS

1. SEP- 128 Wood Ave
2. Supporting Docs
3. 128 Wood Ave Aerials
4. 128 Wood Ave Owners
5. 128 Wood Ave Landuse
6. 128 Wood Ave_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#):

128 Wood Ave.

Applicant:

Gibson Investing, LLC

Applicant's Address:

161 Hawks Ridge Rd. Danville, VA 24540

Applicant's Phone Number:

434-548-9573

Applicant's E-mail:

gibsoninvesting@gmail.com

Describe Proposed Request:

* Short-term Rental

Richard Van Gibson, Jr.
Richard Van Gibson 2-6-24

Applicant Signature

Date

Property Owner Signature
(if not applicant)

Date

1. Please verify that you or a managing partner live within 50 miles of your Short Term Rental in accordance with Article 2 Section Y Item 2c (Provide name and location)

Van Gibson - Mt. Hermon

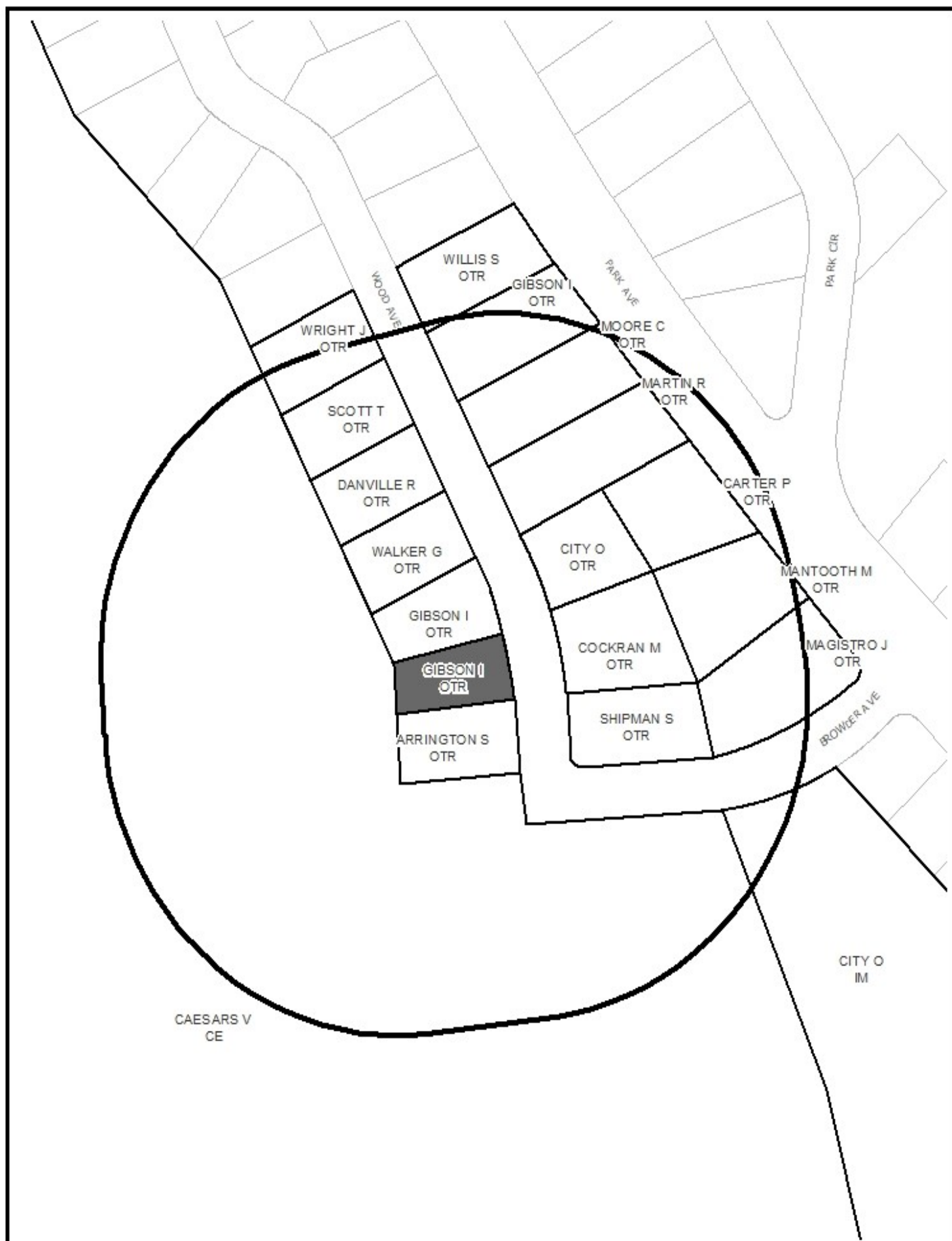
2. Please verify if a Certificate of Occupancy inspection has been completed at your property in accordance with Article 2 Section Y Item 2d

3. Please verify if your property is located within a Rental Housing Inspection District in accordance with Article 2 Section Y Item 2e

4. Please verify that parking is available at your property in accordance with Article 2 Section Y Item 2h

*Paved Driveway with parking
for 4 guests*



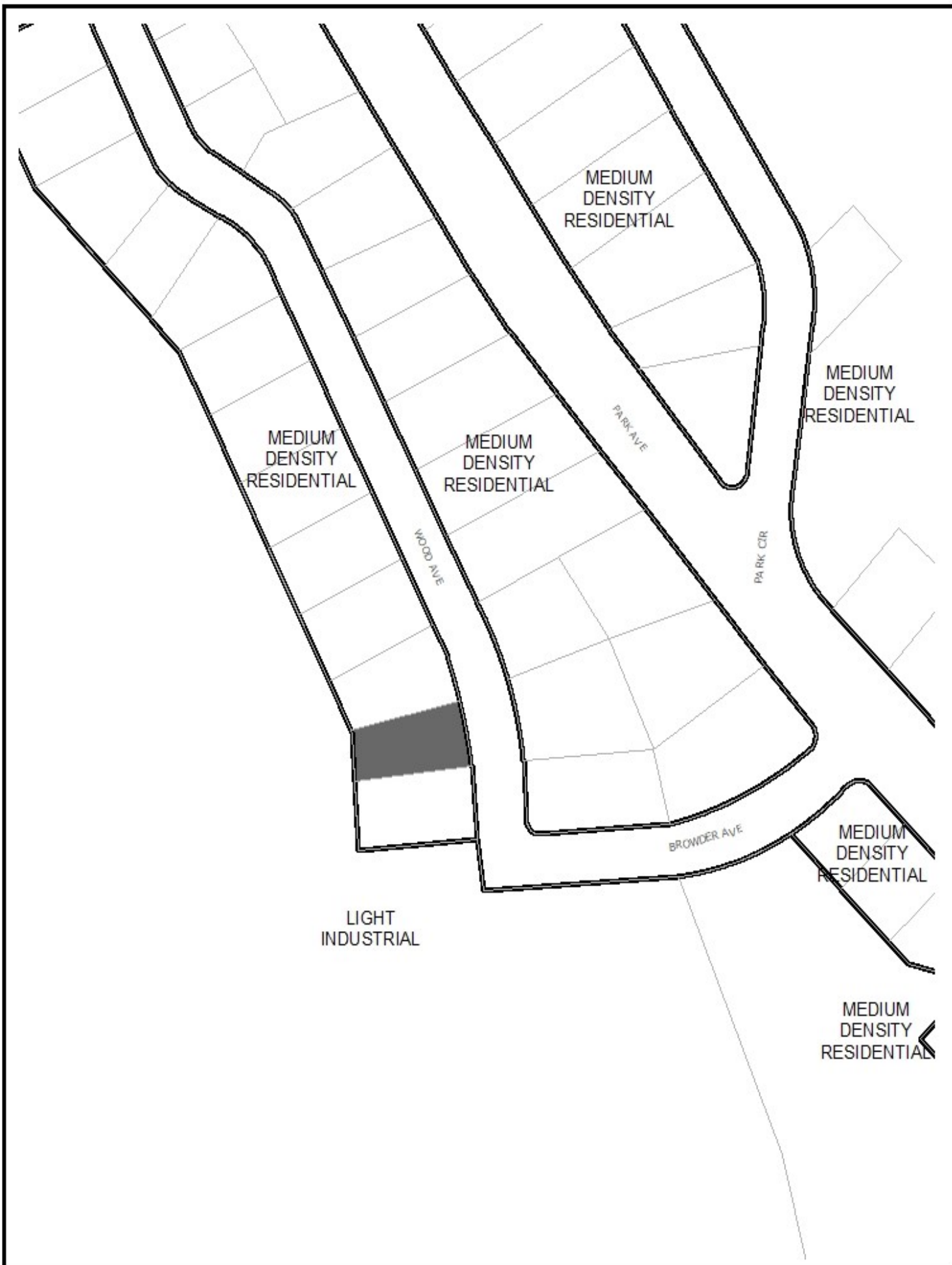


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/17/2023

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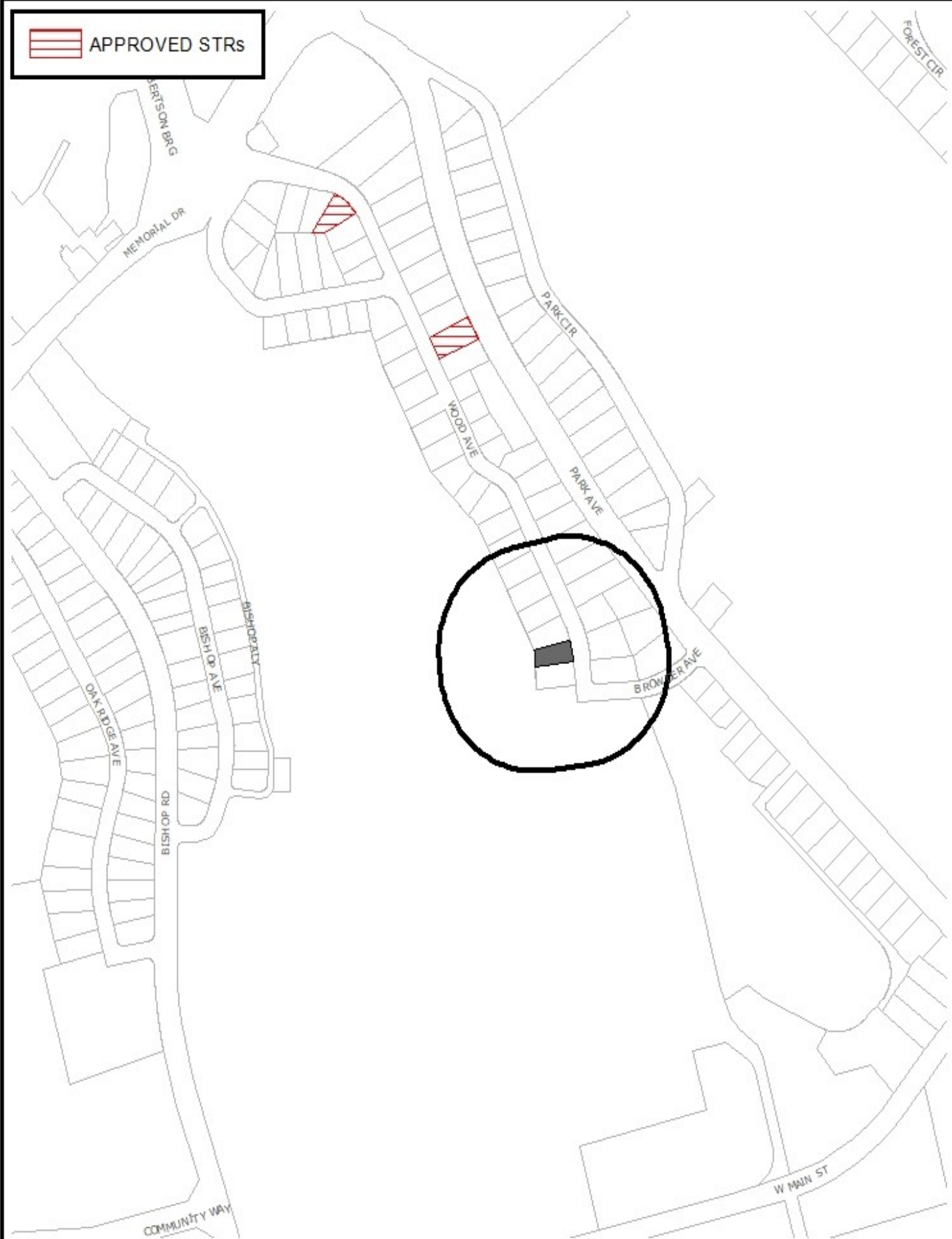
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit Application PZ23-00434 filed by Cheryl McIvor, requesting a special exception permit at 120 Hopkins Street (Parcel 56051) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

120 Hopkins Street is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. The property has passed a certificate of occupancy inspection.

Forty-one (41) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. At the time of this report, seven (7) responses were received, three (3) were opposed and four (4) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Property manager, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00434 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 120 Hopkins Street (Parcel 56051).

ATTACHMENTS

1. SEP- 120 Hopkins
2. 120 Hopkins Aerials
3. 120 Hopkins Owners
4. 120 Hopkins Landuse
5. 120 Hopkins_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 120 Hopkins St Danville VA 24541

Applicant: Cheryl McIvor

Applicant's Address: 404 W Montcastle Dr Greensboro NC 27406

Applicant's Phone Number: 336-254-9127

Applicant's E-mail: Shazta1@yahoo.com

Describe Proposed Request: Permit request to allow short-term rental at 120 Hopkins St

Certificate of occupancy was complete on November 2, 2023

Co-host is local Terri Fitzgerald 541 Indian Trail Rd Danville VA 24250; Host 47.4 miles from location

Large off-street parking area Home sits about 50ft from road on .55 acres

Cheryl R McIvor

1/23/2024

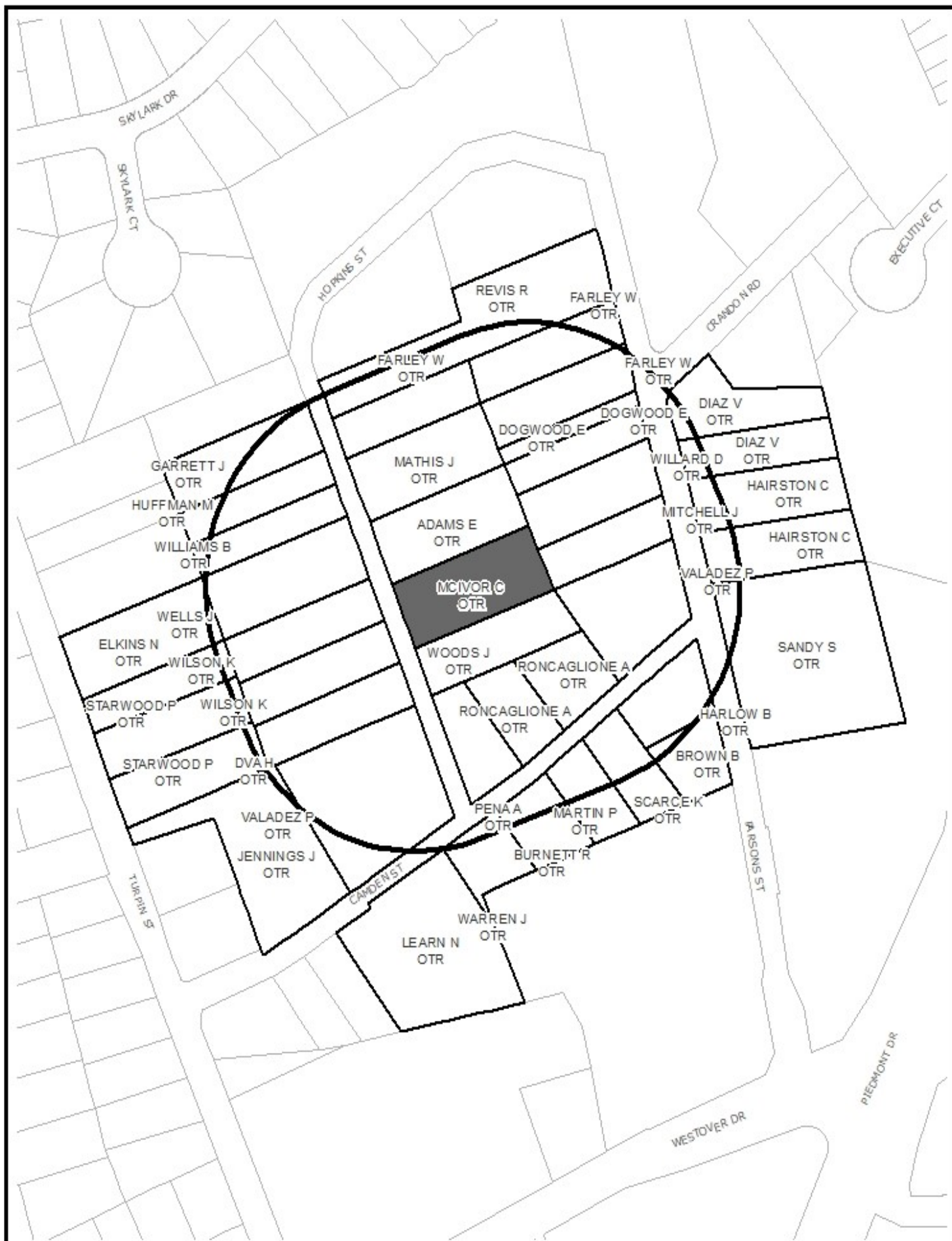
Applicant Signature

Date

Property Owner Signature
(if not applicant)

Date

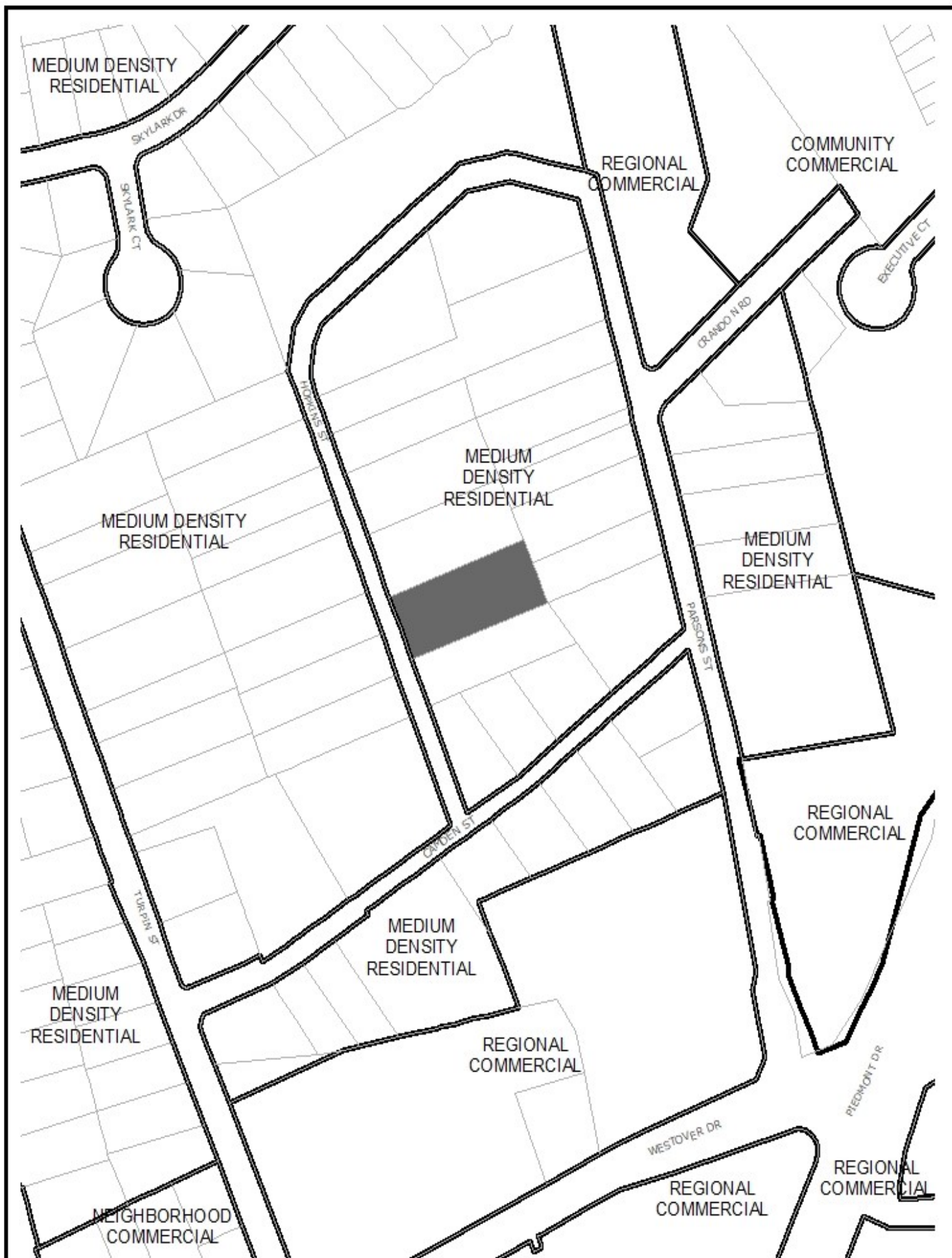




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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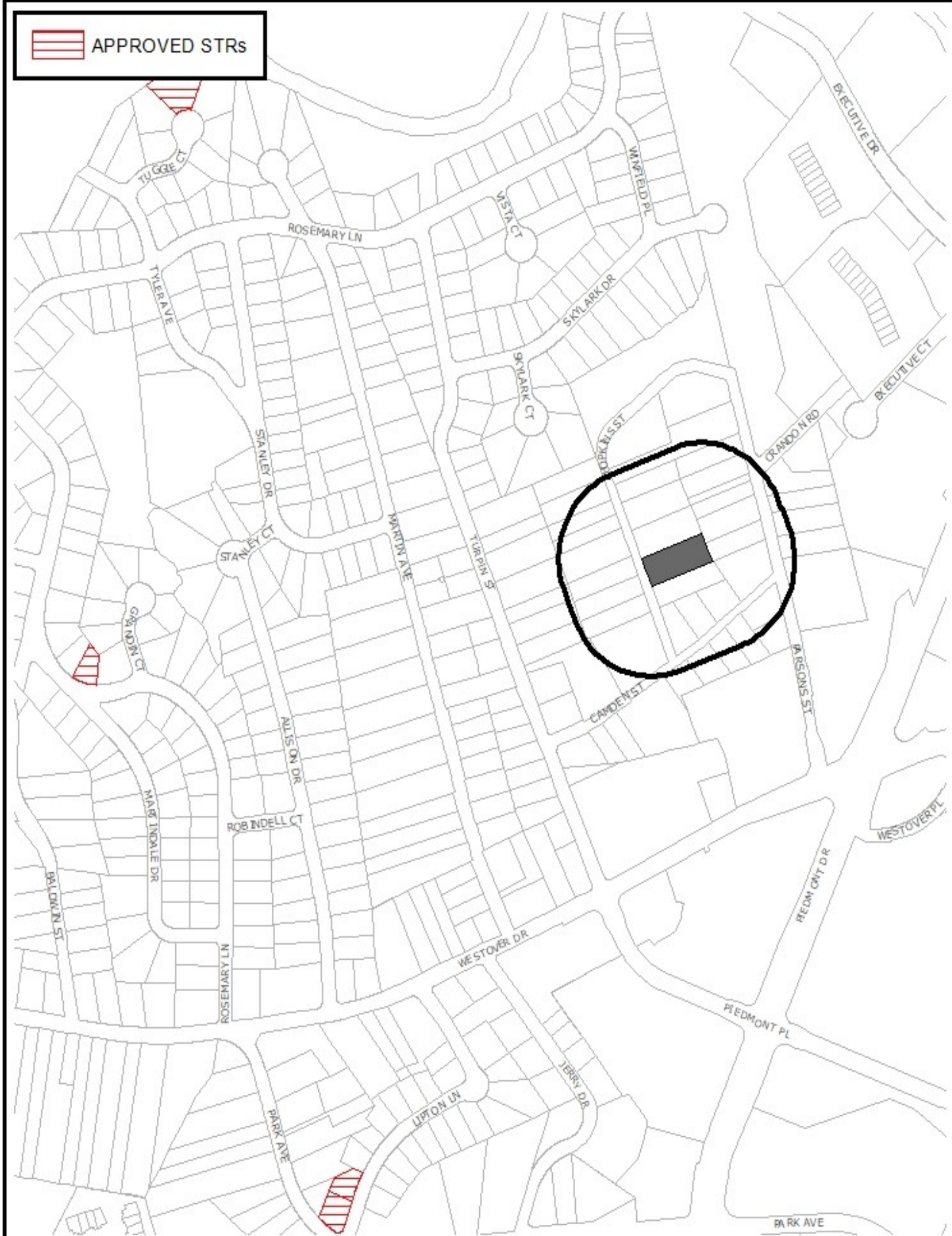
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00439 filed by Annette King Miles, requesting a special exception permit at 303 Randolph Street (Parcel 23481) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

303 Randolph Street is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has been completed.

Fifty-two (52) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. At the time of this report, twenty-six (26) responses were received, sixteen (16) were opposed and ten (10) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management::Applicant, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

Due to the number of existing nearby short-term rentals, the Planning Division recommends that the BZA carefully review PZ23-00439 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 303 Randolph Street (Parcel 23481).

ATTACHMENTS

1. 303 Randolph St
2. 303 Randolph Aerials
3. 303 Randolph owners
4. 303 Randolph Landuse
5. 303 Randolph_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 303 Randolph St- Danville, VA- 24541
Applicant: Annette King Miles
Applicant's Address: 450 Rosemary Lane Danville, VA-24541
Applicant's Phone Number: 434-251-1757
Applicant's E-mail: annettekm119@gmail.com
Describe Proposed Request: I am requesting to utilize the above property listed as a short-term rental. There is parking allowed in the driveway for 2 vehicles & on the street. I am the person to own the property, I live 3.1 miles away, it takes 5 min. to get to the property.

Annette King Miles 12/

Applicant Signature

Date

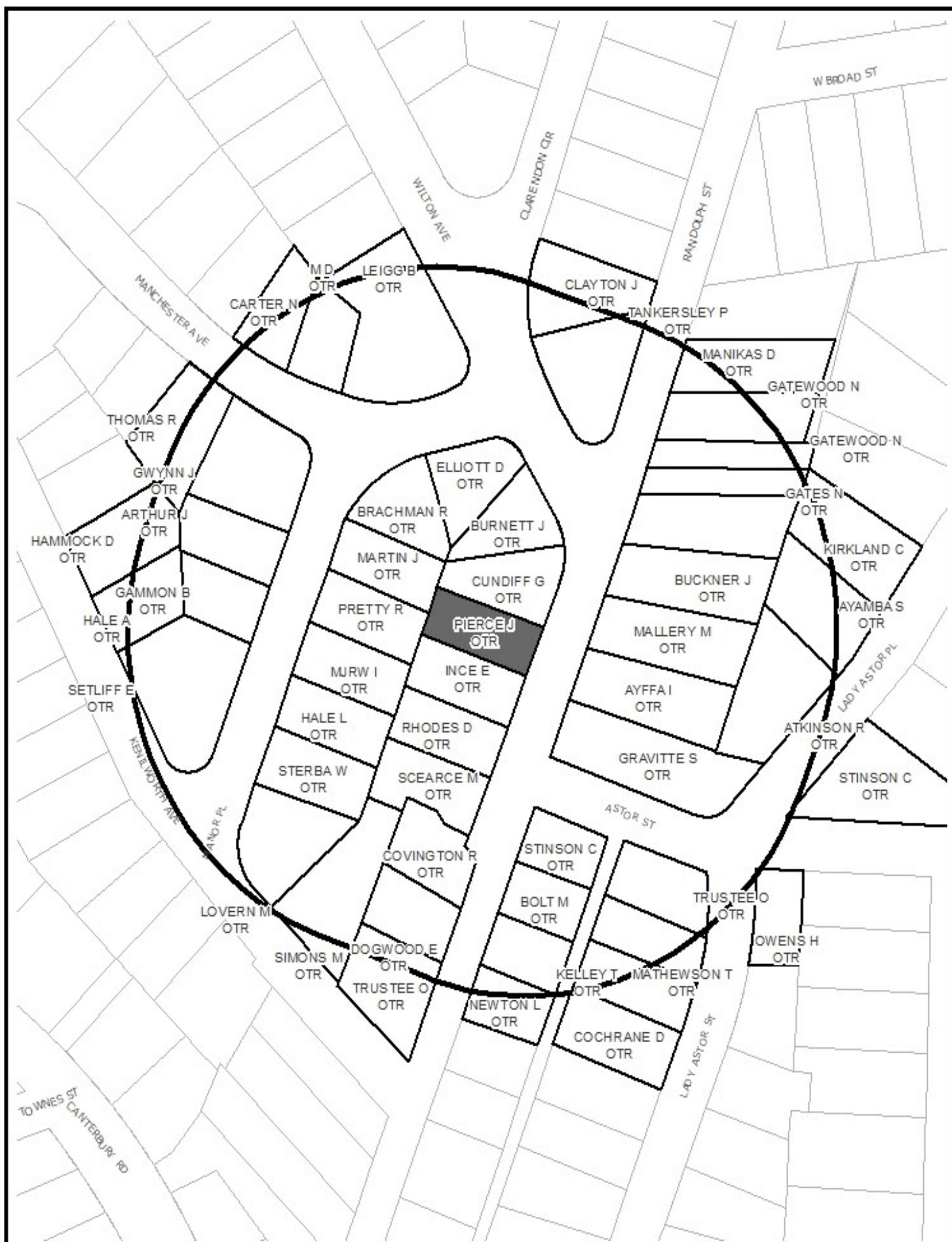
[Signature]

Property Owner Signature
(if not applicant)

12/29/23

Date





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

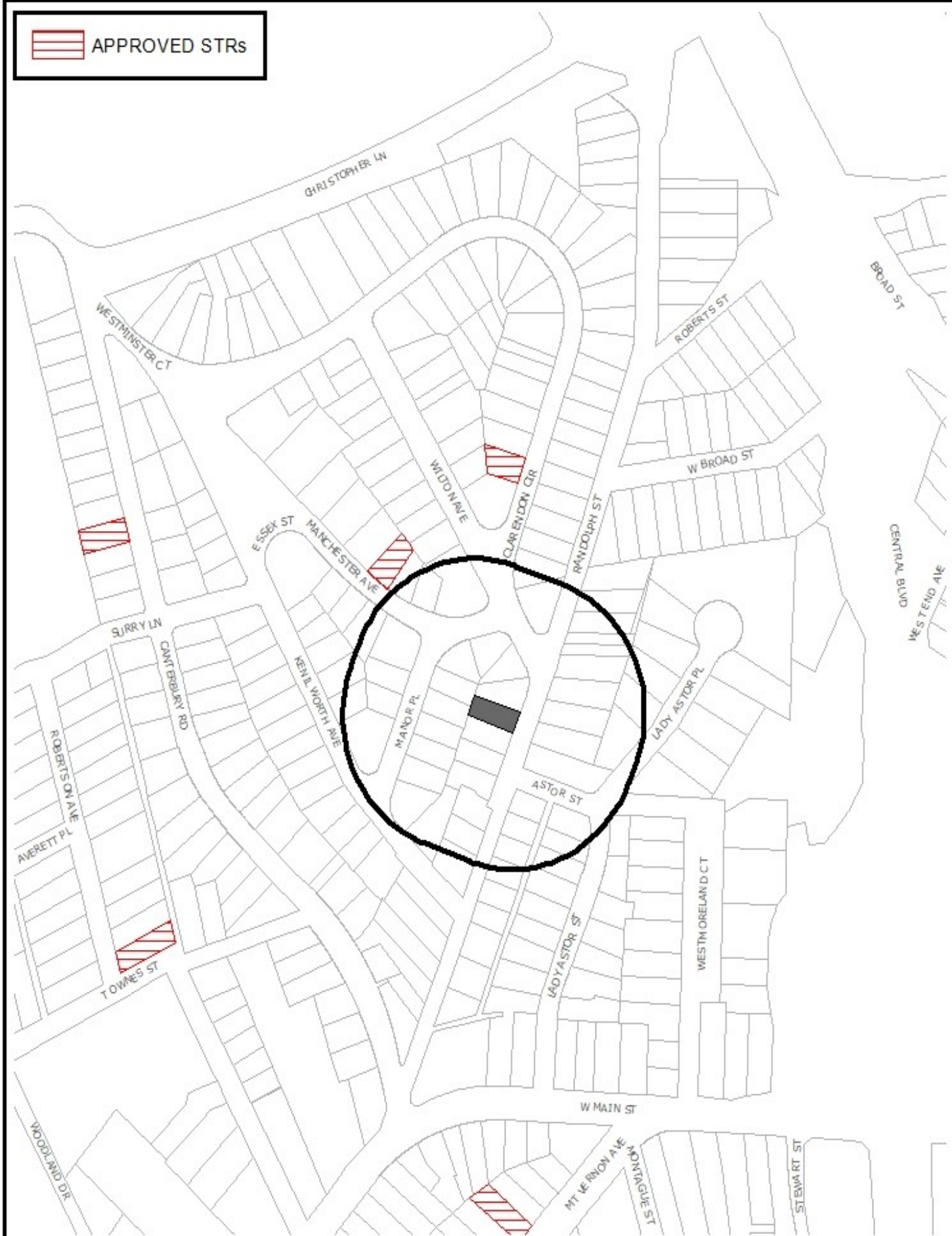
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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00472 filed by Doug Plachcinski on behalf of DanVegas Rentals LLC, requesting a Special Exception Permit at 236 Parkview Place (Parcel 25921) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

236 Parkview Place is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has not been completed.

Neighboring 128 Wood Avenue, 236 Park Circle and 224 Park Circle are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Twenty-five (25) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Twenty-five (25) responses were received, eight (8) were opposed and four (4) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway

Property Management: Preferred Management Group, Danville, VA

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00472 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 236 Parkview Place (Parcel 25921).

ATTACHMENTS

1. SEP application- 236 Parkview PI
2. 236 Parkview PI_AERIALS
3. 236 Parkview (1)
4. 236 Parkview PI_LANDUSE
5. 236 Parkview PI_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

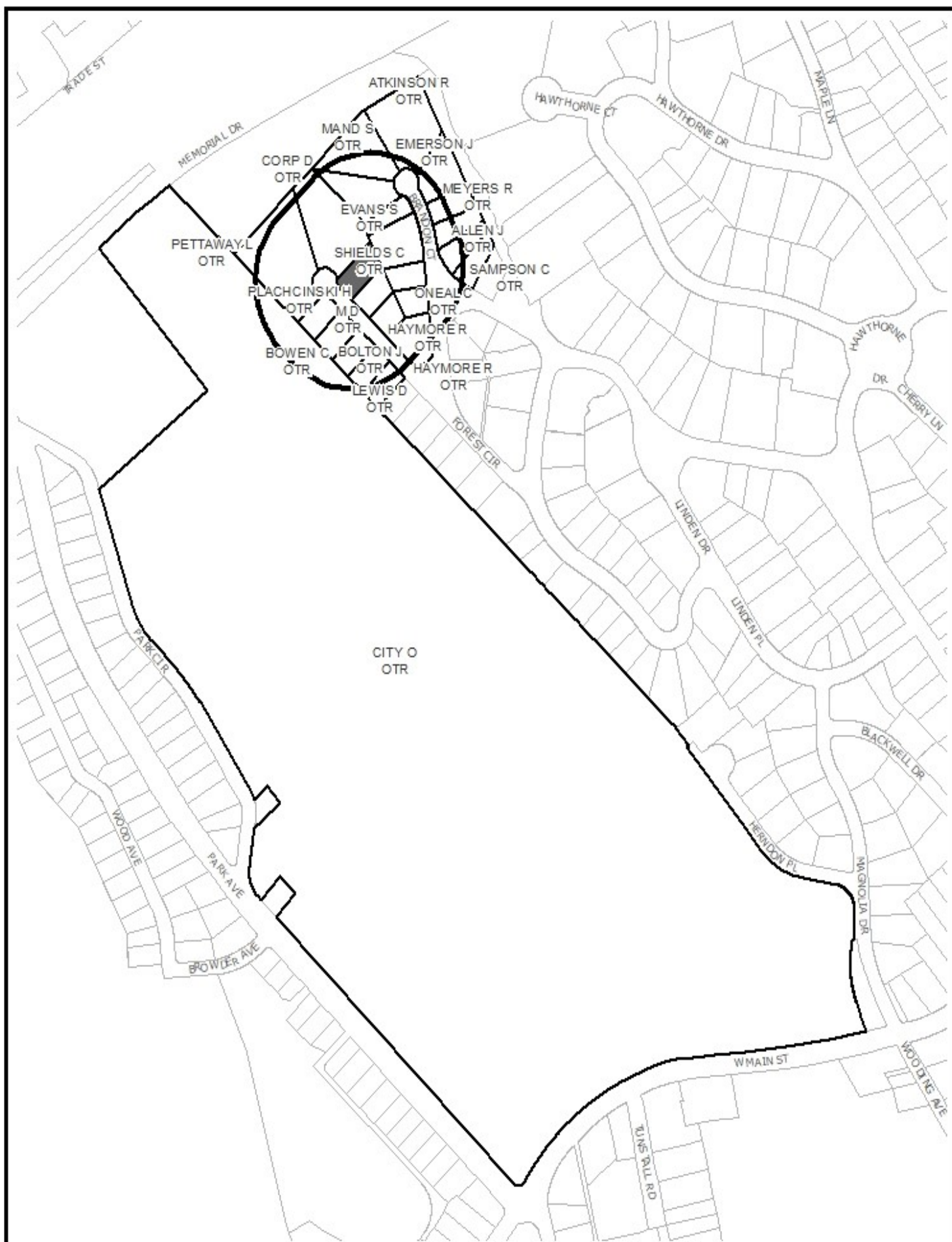
APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 236 PARKVIEW PLACE
Applicant: HENRY DOUGLAS PLACHCINSKI
Applicant's Address: 236 PARKVIEW PLACE / 1060 SLATER RD 112
Applicant's Phone Number: 919 - 888 - 6081
Applicant's E-mail: plachcinski@me.com danvegasrentals11@gmail.com
Describe Proposed Request: operate a short term rental
in a single family residential property.

[Signature] 12/22/2023
Applicant Signature Date

Property Owner Signature Date
(if not applicant)

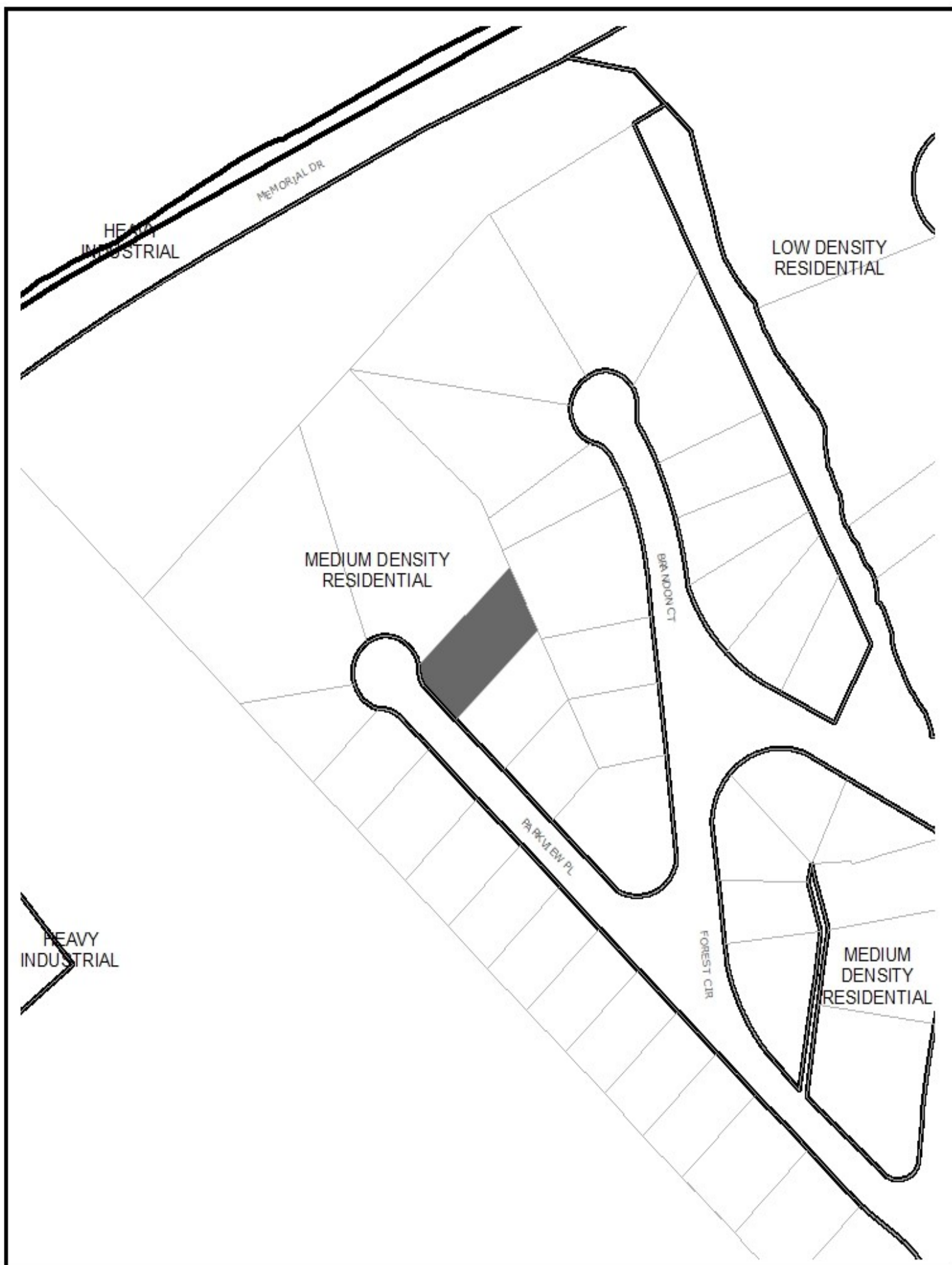




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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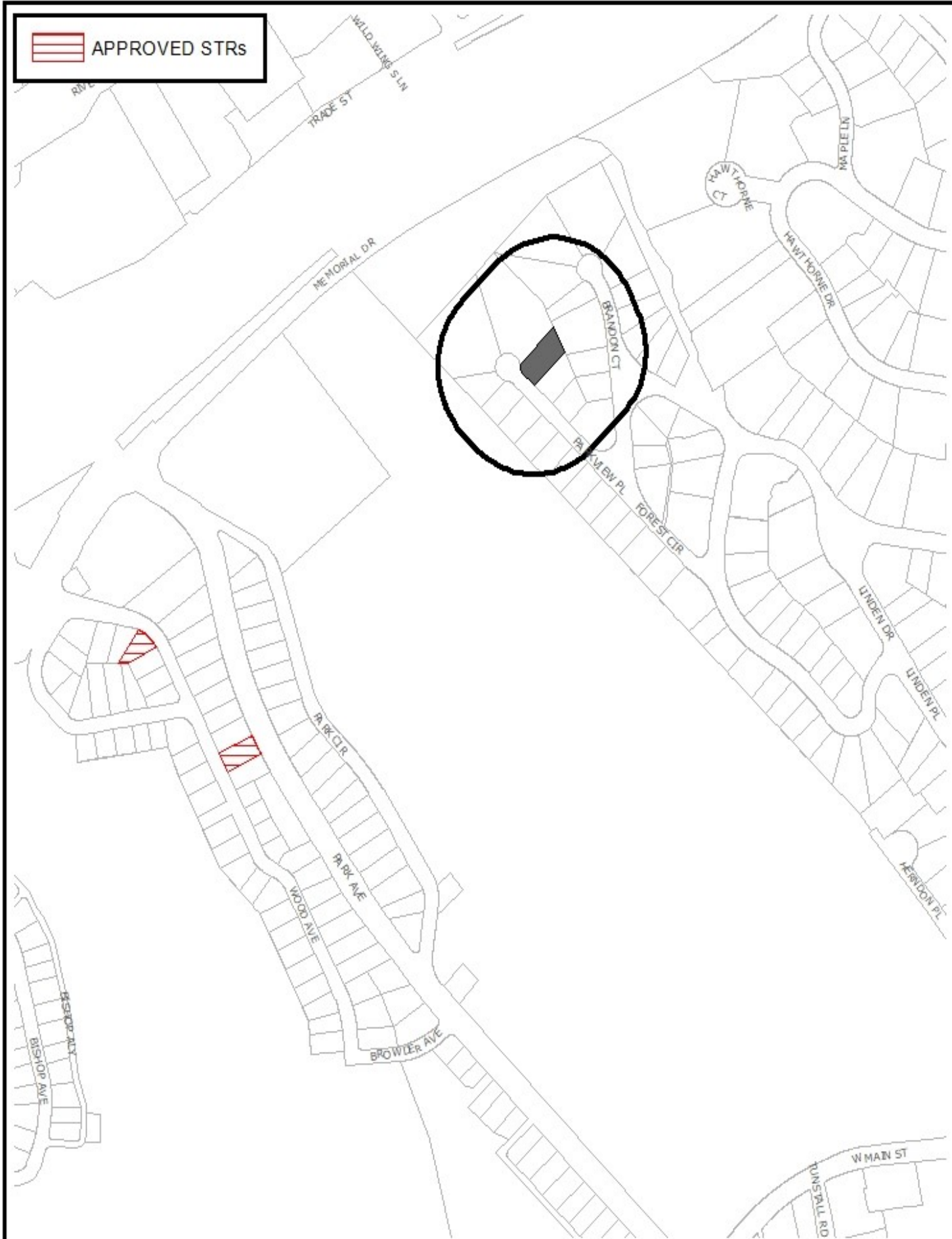
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/23/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00466 filed by William Cassell requesting a special exception permit at 118 Laramie Circle (Parcel 50988) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

118 Laramie Circle is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. The property has not yet passed a certificate of occupancy inspection.

Neighboring 143 Kirkwood Drive and 326 Withers Circle are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Forty-six (46) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eight (8) responses were received, three (3) were opposed and five (5) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Applicant, Ringgold
Nearby short-term rentals: Yes

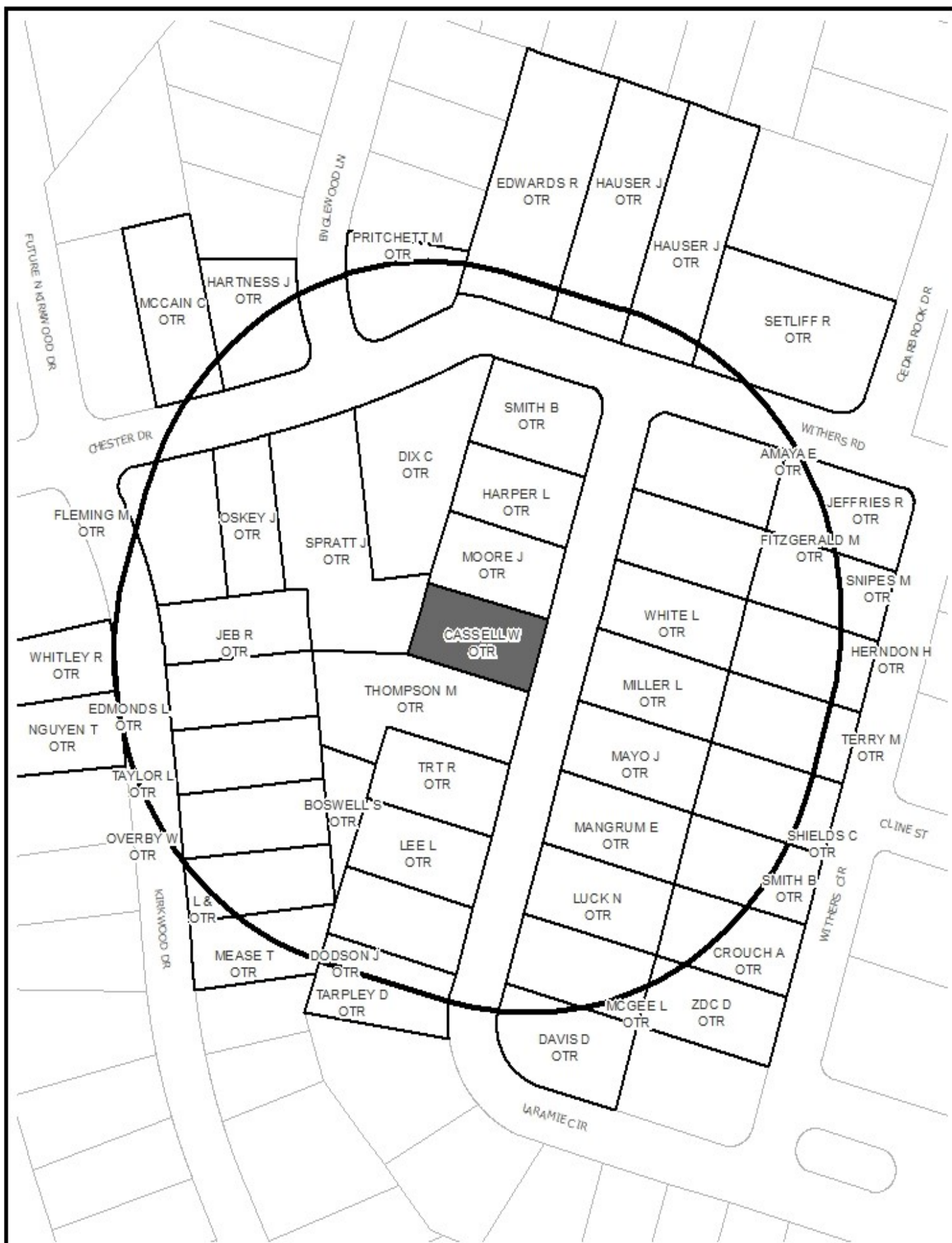
RECOMMENDATION

The Planning Division recommends approval of PZ23-00466 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 118 Laramie Circle (Parcel 50988).

ATTACHMENTS

1. 118 Laramie Cir_AERIALS
2. 118 Laramie_OWNERS
3. 118 Laramie cir_LANDUSE
4. 118 Laramie_STR Map





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
12/5/2023

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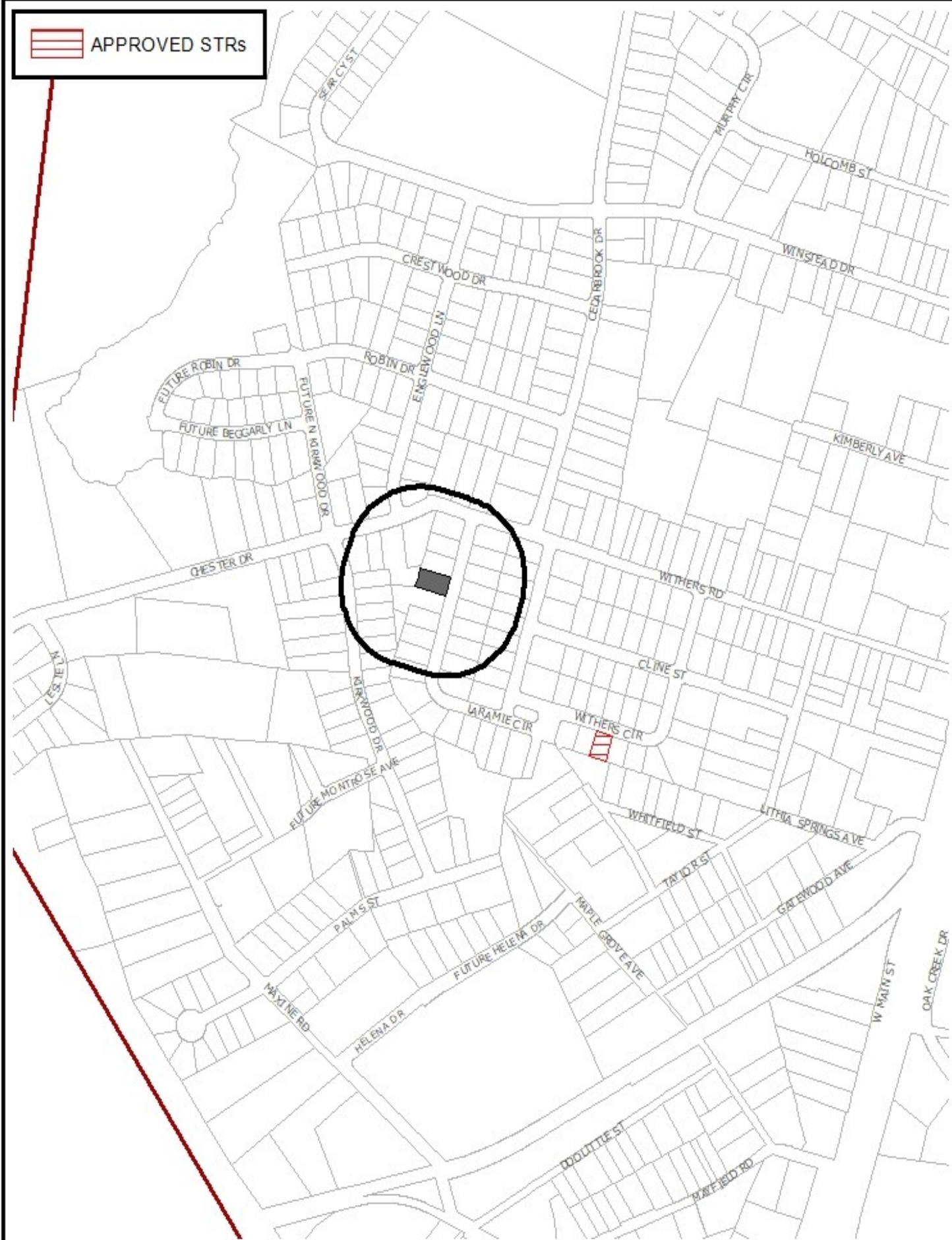
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/5/2023

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SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00443 filed by Christopher Robinson, requesting a special exception permit at 2806 Dodson Drive (Parcel 77254) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

2806 Dodson Drive is zoned S-R Suburban Residential. This application is in accordance with Article 2 Section Y. The property has passed a certificate of occupancy inspection.

Neighboring 407 Airport Drive is also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use..

Eighteen (18) notices were sent to surrounding property owners within three hundred (300) feet of the subject property, including county residents. At the time of this report, no responses were received.

ADDITIONAL INFORMATION

Off-street parking: Driveway

Property management: Applicant, Alton, VA

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00443 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 2806 Dodson Drive (Parcel 77254).

ATTACHMENTS

1. SEP- 2806 Dodson Dr
2. Supporting Docs
3. Supporting Docs 2
4. 2806 Dodson Aerials
5. 2806 Dodson Owners
6. 2806 Dodson Landuse
7. 2806 Dodson_STR Map

BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E, Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 2806 DODSON Drive, DANVILLE
Applicant: Christopher M. ROBINSON
Applicant's Address: 17054 PHILPOT RD, ALTON, VA. 24520
Applicant's Phone Number: 434-770-0771
Applicant's E-mail: worldchristian2004@icloud.com (lower case)
Describe Proposed Request: SPECIAL use STR




Applicant Signature Date Property Owner Signature Date
 (if not applicable)

2806 & 2818 Dodson Rd.

HOST CONTACT:

Michelle Robinson 434-770-0968

MAINTENANCE CONTACT:

Christopher Robinson 434-770-0771

Civil or Criminal Emergency CALL 911

NOTE: Guests are welcome to use any condiments and food left in the refrigerator, freezer or kitchen cabinets at your own discretion.

HOUSE RULES:

- *No smoking or vaping inside house.
- *Properly dispose of cigarette butts in a container or use container provided on carport. When full empty container in plastic bag before disposing in outside trash.
- *Do not litter on lawn
- *No loud music or noise (This is a quiet neighborhood)
- *No parties with additional guest not listed on booking.
- *Do not run extra heaters in winter - sufficient heat is provided.
- *Leave doors and windows closed when heat or air conditioning is running.
- *Please sleep between sheets not on bed spread.
- *All trash must be bagged properly in trash containers provided and before placing in large outside trash container near road.
- *Large trash container must be at road Thurs. night as pickup is on Fri. morning.
- *Clean dryer lint trap after each use.
- *Maintain kitchen as not to attract bugs by cleaning up regularly and not leaving perishable foods out for long periods.
- *Children should eat in kitchen and not in living room or bedrooms as a general rule.
- *Do not put grease down drain
- *Do not flush feminine products down toilet

CHECKOUT INSTRUCTIONS:

- *Kitchen must be left clean with dishes washed.
- *Do not strip beds, but leave unmade.
- *Place used towels on bathroom floor or in laundry room.
- *All trash MUST BE properly bagged and place in large trash can outside.
- *Remember to take all personal belongings.
- *Any food items purchased during your stay in refrigerator, freezer, or kitchen cabinets may be left if you desire but we ask that all alcoholic beverages be removed upon checkout.

Creek
WOODS

BACK YARD
(.82 Acres)

2818 Dodson Dr.

14' x 70' 2 bedroom

Patio

Driveway + Parking

Parcel ID #

9377253223

← Parking along road →

BACK YARD

(.71 acres)

2806 Dodson Dr.

Brick
RANCH
4 Bedroom

car
port

WALK OUT
BASEMENT

Concrete
double
Driveway

PARCEL ID #

9377254223

Dodson Drive





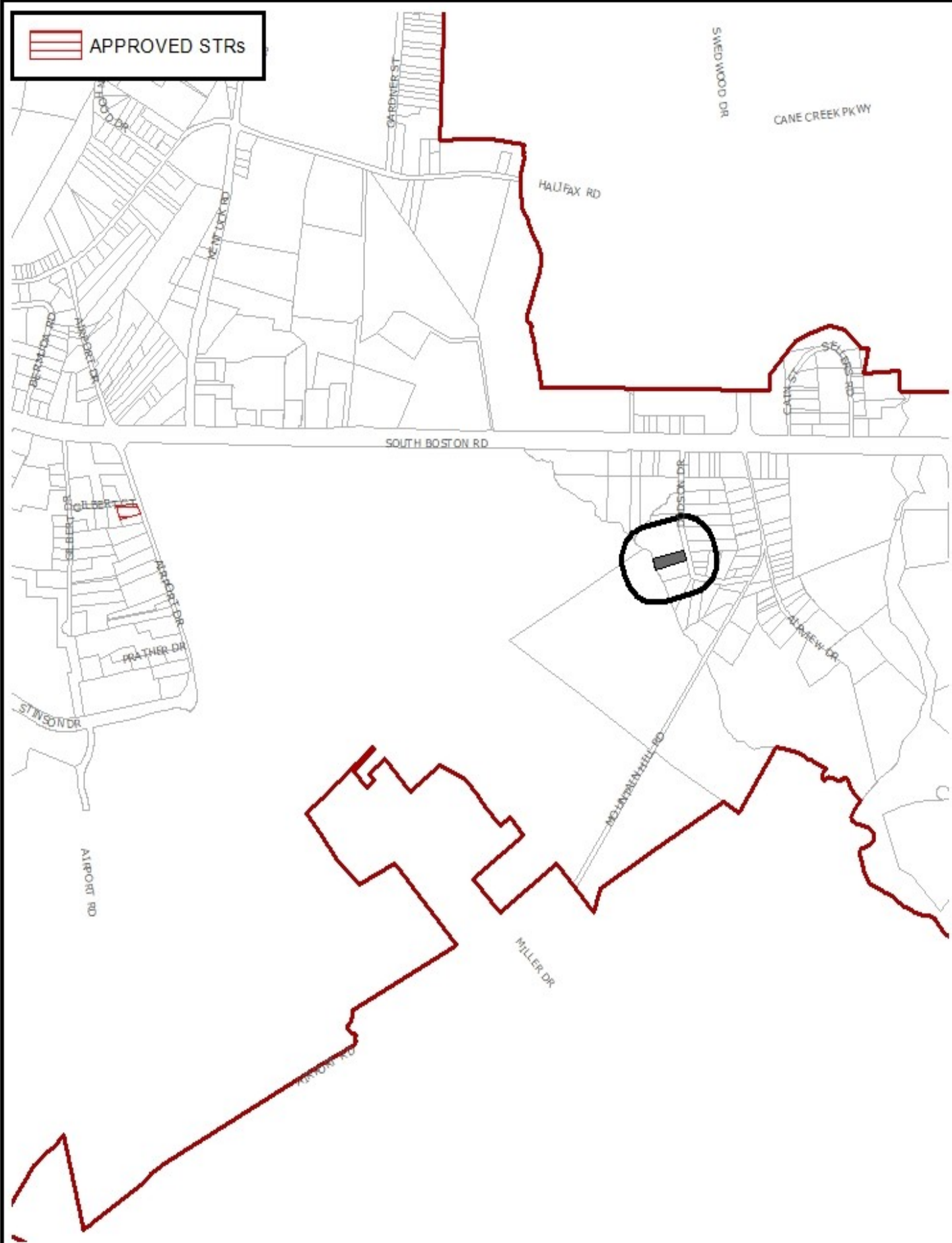
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
 Planning Division
 11/17/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER



Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00444 filed by Joan Raynor, requesting a special exception permit at 494 West Main Street (Parcel 20925) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

494 West Main Street is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has been completed.

Neighboring 279 Carolina Avenue and 165 Marshall Terrace are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Thirty-eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eighteen (18) responses were received, twelve (12) were opposed and six (6) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Property manager, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

Due to the number of existing nearby short-term rentals, the Planning Division recommends that the BZA carefully review PZ23-00444 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 494 West Main Street (Parcel 20925).

ATTACHMENTS

1. SEP application- 494 W Main
2. 494 W Main Aerial
3. 494 W Main Owners
4. 494 W Main Landuse
5. 494 W Main_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#):

Applicant: *Joan Raynor*

Applicant's Address: *- 1 Old Stone Rd Valley Cottage NY 10989*

Applicant's Phone Number: *845-323-2013*

Applicant's E-mail: *- JoanRaynor744@gmail.com*

Describe Proposed Request:

See attached copy
Property Manager Guendalyn Strange 1-434-251-7796
Strange.gd@yahoo.com 434-685-4155

Applicant Signature

Joan Raynor

Date Property Owner Signature
(if not applicant)

Date

1/30/24

1-30/24

Special Exception Application

I am writing to submit a special exception application for the consideration of renting out my home in VA. Having grown up in the area, my strong desire to own a home near my hometown led me to make this investment. I currently reside in Valley Cottage, NY, but I travel home at least once a month to care for my 99-year-old mother.

The purpose of this application is to request permission to rent out my property when I am away, rather than leaving it vacant. This arrangement not only provides a source of additional income for continuous around-the-clock care for my mother but also serves as a practical solution to avoid renting hotels during my frequent visits. Moreover, renting out the home has proven to be an asset for my entire family, offering a place to stay when we gather in Virginia, especially during the holidays.

I am committed to managing the property responsibly and ensuring that any guests adhere to community standards. I believe this endeavor aligns with the evolving needs of our community and contributes positively to the local economy. I am open to any conditions or guidelines that may be necessary to address concerns and ensure the well-being of the neighborhood.

Gwen Strange (stranged@yahoo.com), the property manager for this property, resides just 15 minutes away, ensuring prompt and efficient management of any arising issues.

Thank you for considering my special exception application. I am available for any further discussions or clarifications needed.

Thank you,

Joan Raynor
Joan Raynor

845-323-2013

494 W. Mason St
Danville Va 24541





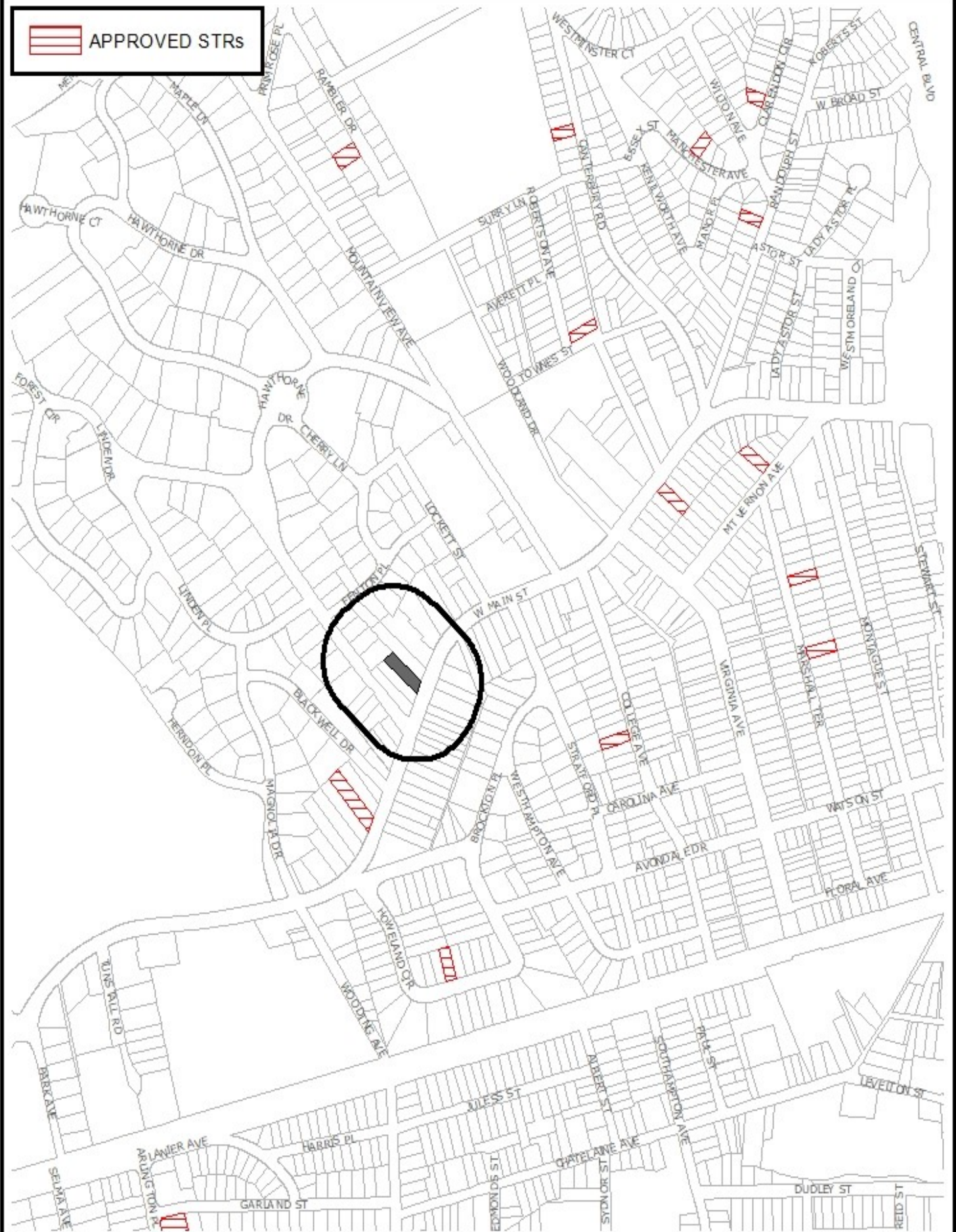
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/17/2023

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APPROVED STRS



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/30/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00446 filed by Kerry Carter, requesting a special exception permit at 279 Carolina Avenue (Parcel 24830) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

279 Carolina Avenue is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A certificate of occupancy inspection has been completed.

Neighboring 494 West Main Street and 165 Marshall Terrace are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Fifty-four (54) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Twenty-two (22) responses were received, eleven (11) were opposed and eleven (11) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Property Manager, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

Due to the number of existing nearby short-term rentals, the Planning Division recommends that the BZA carefully review PZ23-00446 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 279 Carolina Avenue (Parcel 24830).

ATTACHMENTS

1. SEP- 279 Carolina Ave
2. 279 Carolina_AERIALS
3. 279 Carolina Ave Owners
4. 279 Carolina Ave LANDUSE
5. 279 Carolina_STR Map



Kerry Carter

BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

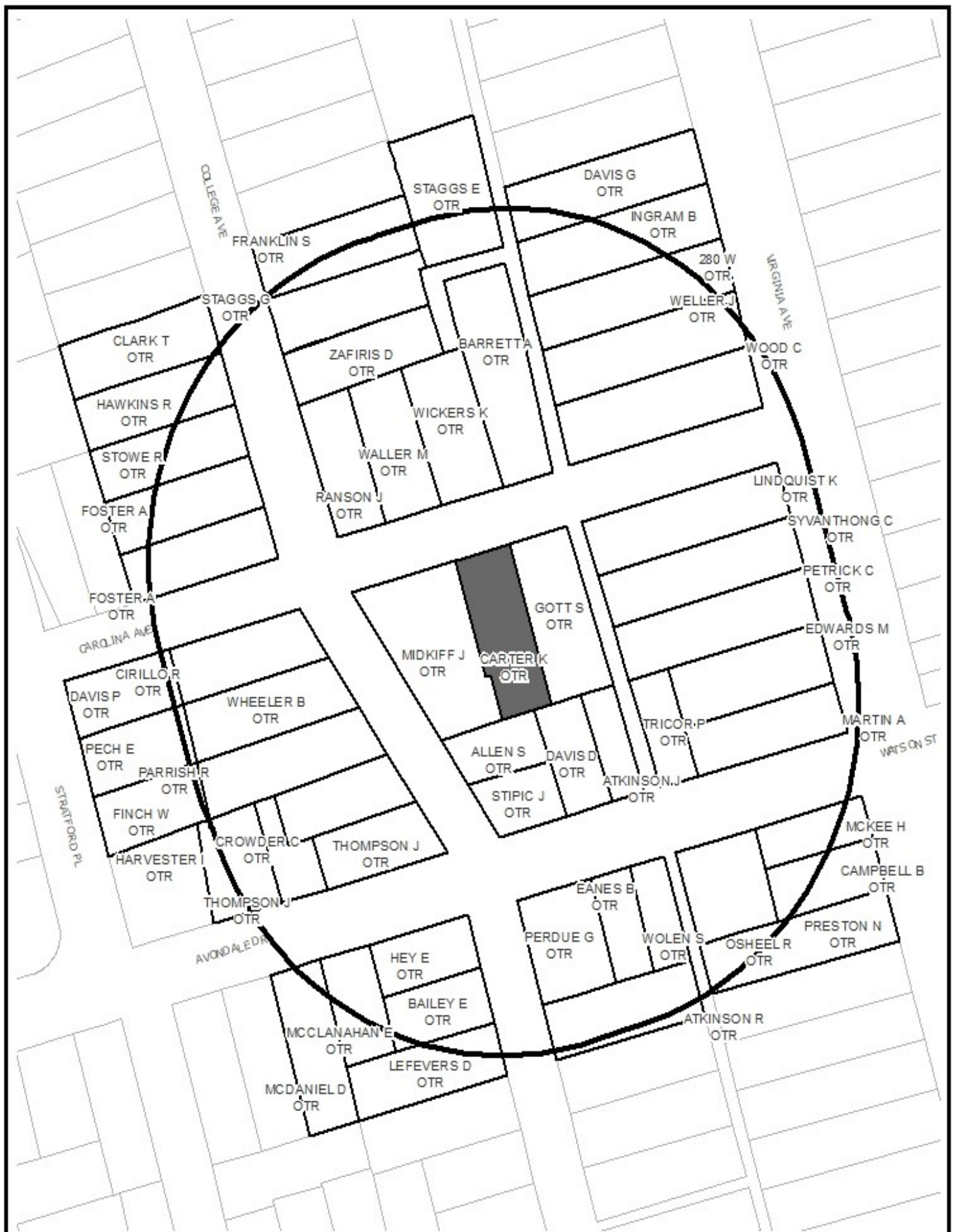
APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 279 CAROLINA AVE 24830
Applicant: KERRY CARTER
Applicant's Address: 1913 ROCKY FORD RD KITTRELL NC
Applicant's Phone Number: 267-973-8143 27544
Applicant's E-mail: cka@lynchcreek.com
Describe Proposed Request: SHORT TERM RENTAL AIRBNB
W/ CONDITIONS FOR CLIENTS (ONLY 2 OCCUPANTS,
NO CHILDREN, NO PETS, NO PARTIES).

Kerry Carter 1/24/24
Applicant Signature Date

Kerry Carter 1/24/24
Property Owner Signature Date
(if not applicant)





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/17/2023

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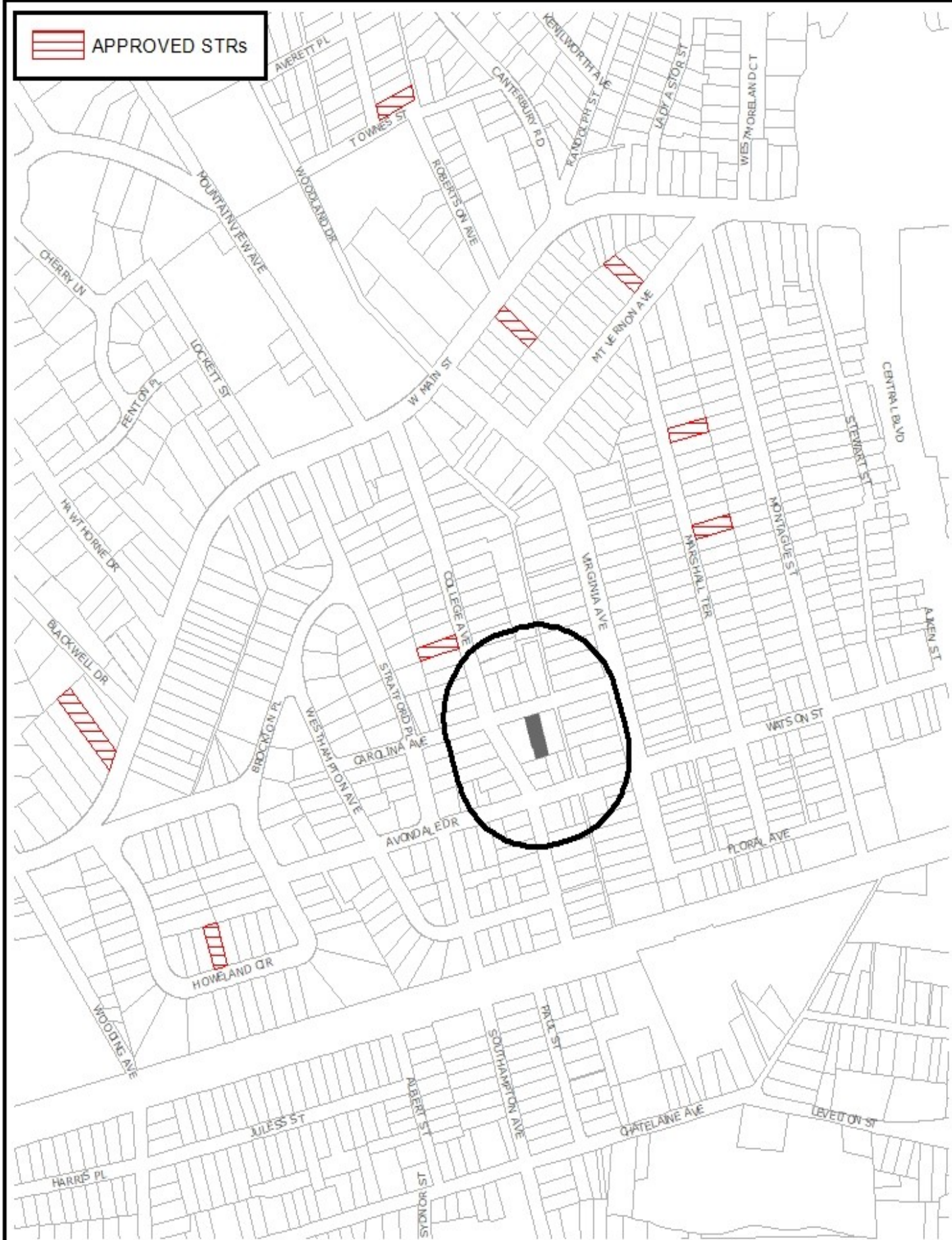
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/5/2023

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APPROVED STRS



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/31/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00448 filed by Joshua Fogle, requesting a special exception permit at 224 Park Circle (Parcel 53896) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

224 Park Circle is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. The property passed a certificate of occupancy inspection in November of this year.

Neighboring 128 Wood Avenue, 236 Parkview Place and 236 Park Circle are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Twenty-nine (29) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Thirteen responses were received. Two (2) were opposed and eleven (11) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Property Manager, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00448 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 224 Park Circle (Parcel 53896).

ATTACHMENTS

1. SEP App- 224 Park Cir
2. 224 Park Cir Aerials
3. 224 park Cir Owners
4. 224 Park Cir Landuse
5. 224 Park Cir_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 224 Park Circle Danville VA 24541 #53896
Applicant: TJ2 LLC Fz Homes LLC
Applicant's Address: 1406 W Friendly Ave Unit 1 Greensboro NC 27403
Applicant's Phone Number: 336-501-2029
Applicant's E-mail: Josh@FZPropertySolutions.com
Describe Proposed Request: Short term rental property providing
lodging for guests. Serving local tradesman, families and
tourists visiting Danville VA. Off-street parking available
with ADT home security/fire monitoring services. Occupancy taxes
remitted by Airbnb to the City of Danville.

Josh Fogle
Applicant Signature

2/5/24
Date

Property Owner Signature
(if not applicant)

Date



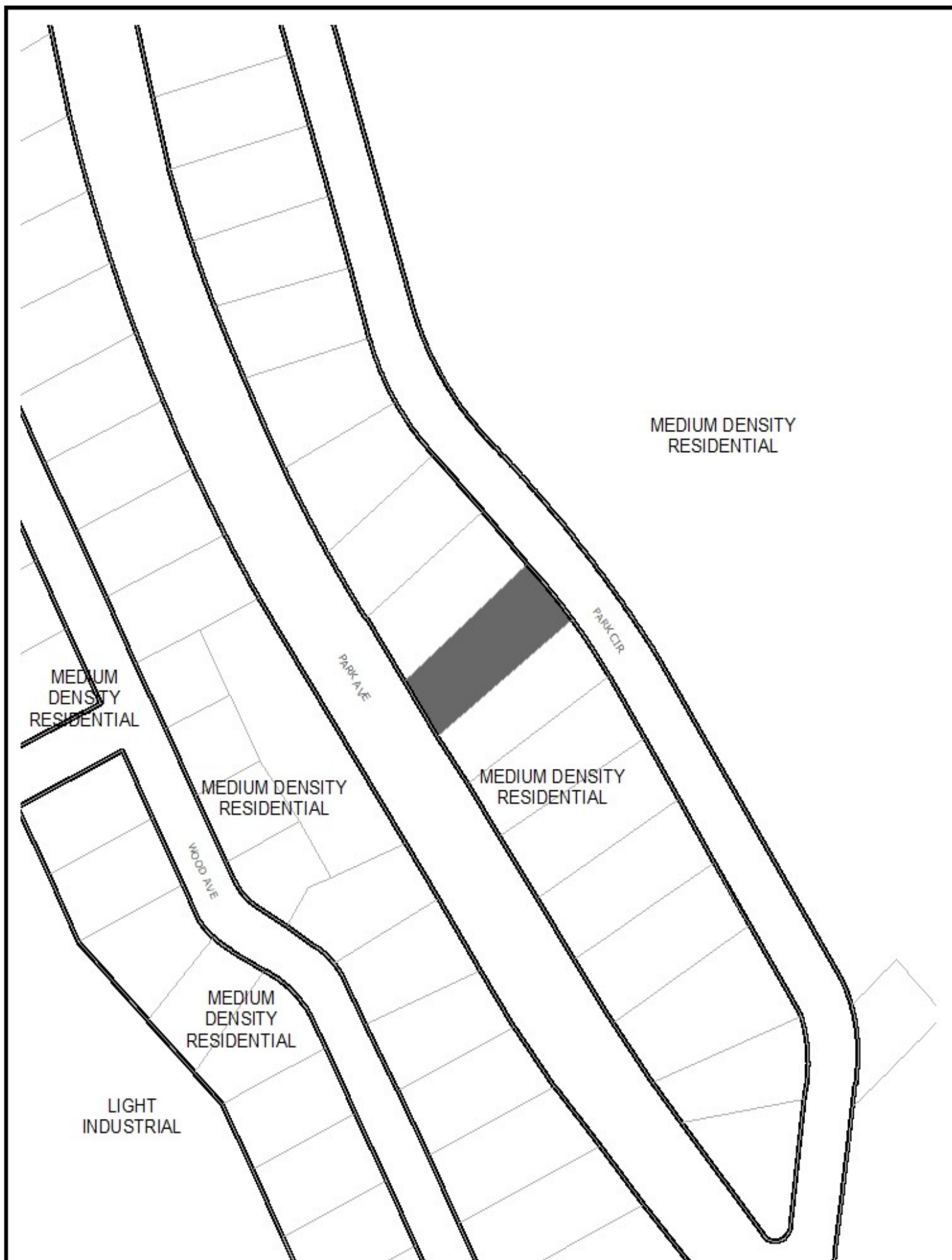


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/20/2023

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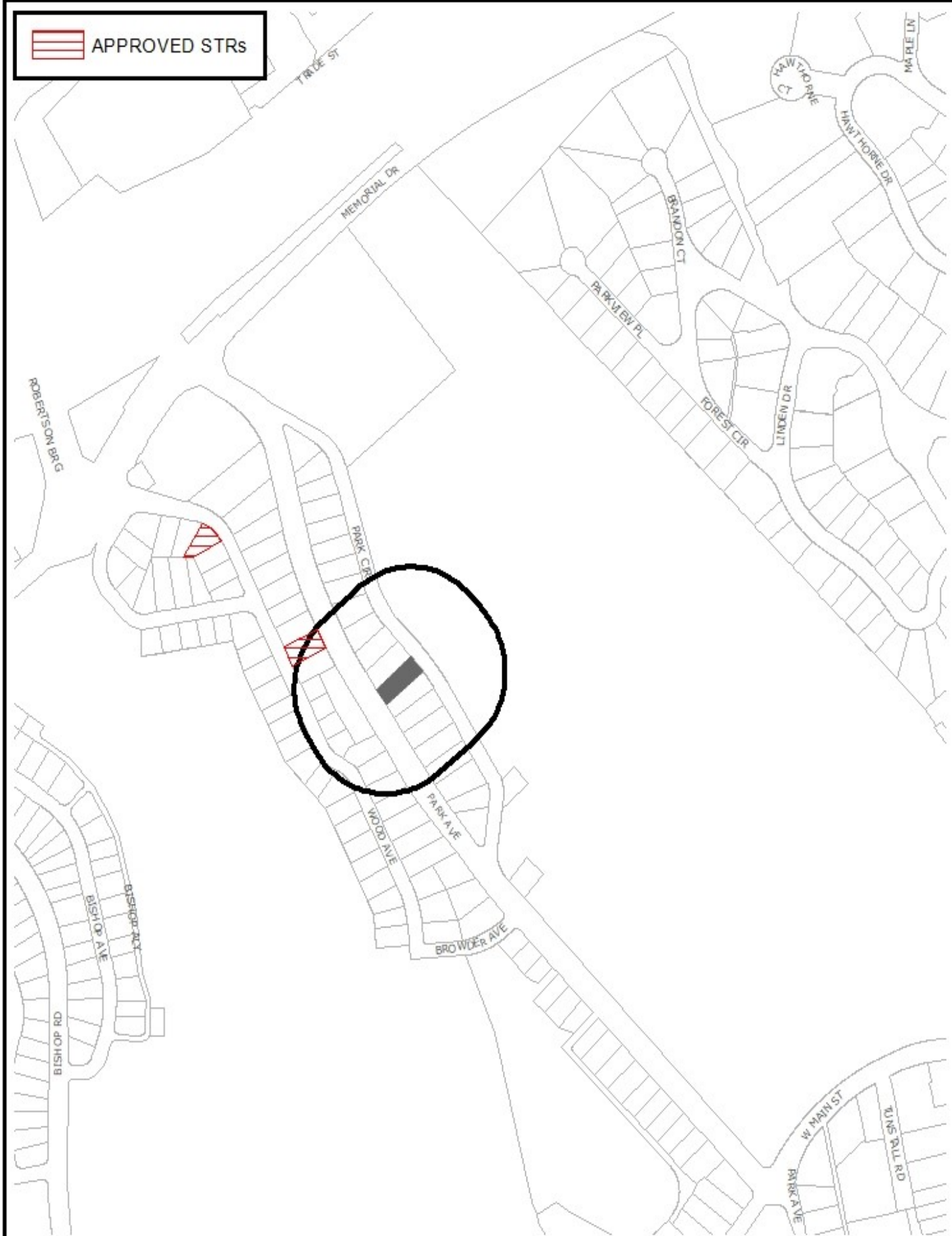
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/20/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
1/31/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00451 filed by Victor King, requesting a special exception permit at 143 Kirkwood Drive (Parcel 53133) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

143 Kirkwood Drive is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has been completed.

Neighboring 118 Laramie Circle and 326 Withers Circle are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Thirty-eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Ten (10) responses were received, eight (8) were opposed and two (2) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Property manager, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00451 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 143 Kirkwood Drive (Parcel 53133).

ATTACHMENTS

1. SEP-143 Kirkwood
2. 143 Kirkwood Aerials
3. 143 Kirkwood Owners
4. 143 Kirkwood Landuse
5. 143 Kirkwood_STR Map



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

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To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

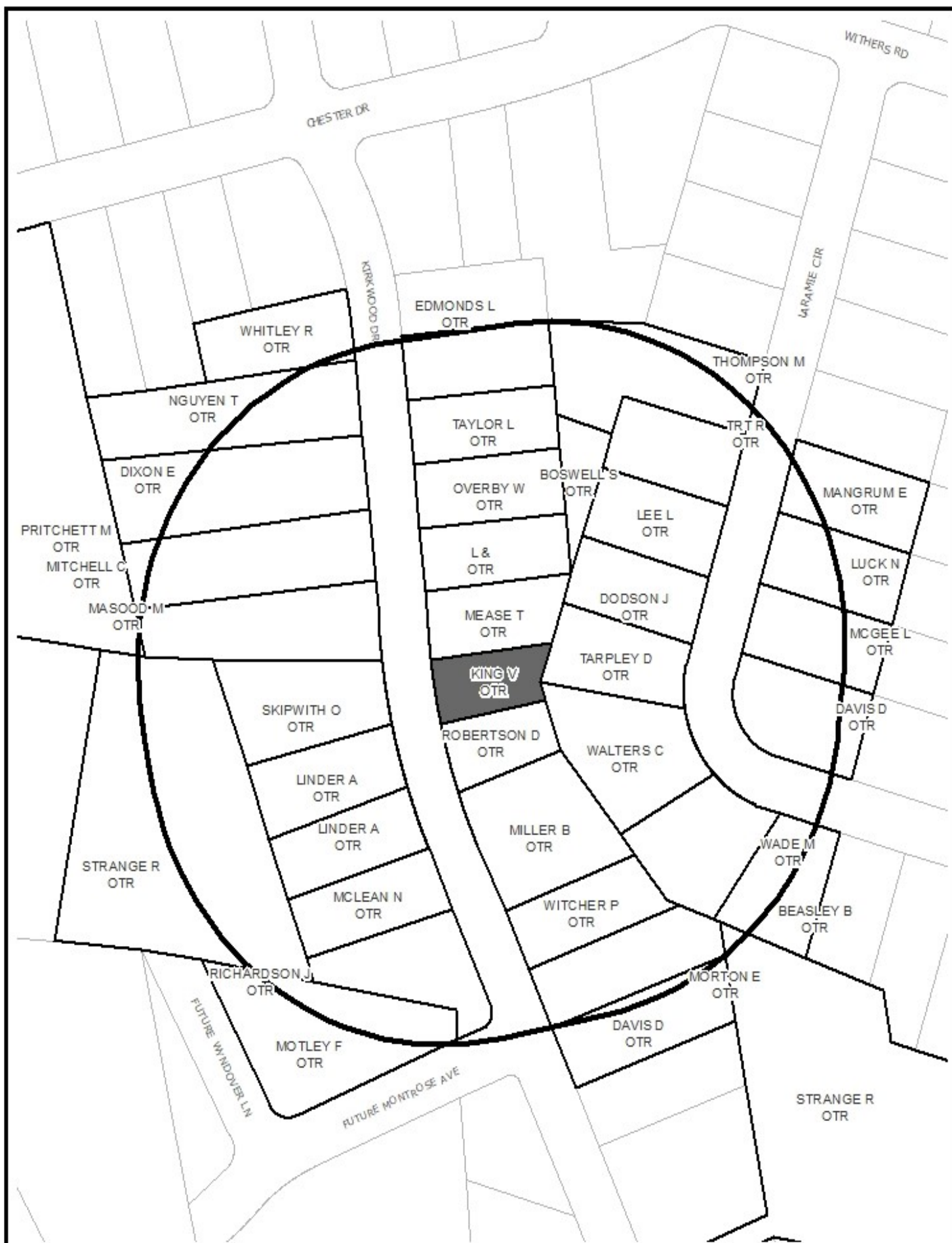
APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 143 Kirkwood Drive, Danville VA
Applicant: Victor King / Felecia Everett
Applicant's Address: 376 Hilliard Dr, Fayetteville NC 28311
Applicant's Phone Number: (919) 818 2609
Applicant's E-mail: feleciaeverett5@gmail.com
Describe Proposed Request: Short term rental property / Air & B in
Danville VA

Victor King 1-29-24
Applicant Signature Date

Property Owner Signature Date
(if not applicant)

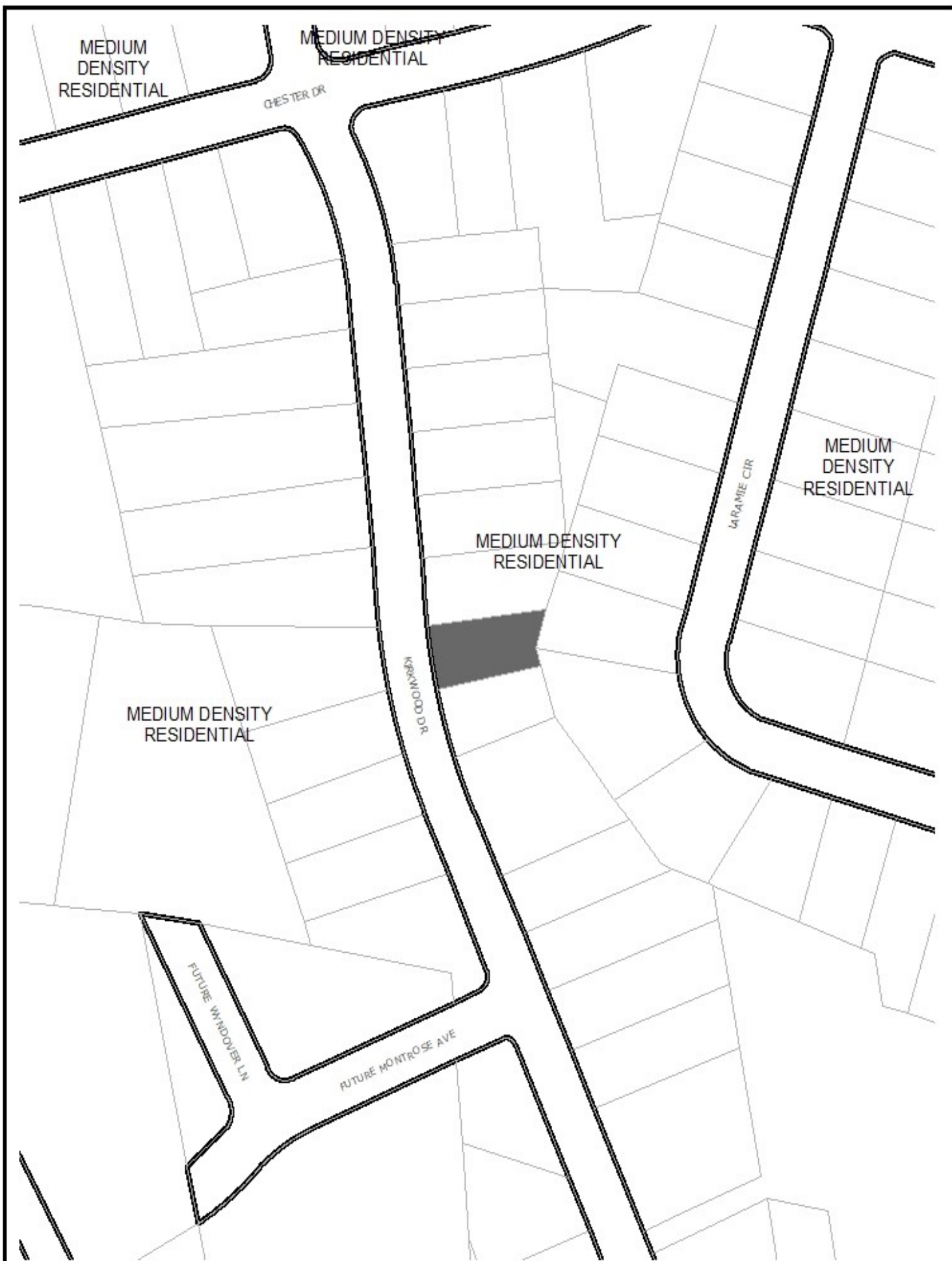




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/20/2023

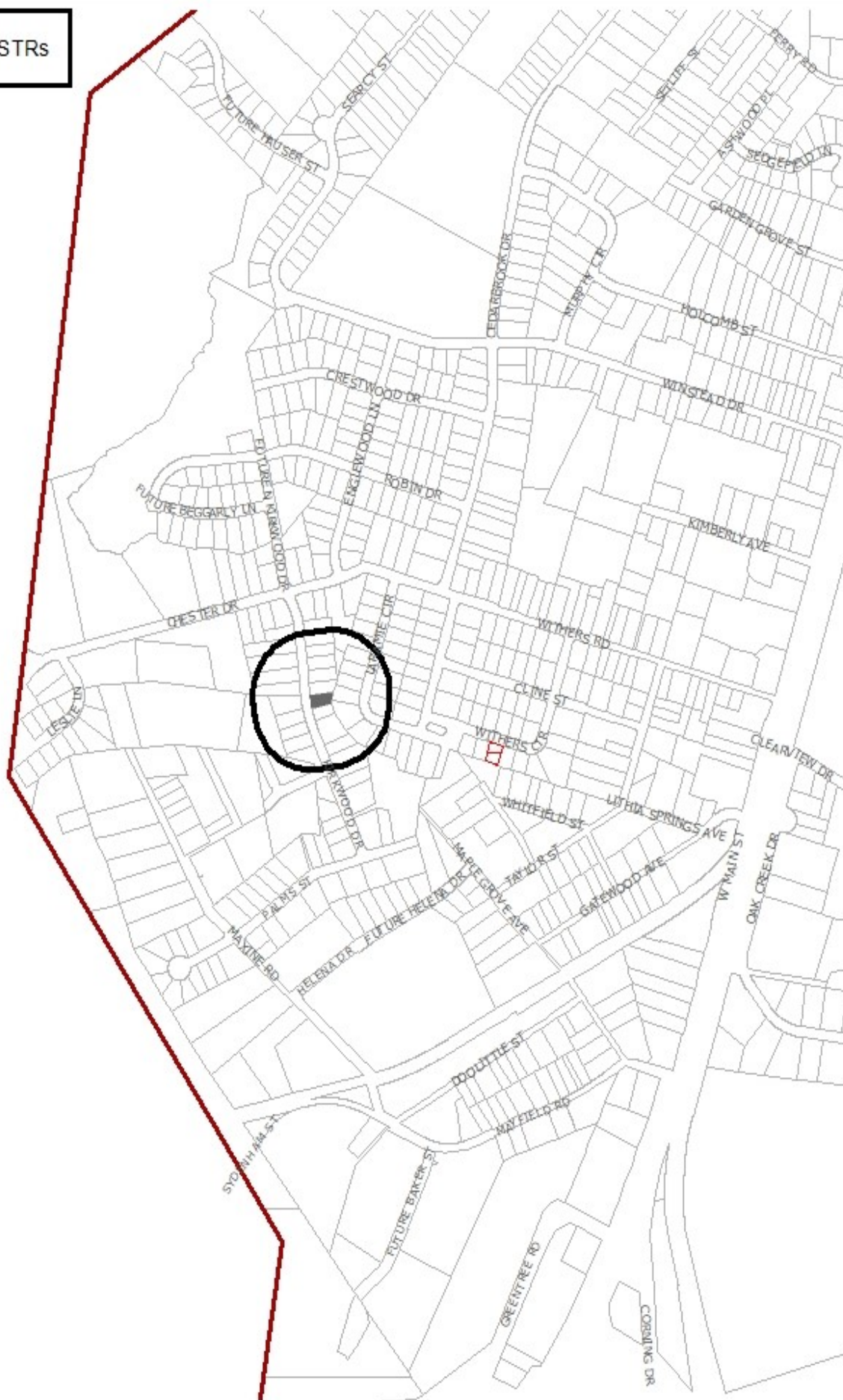
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features 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
11/20/2023

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Prepared by:
Planning Division
2/1/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00452 filed by Jeffrey Moore, requesting a special exception permit at 119 Chilton Court (Parcel 56195) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

119 Chilton Court is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has been completed.

Twenty-eight (28) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nine (9) responses were received, five (5) were opposed and four (4) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Applicant, Danville
Nearby short-term rentals: None

RECOMMENDATION

The Planning Division recommends approval of PZ23-00452 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 119 Chilton Court (Parcel 56195).

ATTACHMENTS

1. SEP- 119 Chilton Ct
2. Supporting Docs
3. Zoning Violation Letter - 119 Chilton Ct FINAL
4. 119 Chilton Aerials
5. 119 Chilton Owners
6. 119 Chilton Landuse
7. 119 Chilton_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 119 Chilton Ct. Danville VA 24540
Applicant: Jeffrey Moore
Applicant's Address: 160 Elton Pl. Danville VA 24540
Applicant's Phone Number: 757 544 7948
Applicant's E-mail: dajavusmo@gmail.com
Describe Proposed Request: Short Term Rental


Applicant Signature

2/7/2024
Date

Property Owner Signature
(if not applicant)

Date

Dan River Chateau Comprehensive Plan

Short-Term Rental: 30 days or less

Zoning: Old Towne Residential

Address: 119 Chilton Court Danville, Va 24540 3-bedroom 2-Ba Single Family Home



Dan River Chateau Comprehensive Plan

I am Jeffery Moore the owner of 119 Chilton Ct. Danville, VA. The property is a 1,700-square-foot home located in Greenwich area in, Danville. The residence is a three-bedroom and has two full baths. The basement area has one large finished room. The backyard has an in-ground pool and two storage sheds. The garage is attached to the home with a driveway that provides adequate parking suitable for three vehicles. I am acquainted with the residents living in the cul-de-sac adjacent to and across the street from 119 Chilton Ct. Danville VA. Many of the neighbors in my cul-de-sac have revitalized their homes and work consistently caring for their properties; this is a standard that I have also followed when caring for my property. My plan is to provide a short-term rental home for travelers passing through or vacationing in the Danville, VA area.

Per Danville's Housing initiative: Housing & Neighborhoods – Promote opportunities for a wide variety of housing types in the City by adaptive reuse, redevelopment, and new development within established neighborhoods and districts through sustainable and well-planned new development, including mixed-use development, on vacant land with an emphasis on providing safe, sanitary, and affordable homes for low- to moderate-income residents as well as residents with higher incomes.

My plan is to bring a clean, respectful, short term (30 day or less) mixed use home to serve as a short-term rental on hosting sites such as: VRBO/AirBNB/Expedia to not only meet the needs of the residents in the community and their families which will bring new tourists in to the area which boosts revenue for the city and also meets the areas need for short term lodging. With individuals attending events such as racing at VIR or individuals looking for family fun lodging for and family reunion lodging has become quite a need for Danville, Virginia. We were inspired to revitalize the home by the residents/renters of the Greenwich/North Main area. By revitalizing the home, we can work on bringing back residents in the Greenwich and North Main areas and offer current Danville, Va residents with a place to host their families. The cost of the home is affordable as the home can sleep more than 2 ppl compared to hotels which allows flexibility for consumers. We would like to open our home up for individuals from all over the globe to give a glimpse of the beauty that Danville, Va has to offer.

Current and future neighborhood conditions:

Many of the homes in the Greenwich area including, my property at 119 Chilton Ct., had obvious external repair and maintenance needs. Since the purchase of this home in 2021 we have been able to add to value to the property by fully renovating the interior and exterior including: replacing the roof, repairing windows, siding, replacing the privacy fence, repairing gutters and landscaping.

In the last two years I've observed a many of the homes in Greenwich have been better maintenance and or significantly revitalize. The actions taken by some either the tenants and or property owners have improve the condition of home in this neighborhood. I believe that we have all help contribute property /neighborhood value added to market price.

Pedestrian and Vehicle traffic patterns on-site and off-site:

The home contains a driveway that includes parking space for at least three vehicles and off-street parking . There is not much traffic in the area of the cul-de-sac.

Adequate public facilities:

- Sovah Health Hospital
- Rubie B. Archie Public Library
- Danville Fire Station 5
- Danville Police Department
- Danville Parks & Recreation
- Danville Utilities
- Danville Wastewater
- Danville Family YMCA
- Future Park Site near home

Dan River Chateau House Rules

Thank you for choosing Dan River Chateau for your short-term stay. The home is comfortable and provides an enjoyable stay. Danville is very rich in history and culture. We hope that your stay is an enjoyable one. The address is as follows: 119 Chilton Court Danville, VA 24540

Wi-Fi:

- Wi-Fi Username: VIP
- Wi-Fi Passcode: 8923909j
- Entry Code: This will be sent on the day of check-in.
- Parking: Please use the driveway for parking any vehicles. It can accommodate 2 cars. You can also utilize the street parking directly in front of the home.
- Please no extra guests beyond those listed on the reservation. No parties allowed.
- To respect our neighbors Quiet Hours are from 10 pm-8 am.
- Check-in time: 3 pm
- Check Out: 11 am
- No Smoking allowed in the home. Please limit smoking to discard any butts/trash outside the trashcan.
- Upon Checkout, Please leave all towels in the bathtub.
- Please discard any items from the refrigerator upon checkout.
- Due to construction, the entire backyard is off-limits.

Instructions for appliances:

- Microwave metal in microwave-only plastic/Tupperware containers.
- Safe Travels to you and your party. Should you check in and find that you have any concerns do not hesitate to call or text me at 804-504-9266.

For Emergency: Dial 911 or the Danville Local Department

Restaurants near the home:

- Culture Restaurant: Address: 510 Spring St, Danville, VA 24541 Phone: (434) 835-2975
- Papa Johns-671 Piney Forest Rd, Danville, VA 24540 (434) 791-2299
- Captain Cook-Seafood-1067 Piney Forest Rd, Danville, VA 24540 (434) 549-0307
- 716 Wings and Pizza-1055 Piney Forest Rd, Danville, VA 24540 (434) 425-4956
- Funkys Bar/Adult Arcade : Address: 315 Lynn St Suite B, Danville, VA 24541 (434) 483-2511
- Mayflower Restaurant: Address: 2320 Riverside Dr, Danville, VA 24540 Phone: (434) 792-8817
- Kickback Jacks: Address: 140 Crown Dr, Danville, VA 24540 Phone: (434) 793-1848
- Outback Steakhouse: Address: 111 Enterprise Dr, Danville, VA 24540 Phone: (434) 792-0781

Swimming Pool Release, Waiver, & Consent

The swimming pool is at your own risk. There is no lifeguard on duty and the renter is responsible for keeping the access gate locked when not in use. Children must be supervised at all times.

Swimming Pool Waiver and Release of Liability Form Release of Liability, Waiver of Claims, Assumption of Risk, and Indemnity Agreement **PLEASE READ CAREFULLY. BY SIGNING THIS DOCUMENT, YOU CHOOSE TO WAIVE CERTAIN LEGAL RIGHTS, INCLUDING THE RIGHT TO SUE.** To: The Lake Powell Peace House (Owner of Property, Releasees) I wish to swim at the Center's pool facilities during the length of my stay at your vacation home. By swimming in the vacation home pool, I recognize and fully understand certain things, including: • At no time is there a lifeguard on duty, you (the renter) are responsible for the safe operation of the pool and are responsible for all persons using the pool during your stay. • My use of the pool facilities during my stay involves certain risks, including but not limited to: 1. The risk of injury resulting from possible malfunction of the pool equipment; 2. The risk of injuries resulting from tripping or falling over obstacles in the pool area; 3. The risk of injuries resulting from unsupervised divers and swimmers colliding; 4. The risk of other injuries resulting from participating in any action in the pool. • I recognize and fully understand that the above list is not a complete or exhaustive list of all possible risks; the list only provides examples of types of risks that I am assuming. In exchange for the Owner allowing me to utilize the pool and area during my stay, I hereby agree to the conditions below. I fully intend and choose to give up the legal rights, as stated below: 1. TO WAIVE ANY AND ALL CLAIMS that I have or may have in the future against the Owner, its directors, officers, employees, agents, or representatives (hereinafter referred to as the "Releasees") relating to my use of the pool and pool area; 2. TO RELEASE THE RELEASEES from any liability for any

loss, damage, injury, expense, or other cost that I may suffer or that my next of kin may suffer in connection with my use of the Releasees pool or pool area to any cause whatsoever, INCLUDING NEGLIGENCE ON THE PART OF THE RELEASEES; 3. TO HOLD HARMLESS AND INDEMNIFY THE RELEASEES from any liability to property, or personal injury to, any third party, resulting from the use of the pool or pool area 4. That I am over the age of 18 and that I am responsible and will adhere to all the rules of the property; 5. That this Waiver, Release, and Agreement is fully effective and shall be effective and binding upon me, and my heirs, next of kin, executors, administrators, and assigns, or anyone else authorized to act on my behalf or behalf of my estate. I have read and understood this document. I am aware that by signing this document, I am waiving certain legal rights that I may have against the Releasees, and I fully agree to do so.

Signed: _____ Print: _____ Date: _____
_____ Date of Birth: _____

Pool Rules are as follows:

1. Swim at your own risk, no lifeguard on duty.
2. Shower before entering the pool.
3. No running or diving.
4. No animals in pool or on pool deck.
5. No eatables or glassware in pool or on pool deck.
6. No boisterous or rough play.
7. Children under the age of 14 years are not allowed to use pool without parent or adult guardian supervision.
8. 10 persons allowed in pool.
9. Emergency assistance: 911
10. Pool hours 10:00 am to 10:00 pm
11. No small objects in pool

PLEASE READ CAREFULLY THE CONTENTS OF THIS FORM BEFORE SIGNING.

In consideration for being allowed to use the swimming pool and other facilities, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged:

I understand that during my stay and in the event that there is no lifeguard on duty, I shall be responsible for my guests and relatives using the pool;

I understand that there are risks involved in the use of the pool facilities such as injury or death.

The following persons are my guests and/relatives who shall be under my care:

• Guests/Relatives*

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

• Signature: Please use electronic signature:

• _____



FINAL NOTICE

APRIL 27, 2023

JEFFREY MOORE

119 CHILTON COURT

DANVILLE VA 24540

RE: Zoning Violation at 119 Chilton Ct

Dear JEFFREY MOORE:

On March 23, 2023, a Notice of Violation letter was sent to you in regard to the above referenced property. In that letter you were ordered to comply with the provisions of the Code as stated below:

- Chapter 20 - ARTICLE I. Sec. 20-3. (a) (1) Every person engaging in the City in any business, trade, profession, occupation, or calling (collectively hereinafter "a business") as defined in this chapter, unless otherwise exempted by law, shall apply for a license for each such business if: A. Such person maintains a definite place of business in the City;
- Chapter 41 Article 3.E. Sec. C Special Use Permit required for short term rental as principal use

As of this date, April 27, 2023, we have not been updated that a business license was issued, or that the non-permitted use has been terminated.

You have **THIRTY (30) DAYS** from the date of this letter to comply with the provisions of the Code. If the violation is not abated, this office may be required to take legal action due to your noncompliance, which could result in fines up to \$3,000.00. If you have any questions call Planning and Zoning at (434) 799-5260 Monday-Friday, 8:00-5:00. Thank you for your cooperation.

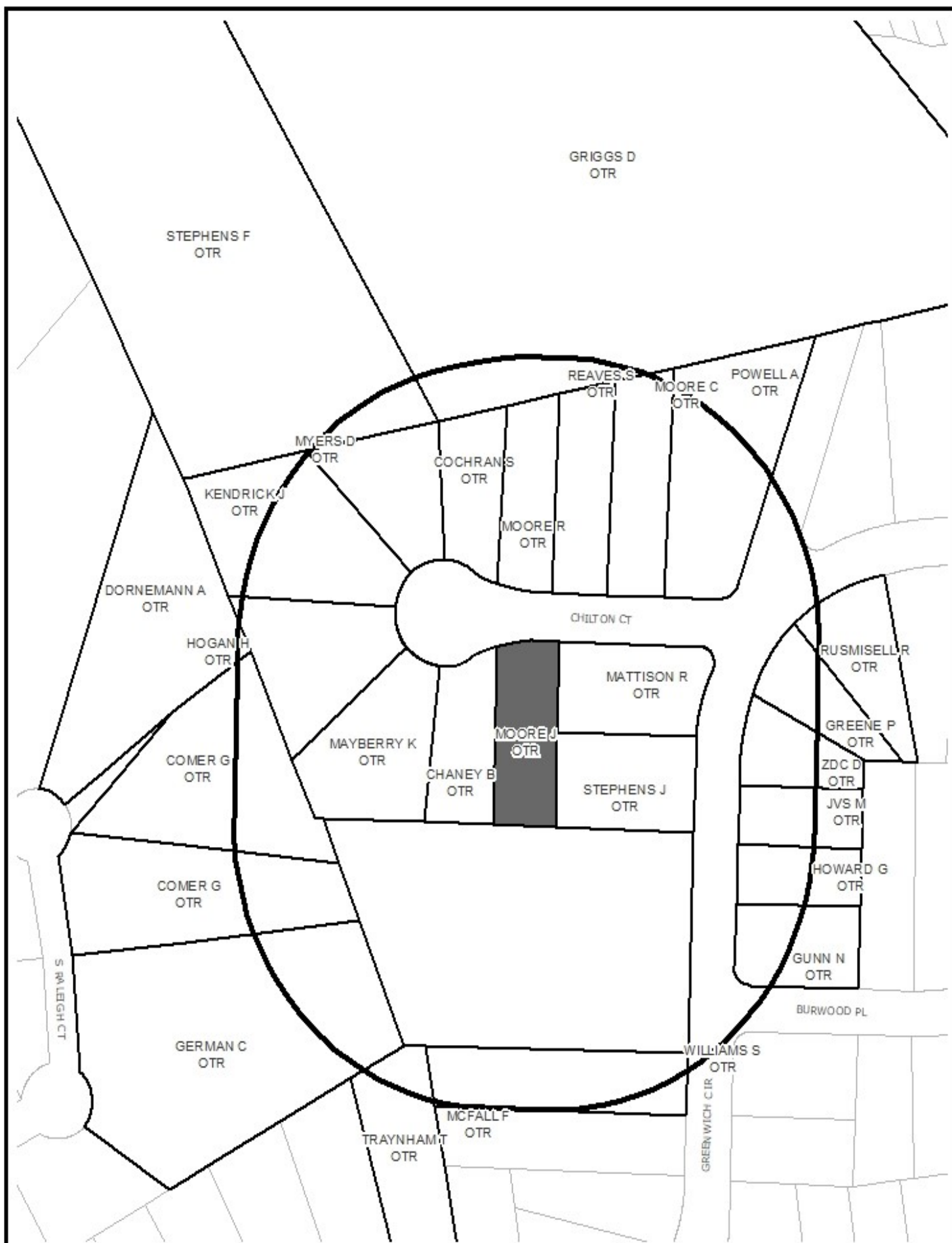
Sincerely,

Shanika Williams

434-799-5260

Joneslk@danvilleva.gov

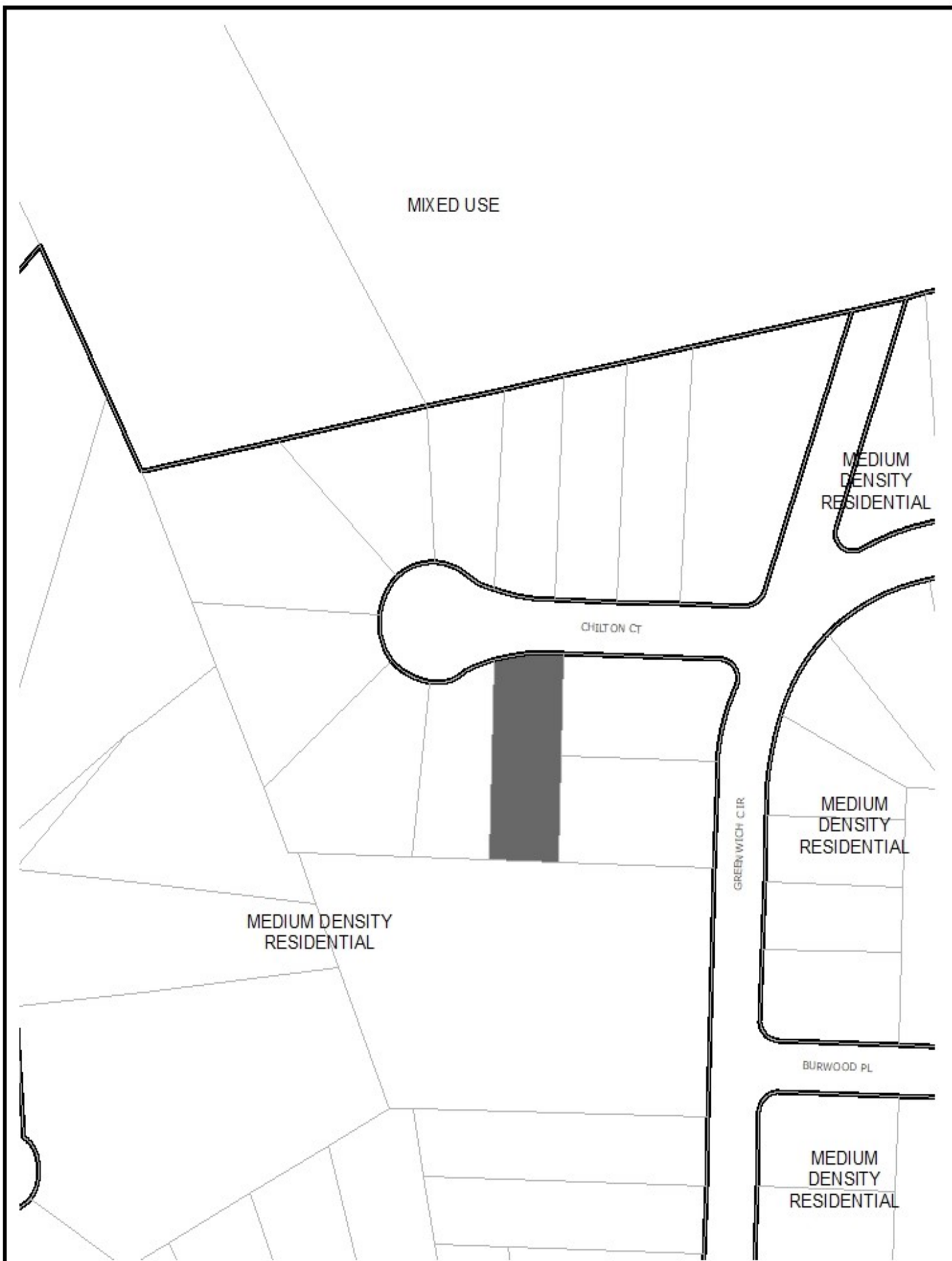




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/20/2023

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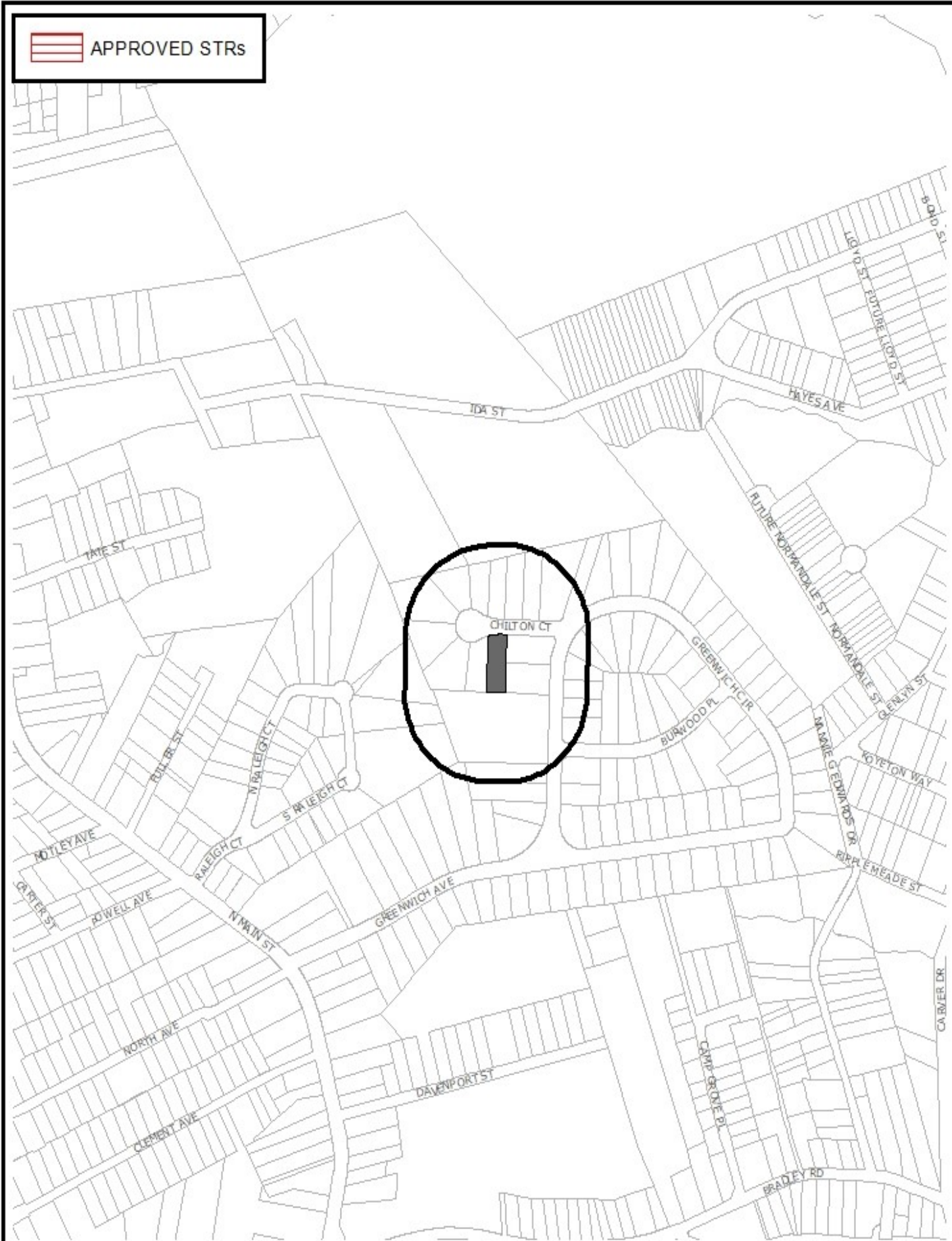
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/20/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00456 filed by K&S Fowlkes LLC, requesting a special exception permit at 49 Glen Oak Drive (Parcel 54334) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

49 Glen Oak Drive is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. The property has not had a certificate of occupancy inspection.

Neighboring 33 Schoolfield Drive is also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Fifty-two (52) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eleven (11) responses were received, three (3) were opposed and eight (8) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway

Property management: Applicant, Chatham, VA

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00456 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 49 Glen Oak Drive (Parcel 54334).

ATTACHMENTS

1. 49 Glen oak Dr- SEP
2. 49 Glen Oak Aerials
3. 49 Glen Oak Owners
4. 49 Glen Oak Landuse
5. 49 Glen Oak_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

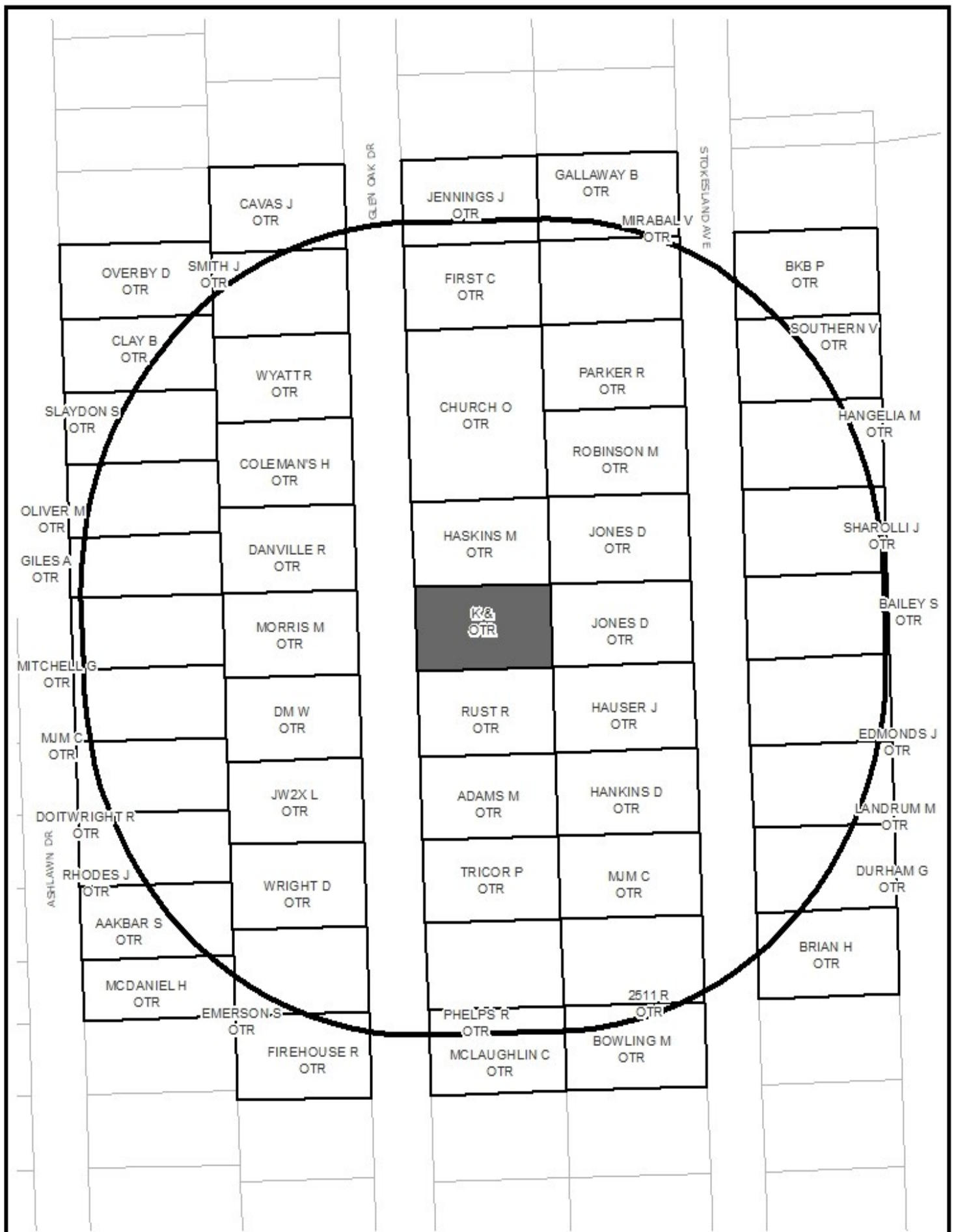
APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 49 Glen Oak, Danville VA
Applicant: K&S Fowlkes LLC (Shane & Kim Fowlkes)
Applicant's Address: 702 S Main St Chatham VA
Applicant's Phone Number: 434-250-1851 & 434-489-1624
Applicant's E-mail: Kim@lifestylehomesbykim.com
Describe Proposed Request: Short term rental (Airbnb)

Shim H. Fowlkes 2-2-24
Applicant Signature Date

Shane & Kim Fowlkes 2-2-24
Property Owner Signature Date
(if not applicant)



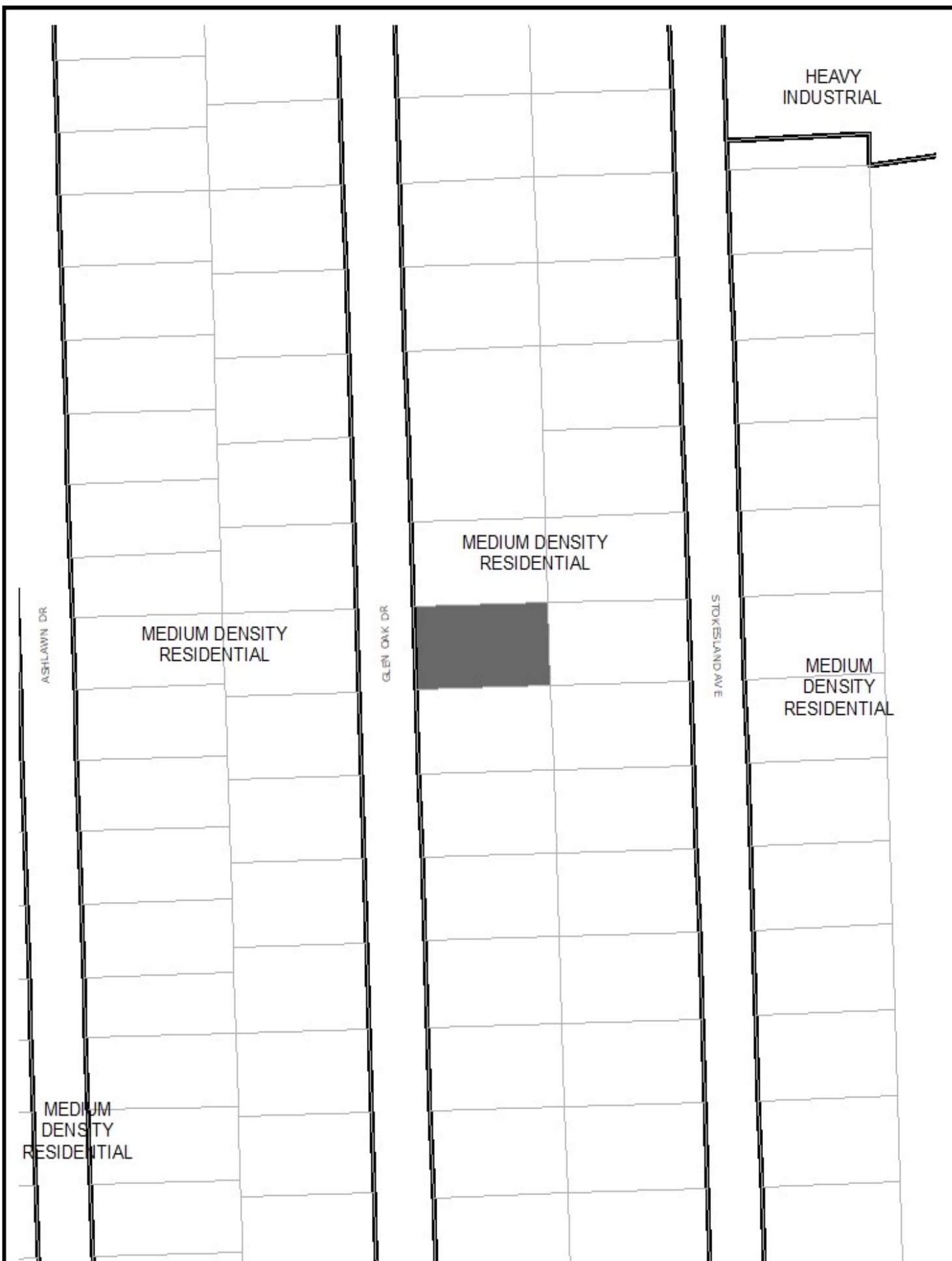


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/21/2023

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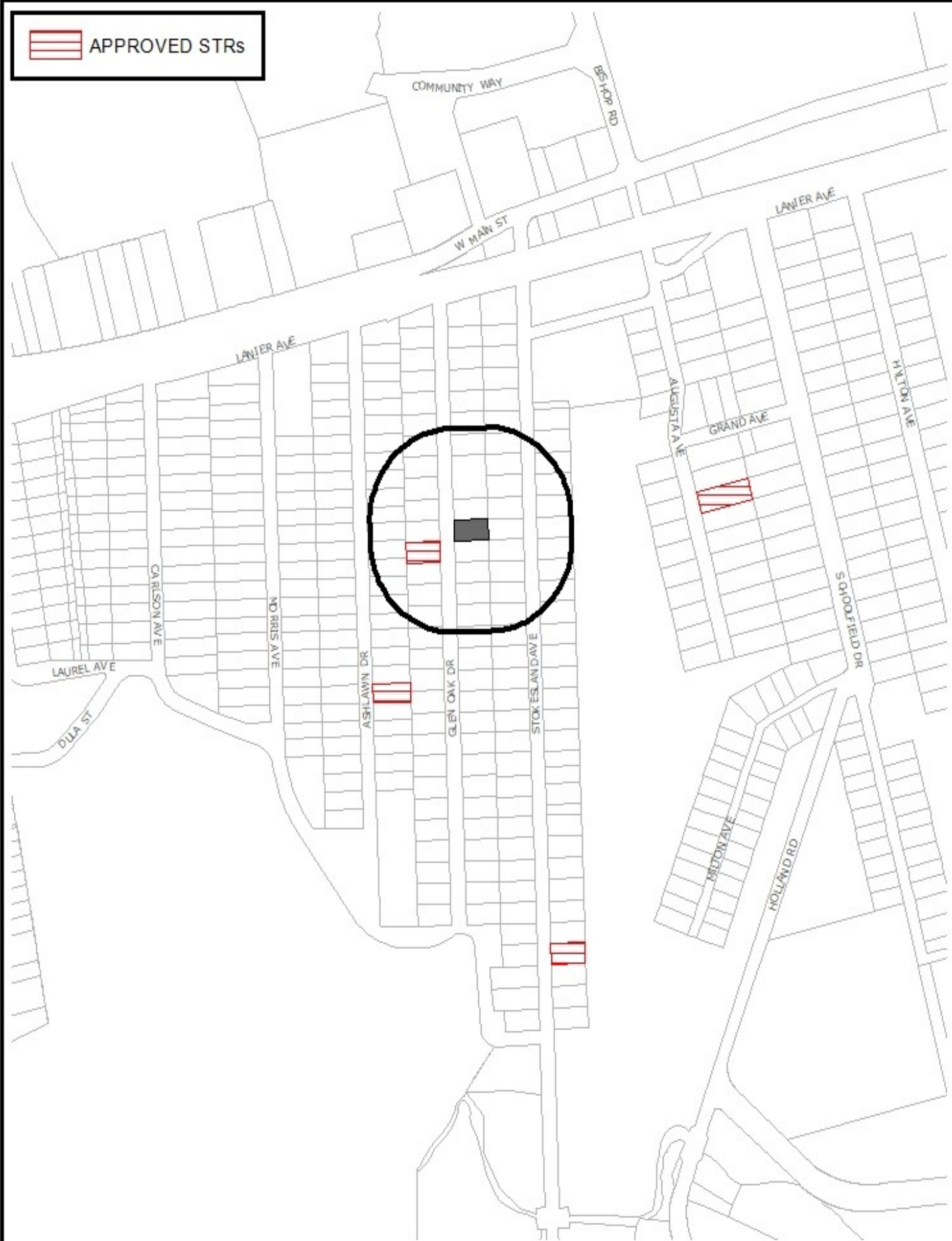
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/21/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00457 filed by Devin Hawkins, requesting a special exception permit at 205 Arlington Place (Parcel 24566) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

205 Arlington Place is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. The property has not had a certificate of occupancy inspection.

Fifty-three (53) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Sixteen (16) responses were received, eight (8) were opposed and eight (8) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Property manager, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00457 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 205 Arlington Place (Parcel 24566).

ATTACHMENTS

1. SEP- 205 Arlington PI
2. 205 Arlington Aerials
3. 205 Arlington Owners
4. 205 Arlington Landuse
5. 205 Arlington_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 205 Arlington Place, Danville VA 24541

Applicant: Devin Hawkins

Applicant's Address: 1210 Freeport Drive Durham NC 27703

Applicant's Phone Number: 919-931-9976

Applicant's E-mail: Devinhawkins@live.com

Describe Proposed Request: Short Term Rentals

Devin Hawkins
Applicant Signature

12/22/2023
Date

Property Owner Signature
(if not applicant)

Date

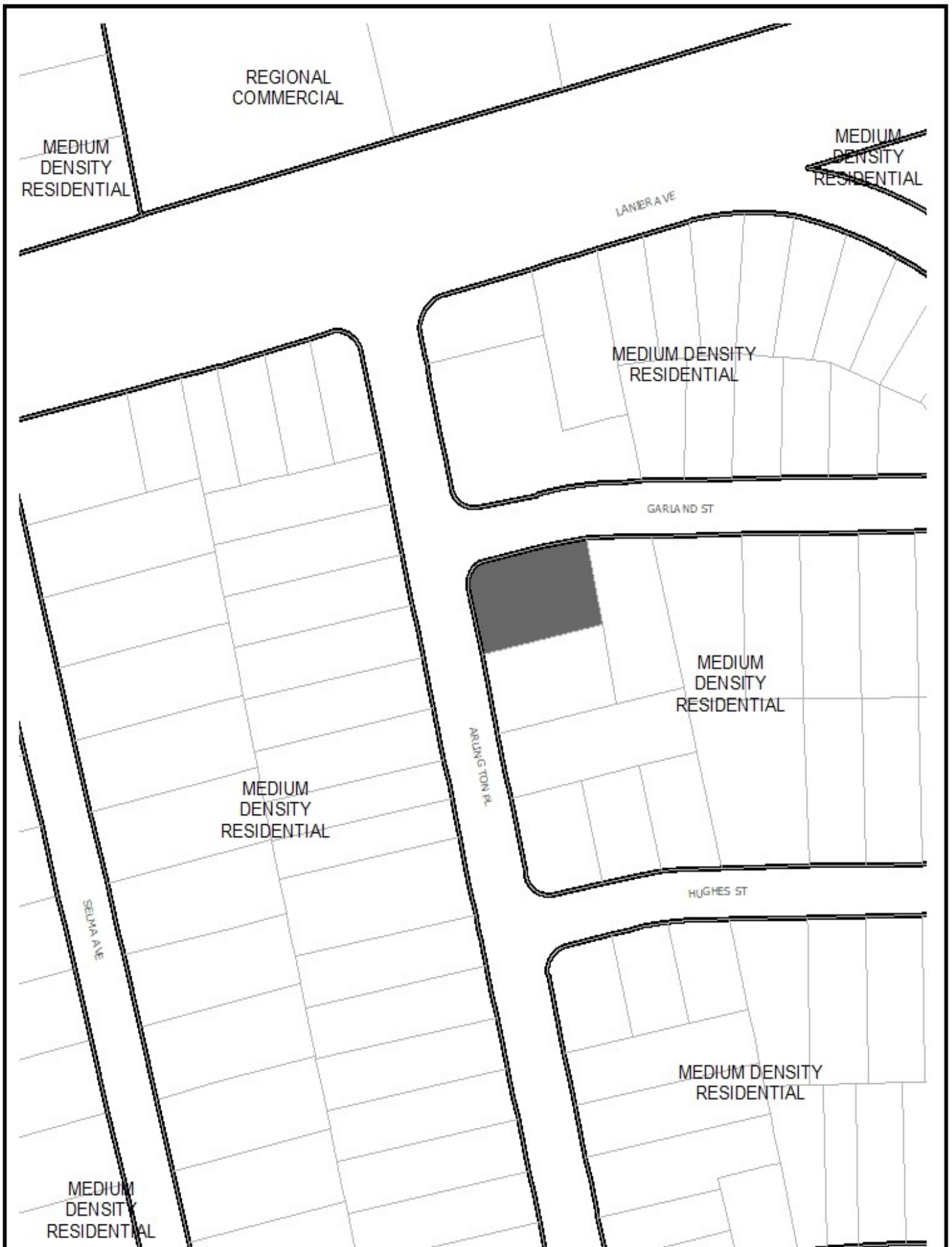




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/21/2023

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/21/2023

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00458 filed by Christina Byrd requesting a special exception permit at 165 Marshall Terrace (Parcel 20383) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

165 Marshall Terrace is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has not been completed.

Neighboring 279 Carolina Avenue and 494 West Main Street are also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Sixty-nine (69) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Seventeen (17) responses were received, ten (10) were opposed and seven (7) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: No
Property management: Property manager, Chatham
Nearby short-term rentals: Yes

RECOMMENDATION

Due to the number of existing short-term rentals nearby, the Planning Division recommends that the BZA carefully review PZ23-00458 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 165 Marshall Terrace (Parcel 20383).

ATTACHMENTS

1. SEP application- 165 Marshall Ter
2. 165 Marshall Ter Aerials
3. 165 Marshall Ter Owners
4. 165 Marshall Ter Landuse
5. 165 Marshall Ter_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location
(address/ID#):

165 Marshall Terrace Danville, VA 24541

Applicant:

Christina Byrd

Applicant's Address:

1241 Bethel Rd Charlotte, NC 28208

Applicant's Phone Number:

434.709.6736

Applicant's E-mail:

Chris.joy.byrd@gmail.com

Describe Proposed Request:

We hope to offer this home for short term rental. My daughter's father still resides

in Danville so doing short-term

rental will allow us to go back and forth and facilitate that relationship also.

The home is located

halfway between the Casino site and downtown. There is onsite parking for up to

two vehicles.

Thank you for your time and

Consideration. Christina Byrd

Applicant Signature

1.29.24

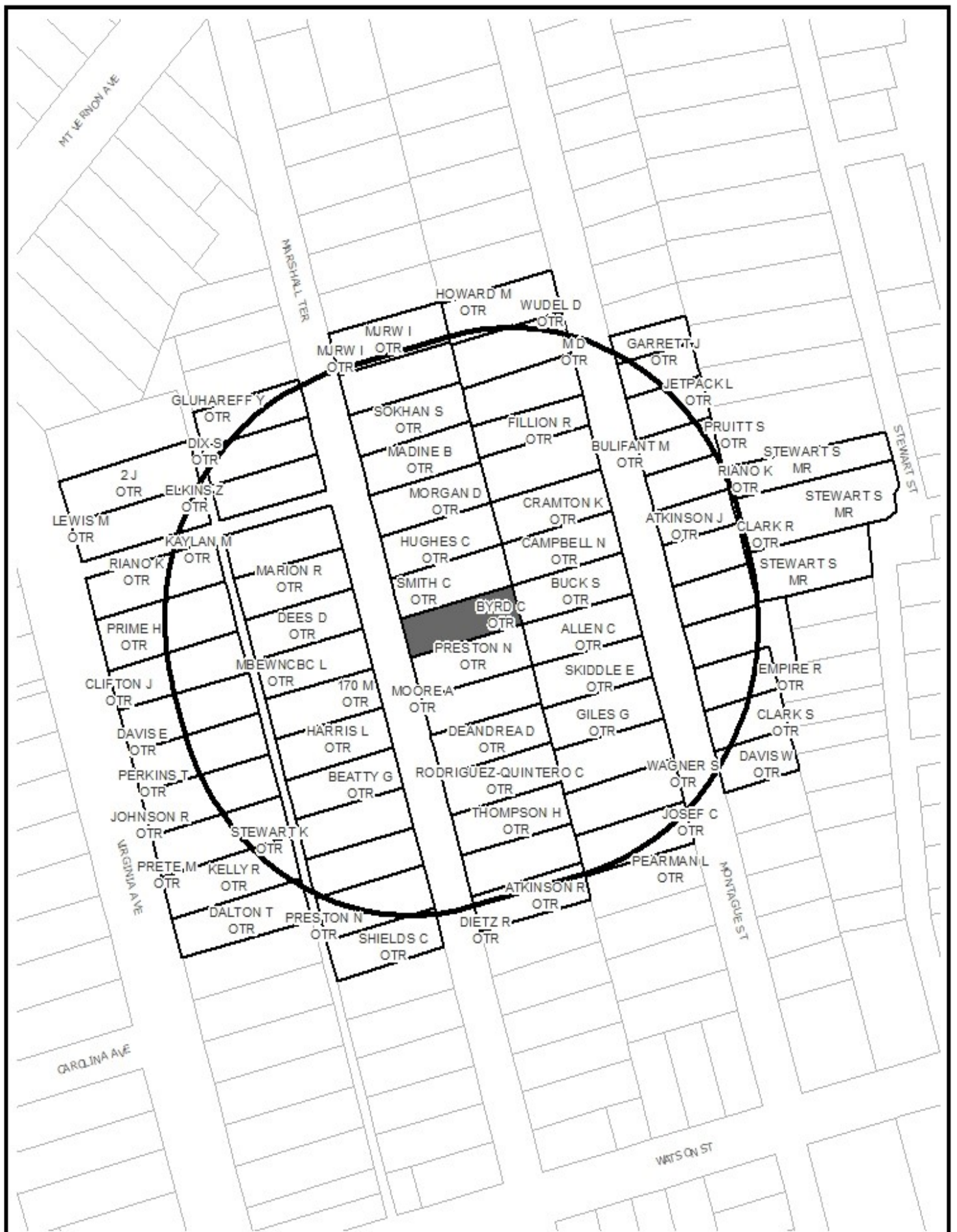
Date

Property Owner Signature
(if not applicant)

1.29.24

Date

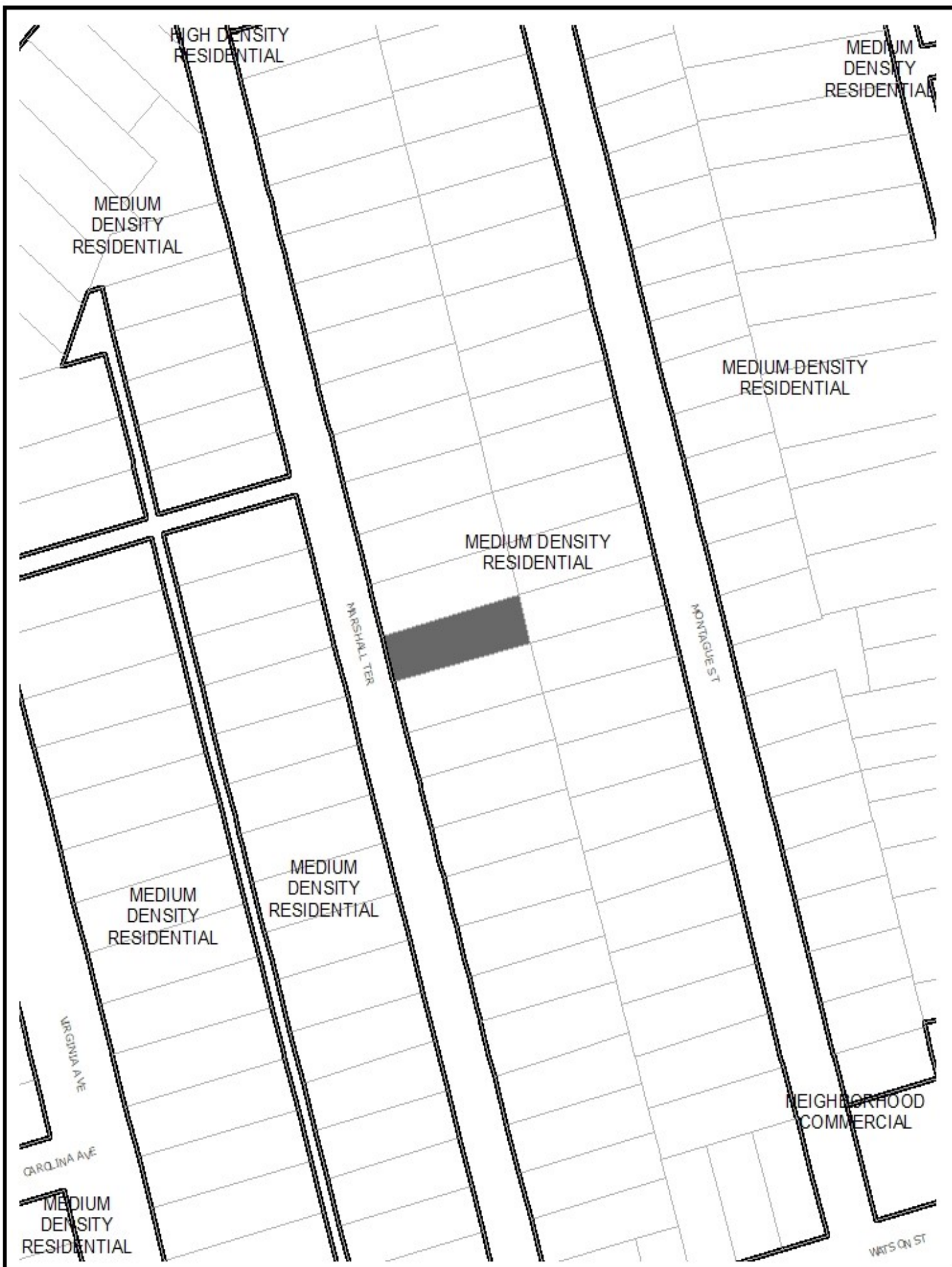




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/21/2023

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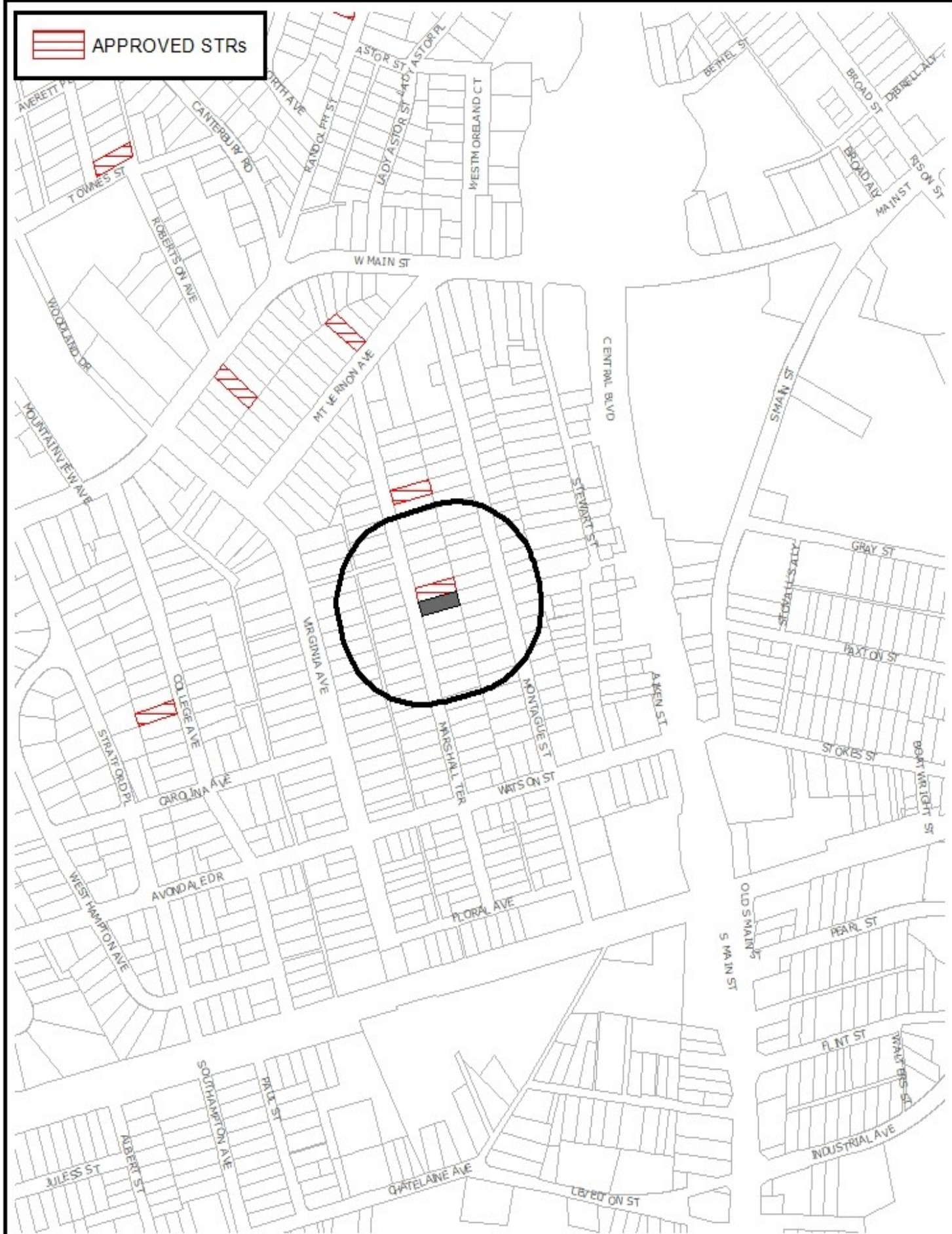
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/21/2023

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APPROVED STRS



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00461 filed by Barbara Lee requesting a special exception permit at 200 Robertson Avenue (Parcel 21474) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

200 Robertson Avenue is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has not been completed.

Nearby 303 Randolph Street and 431 West Main Street are also up for consideration today.

Forty-two (42) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Sixteen (16) responses were received, seven (7) were opposed and nine (9) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Yes
Property management: Applicant, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

Due to the number of existing nearby short-term rentals, the Planning Division recommends that the BZA carefully review PZ23-00461 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 200 Robertson Avenue (Parcel 21474).

ATTACHMENTS

1. SEP- 200 Robertson Ave
2. 200 Robertson_AERIALS
3. 200 Robertson Owners
4. 200 Robertson _LANDUSE
5. 200 Robertson _STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#):

200 Robertson Ave 24541

Applicant:

Barbara (Julie) Lee / Albert (Larry) Rhew

Applicant's Address:

200 Robertson Ave

Applicant's Phone Number:

434-203-0311

Applicant's E-mail:

julbr4u@gmail.com

Describe Proposed Request:

This is our primary property. We are
requesting short term rental on a part
time basis

Barbara Lee / Albert Rhew 2/5/24

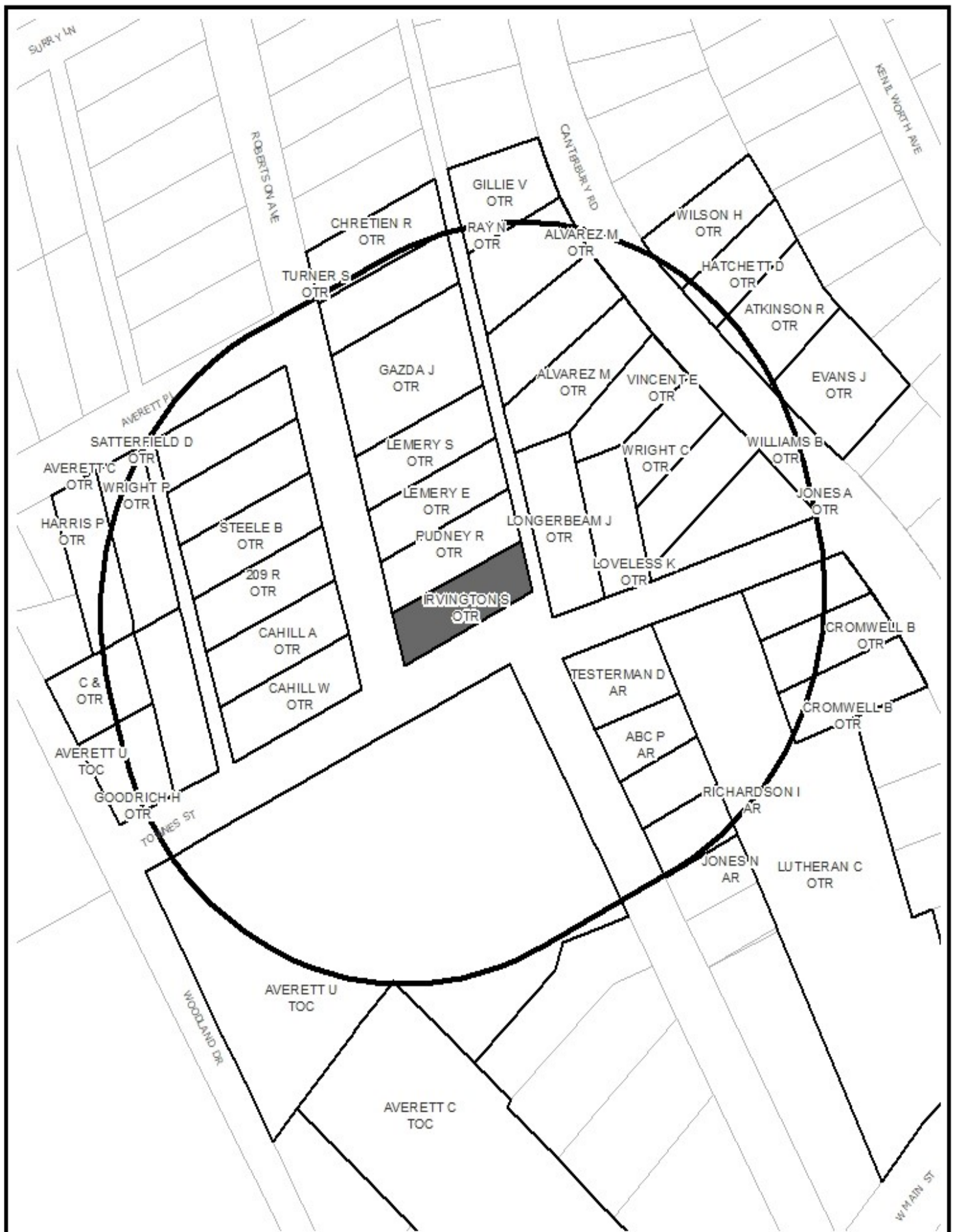
Applicant Signature

Date

Property Owner Signature
(if not applicant)

Date



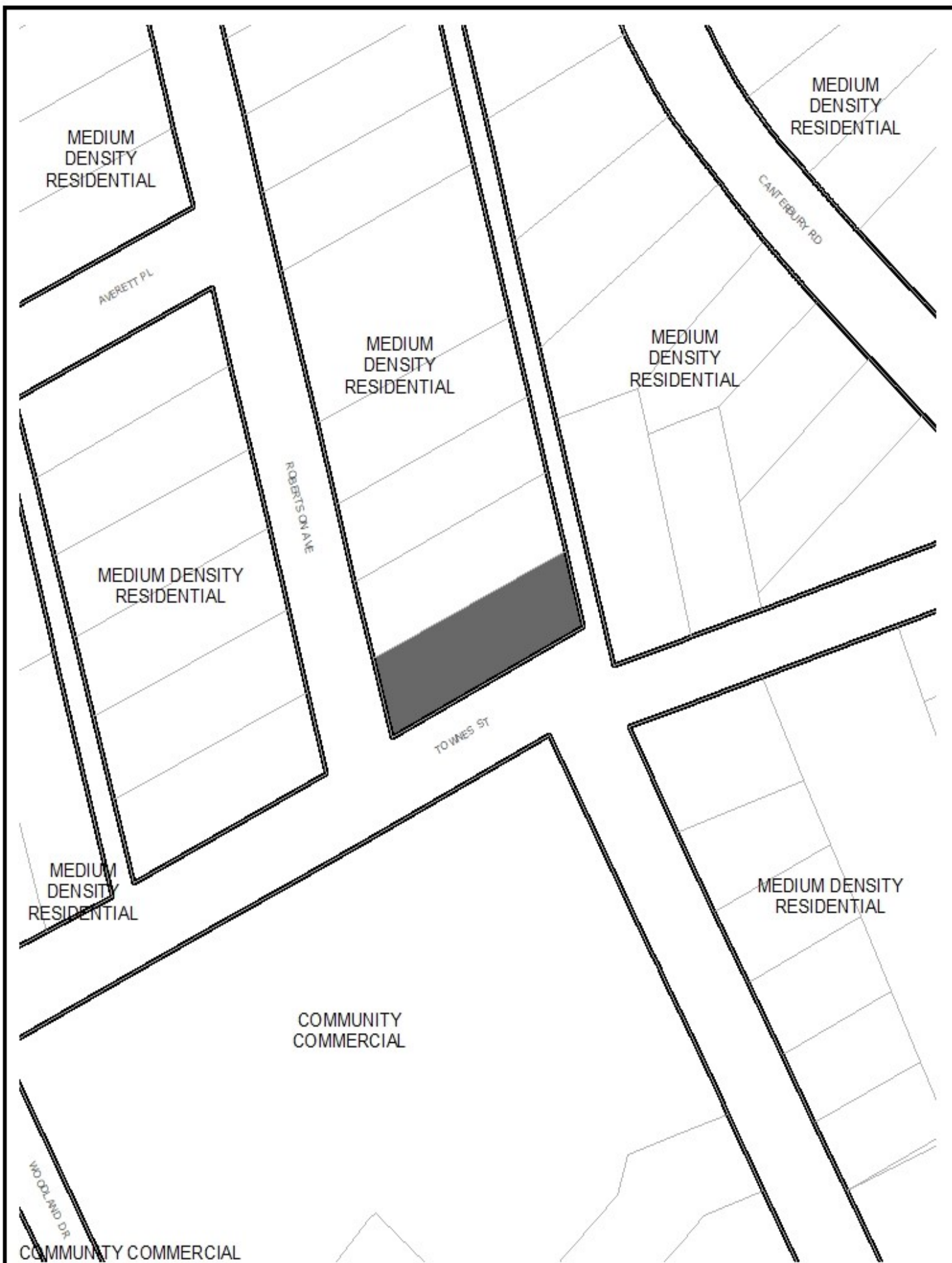


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
11/21/2023

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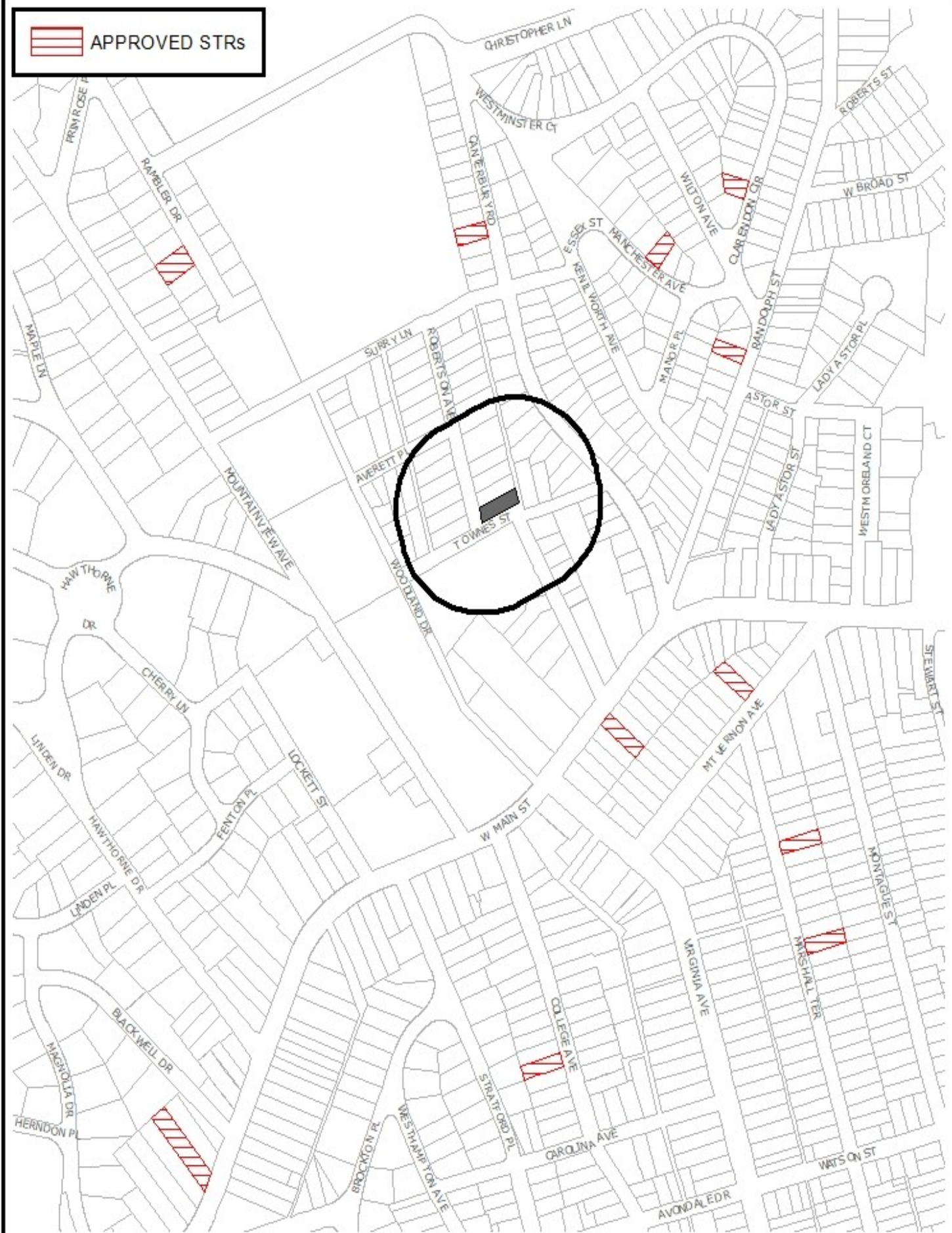
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/5/2023

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00480 filed by Colita Graves requesting a Special Exception Permit at 152 Graymont Place (Parcel 51838) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

152 Graymont Place is zoned OT-R Old Town Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has not been completed.

Forty-four (44) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Fifteen (15) responses were received, eight (8) were opposed and seven (7) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Applicant, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ23-00480 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 152 Graymont Place (Parcel 51838).

ATTACHMENTS

1. Special Exception Application- 152 Graymont
2. 152 Graymont PI_AERIALS
3. 152 Graymont PI_Owners
4. 152 Graymont PI_LANDUSE
5. 152 Graymont PI_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 152 GRAYMONTN PL DANVILLE, VA 24541

Applicant: COLITA GRAVES

Applicant's Address: 104 BIRCH CIRCLE DANVILLE, VA 24540

Applicant's Phone Number: 434-429-3843

Applicant's E-mail: cndgraves@yahoo.com

Describe Proposed Request: Special use permit, short term rental

Colita Graves *02/08/24*

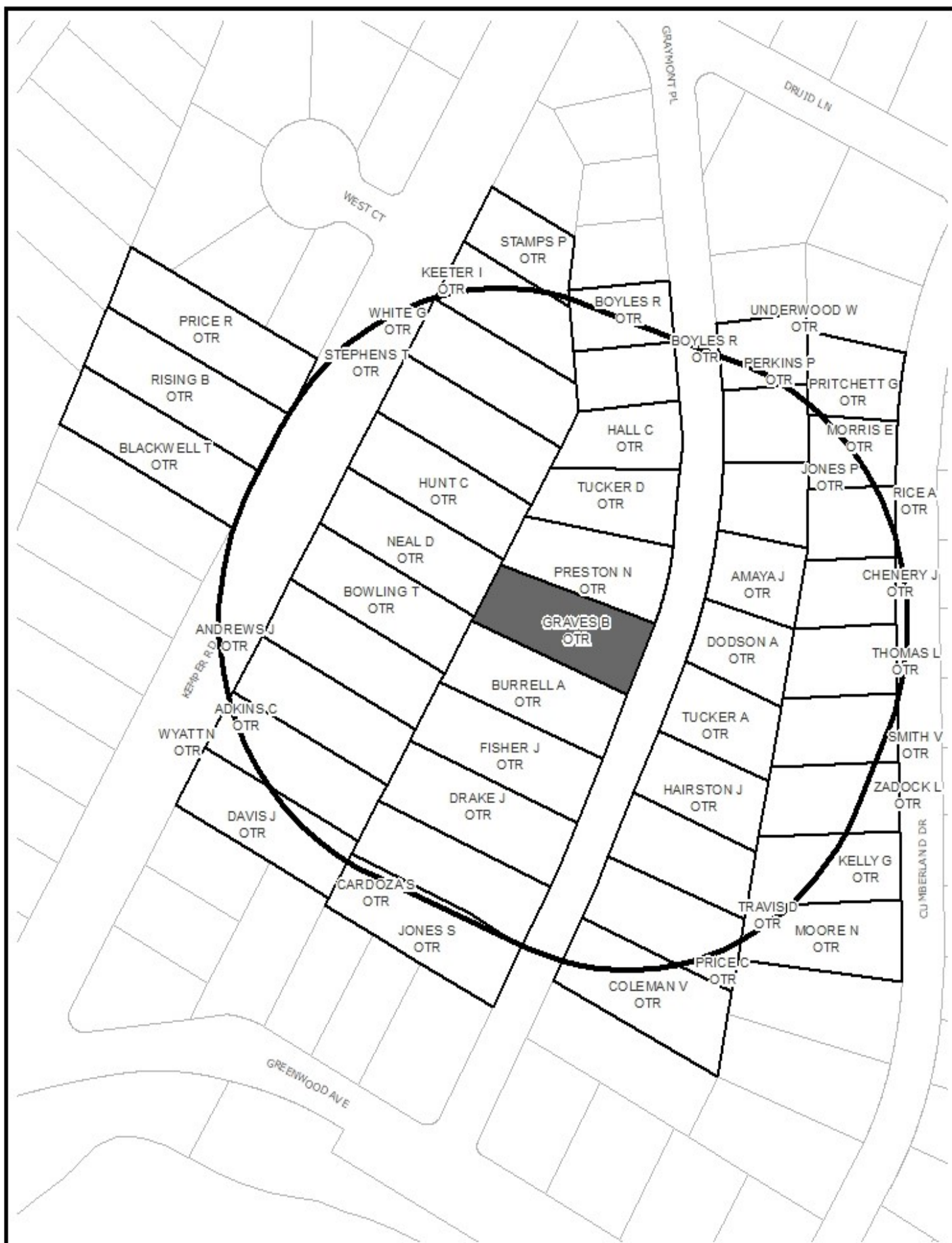
Applicant Signature

Date

Property Owner Signature
(if not applicant)

Date

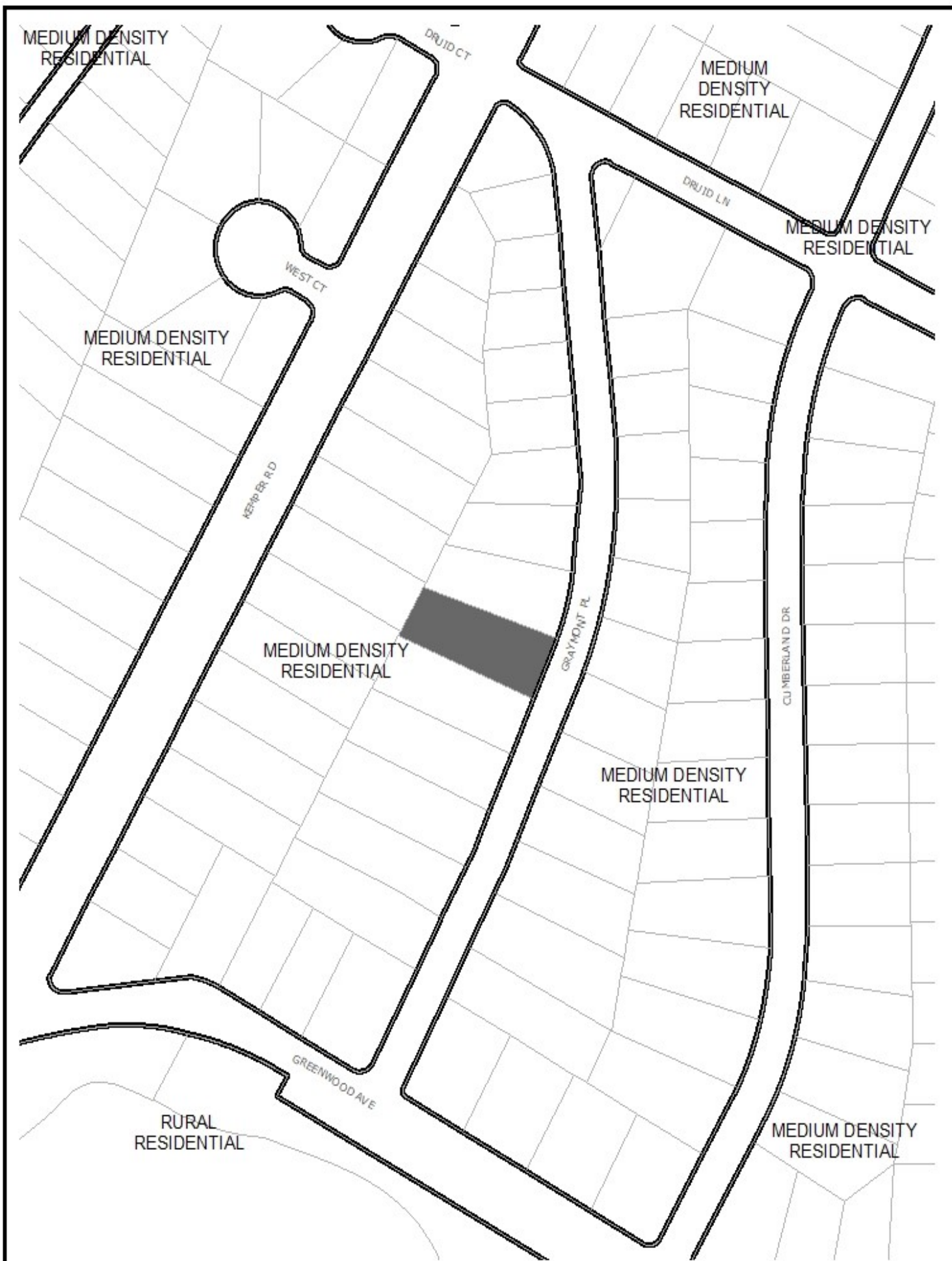




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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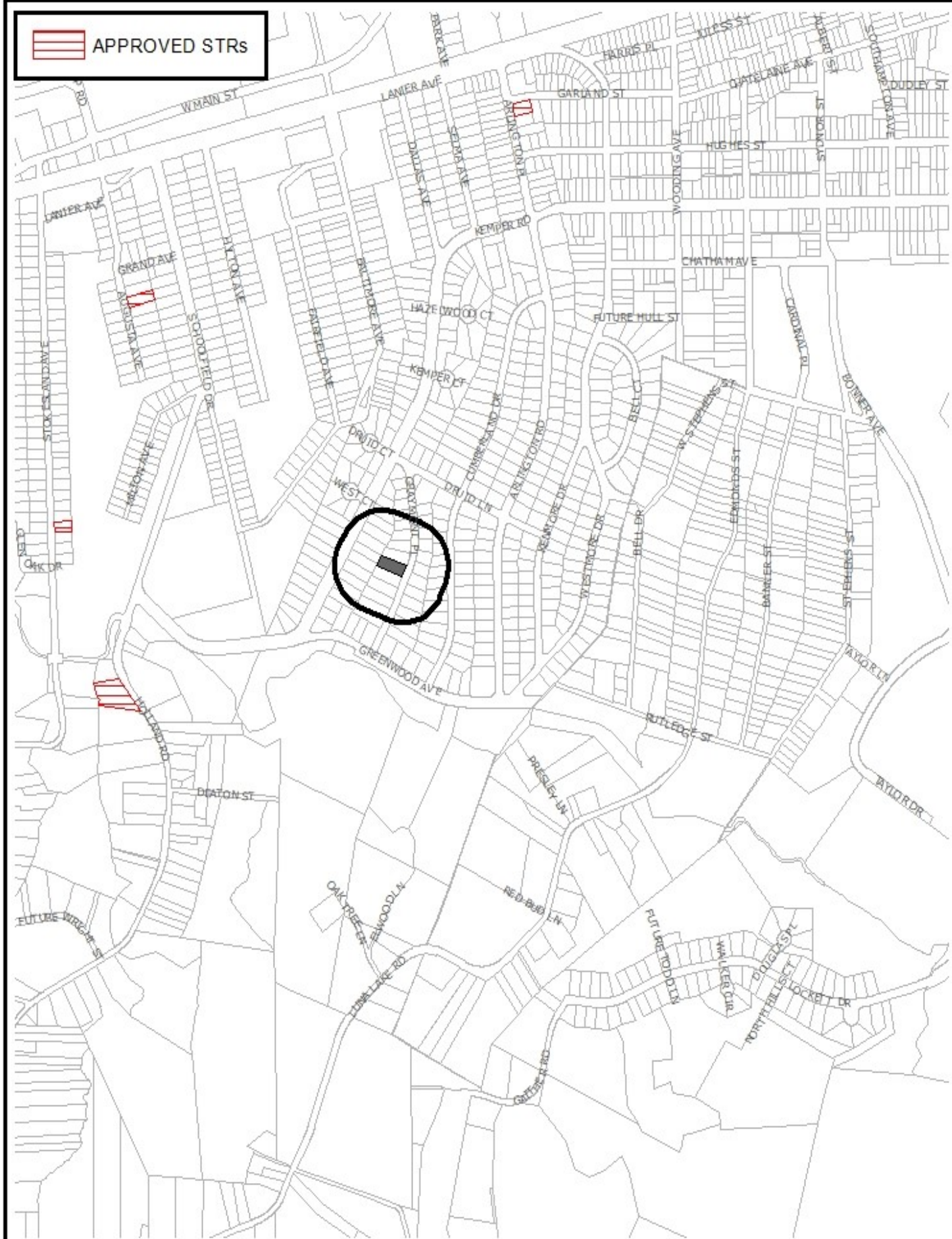
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/23/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ23-00488 filed by Alvera Grimes requesting a Special Exception Permit at 317 Rosemary Lane (Parcel 52232) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

317 Rosemary Lane is zoned OT-R Old Town Residential. At this time, staff has not been made aware of property management, therefore this application is not in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed.

Fourteen (14) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, all unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway

Property Management: Unknown

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends postponement of PZ23-00488 for a Special Exception Permit at 317 Rosemary Lane (Parcel 52232) until property management has been established..

ATTACHMENTS

1. SEP- .317RosemaryLn.
2. 317 Rosemary Ln_AERIALS
3. 317 Rosemary Ln Owners
4. 317 Rosemary Ln_LANDUSE
5. 317 Rosemary Ln_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 317 Rosemary Lane / Parcel ID - 52232

Applicant: Alvera Grimes

Applicant's Address: 333 Sandy River Drive, Danville, VA 24541

Applicant's Phone Number: 434-728-0501

Applicant's E-mail: alvera_grimes@msn.com

Describe Proposed Request: This is a request for the above-mentioned property to be granted
a special exception permit to be utilized as a short-term rental in accordance with all City of Danville rules and
regulations regarding that purpose.


Applicant Signature

1/8/2024
Date

Property Owner Signature
(if not applicant)

Date

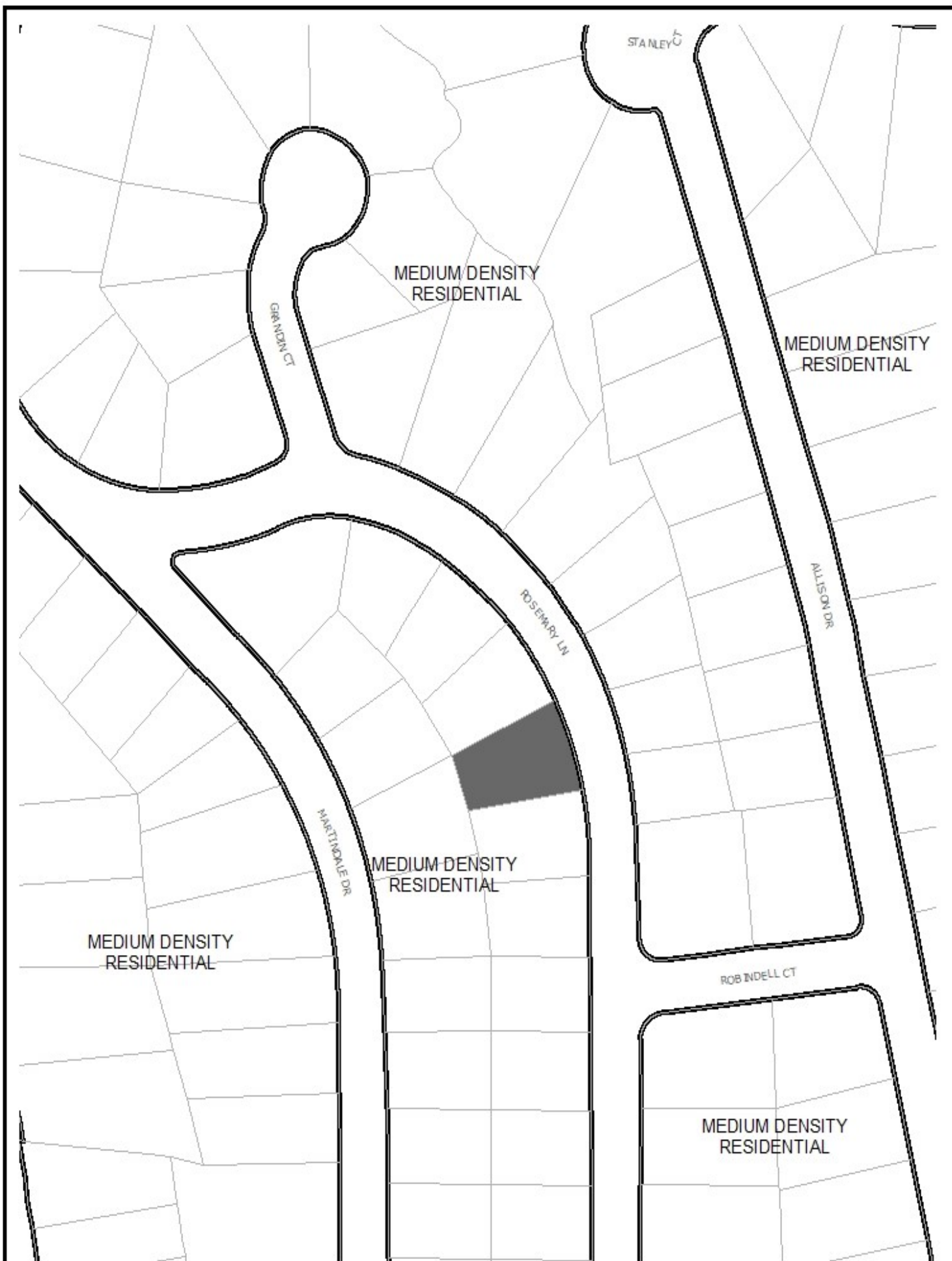


ACCOUNT	ADDRESS	OWNER1
51210	215 ROSEMARY LN	MORRISON ROOSEVELT
50743	130 MARTINDALE DR	MORRISON ROOSEVELT
53169	135 MARTINDALE DR	GAMMON ROBERT & TERESA E
56741	134 MARTINDALE DR	MORRISON ROOSEVELT
55467	221 ROSEMARY LN	FULLER SAMUEL W
54279	141 MARTINDALE DR	NUNNALLY SWANNICA
52555	222 ROSEMARY LN	CLARK KENNEDY S & ZULAY C M
50004	147 ALLISON DR	MILLER KELVIN W & VICKIE
51320	147 MARTINDALE DR	MORRISON ROOSEVELT
52617	140 MARTINDALE DR	WITCHER SHEILA
52039	225 ROSEMARY LN	EPI RENTALS LLC
52612	303 ROSEMARY LN	STAMPS ELLIS Z & MARIAN L
52390	157 MARTINDALE DR	THOMAS CLARENCE JR & LEOLA M
52615	146 MARTINDALE DR	JAVIER JENNY VILLAPANDO
55514	112 ROBINDELL CT	WHITEHEAD ANGELA
55489	104 ROBINDELL CT	JENNINGS TERRY R
50914	311 ROSEMARY LN	BENNETT TERRY L & DIANE C
52391	161 MARTINDALE DR	EATMON JOHNNY L & LINDA K
50195	154 MARTINDALE DR	MORRISON ROOSEVELT
52611	312 ROSEMARY LN	TAYLOR ALLEN
51225	215 ALLISON DR	TRICOR PROPERTIES LLC
55475	167 MARTINDALE DR	NGUYEN THIEN QUANG
52232	317 ROSEMARY LN	GRIMES OMAR K & ALVERA
54283	160 MARTINDALE DR	BROOKS ANDREW SCOTT TRUSTEE OF ANDREW SCOTT
56558	173 MARTINDALE DR	HOLT JOY B & ADAMS HOPE B
52988	316 ROSEMARY LN	AKERS LOURDES
55470	221 ALLISON DR	COMER AUDREY M (LIFE) & MICHAEL D & RUSSELL H (FE
57016	325 ROSEMARY LN	HAIRSTON JACQUELINE
55474	179 MARTINDALE DR	KING STEPHANIE D
52610	166 MARTINDALE DR	TRAVIS GARNALL
51108	322 ROSEMARY LN	SWANSON PAUL D
53823	227 ALLISON DR	TILLEY JULIA C
52613	331 ROSEMARY LN	BURNETTE MARGARET CRAGAN
52614	337 ROSEMARY LN	HALL CLINTON A
56632	345 ROSEMARY LN	WIMBUSH VINSON & SHIRLEY
55917	326 ROSEMARY LN	HOWARD PETER KENNETH & JOANN SAGER
53904	233 ALLISON DR	KELLY REAL ESTATE LLC
55971	239 ALLISON DR	ELLIOTT LATRICIA L
55525	332 ROSEMARY LN	RILEY LINDA S
50107	245 ALLISON DR	KELLY REAL ESTATE LLC
51778	336 ROSEMARY LN	DONAHUE GENE E
52886	102 GRANDIN CT	GAMMON CHARLIE K & CAROLYN S
50706	340 ROSEMARY LN	BARKSDALE BRITTANY L
53903	115 STANLEY CT	K H C ASSOCIATES LLC

OWNER2	OWNER4
215 ROSEMARY LN	DANVILLE VA 24541
215 ROSEMARY LN	DANVILLE VA 24541
135 MARTINDALE DR	DANVILLE VA 24541
215 ROSEMARY LN	DANVILLE VA 24541
221 ROSEMARY LN	DANVILLE VA 24541
3934 COWEN ST	HIGH POINT NC 27265
222 ROSEMARY LN	DANVILLE VA 24541
1128 LOCKETT DR	DANVILLE VA 24541
215 ROSEMARY LN	DANVILLE VA 24541
140 MARTINDALE DR	DANVILLE VA 24541
PO BOX 10174	DANVILLE VA 24543
303 ROSEMARY LN	DANVILLE VA 24541
157 MARTINDALE DR	DANVILLE VA 24541
146 MARTINDALE DR	DANVILLE VA 24541
112 ROBINDELL CT	DANVILLE VA 24541
104 ROBINDELL CT	DANVILLE VA 24541
311 ROSEMARY LN	DANVILLE VA 24541
161 MARTINDALE DR	DANVILLE VA 24541
215 ROSEMARY LN	DANVILLE VA 24541
185 HARPER RD	DRY FORK VA 24549
1000 MOUNTAIN VALLEY RD	AXTON VA 24054
334 PINEY FOREST RD	DANVILLE VA 24540
333 SANDY RIVER DR	DANVILLE VA 24541
753 MAIN ST #3	DANVILLE VA 24541
174 RHODES RD	EDEN NC 27288
1010 OAKWOOD CT	MARTINSVILLE VA 24112
325 ROSEMARY LN	DANVILLE VA 24541
179 MARTINDALE DR	DANVILLE VA 24541
166 MARTINDALE DR	DANVILLE VA 24541
322 ROSEMARY LN	DANVILLE VA 24541
227 ALLISON DR	DANVILLE VA 24541
331 ROSEMARY LN	DANVILLE VA 24541
337 ROSEMARY LN	DANVILLE VA 24541
345 ROSEMARY LN	DANVILLE VA 24541
326 ROSEMARY LN	DANVILLE VA 24541
1113 FRANKLIN TPKE	DANVILLE VA 24540
528 CLEVELAND ST	DANVILLE VA 24541
1113 FRANKLIN TPKE	DANVILLE VA 24540
336 ROSEMARY LN	DANVILLE VA 24541
102 GRANDIN CT	DANVILLE VA 24541
340 ROSEMARY LN	DANVILLE VA 24541
1766 BLAIR LOOP RD	DANVILLE VA 24541

MAILING1	MAILING2
MORRISON ROOSEVELT	215 ROSEMARY LN
MORRISON ROOSEVELT	215 ROSEMARY LN
GAMMON ROBERT & TERESA E	135 MARTINDALE DR
MORRISON ROOSEVELT	215 ROSEMARY LN
FULLER SAMUEL W	221 ROSEMARY LN
NUNNALLY SWANNICA	3934 COWEN ST
CLARK KENNEDY S & ZULAY C M	222 ROSEMARY LN
MILLER KELVIN W & VICKIE	1128 LOCKETT DR
MORRISON ROOSEVELT	215 ROSEMARY LN
WITCHER SHEILA	140 MARTINDALE DR
EPI RENTALS LLC	PO BOX 10174
STAMPS ELLIS Z & MARIAN L	303 ROSEMARY LN
THOMAS CLARENCE JR & LEOLA M	157 MARTINDALE DR
JAVIER JENNY VILLAPANDO	146 MARTINDALE DR
WHITEHEAD ANGELA	112 ROBINDELL CT
JENNINGS TERRY R	104 ROBINDELL CT
BENNETT TERRY L & DIANE C	311 ROSEMARY LN
EATMON JOHNNY L & LINDA K	161 MARTINDALE DR
MORRISON ROOSEVELT	215 ROSEMARY LN
TAYLOR ALLEN	185 HARPER RD
TRICOR PROPERTIES LLC	1000 MOUNTAIN VALLEY RD
NGUYEN THIEN QUANG	334 PINEY FOREST RD
GRIMES OMAR K & ALVERA	333 SANDY RIVER DR
BROOKS ANDREW SCOTT TRUSTEE OF ANDREW SCOTT	753 MAIN ST #3
HOLT JOY B & ADAMS HOPE B	174 RHODES RD
AKERS LOURDES	1010 OAKWOOD CT
COMER MICHAEL D & RUSSELL H	2184 WENTWORTH DR
HAIRSTON JACQUELINE	325 ROSEMARY LN
KING STEPHANIE D	179 MARTINDALE DR
TRAVIS GARNALL	166 MARTINDALE DR
SWANSON PAUL D	322 ROSEMARY LN
TILLEY JULIA C	227 ALLISON DR
BURNETTE MARGARET CRAGAN	331 ROSEMARY LN
HALL CLINTON A	337 ROSEMARY LN
WIMBUSH VINSON & SHIRLEY	345 ROSEMARY LN
HOWARD PETER KENNETH & JOANN SAGER	326 ROSEMARY LN
KELLY REAL ESTATE LLC	1113 FRANKLIN TPKE
ELLIOTT LATRICIA L	528 CLEVELAND ST
BARKER LINDA RILEY	332 ROSEMARY LN
KELLY REAL ESTATE LLC	1113 FRANKLIN TPKE
DONAHUE GENE E	336 ROSEMARY LN
GAMMON CHARLIE K & CAROLYN S	102 GRANDIN CT
BARKSDALE BRITTANY L	340 ROSEMARY LN
K H C ASSOCIATES LLC	1766 BLAIR LOOP RD

Page 192 of 280



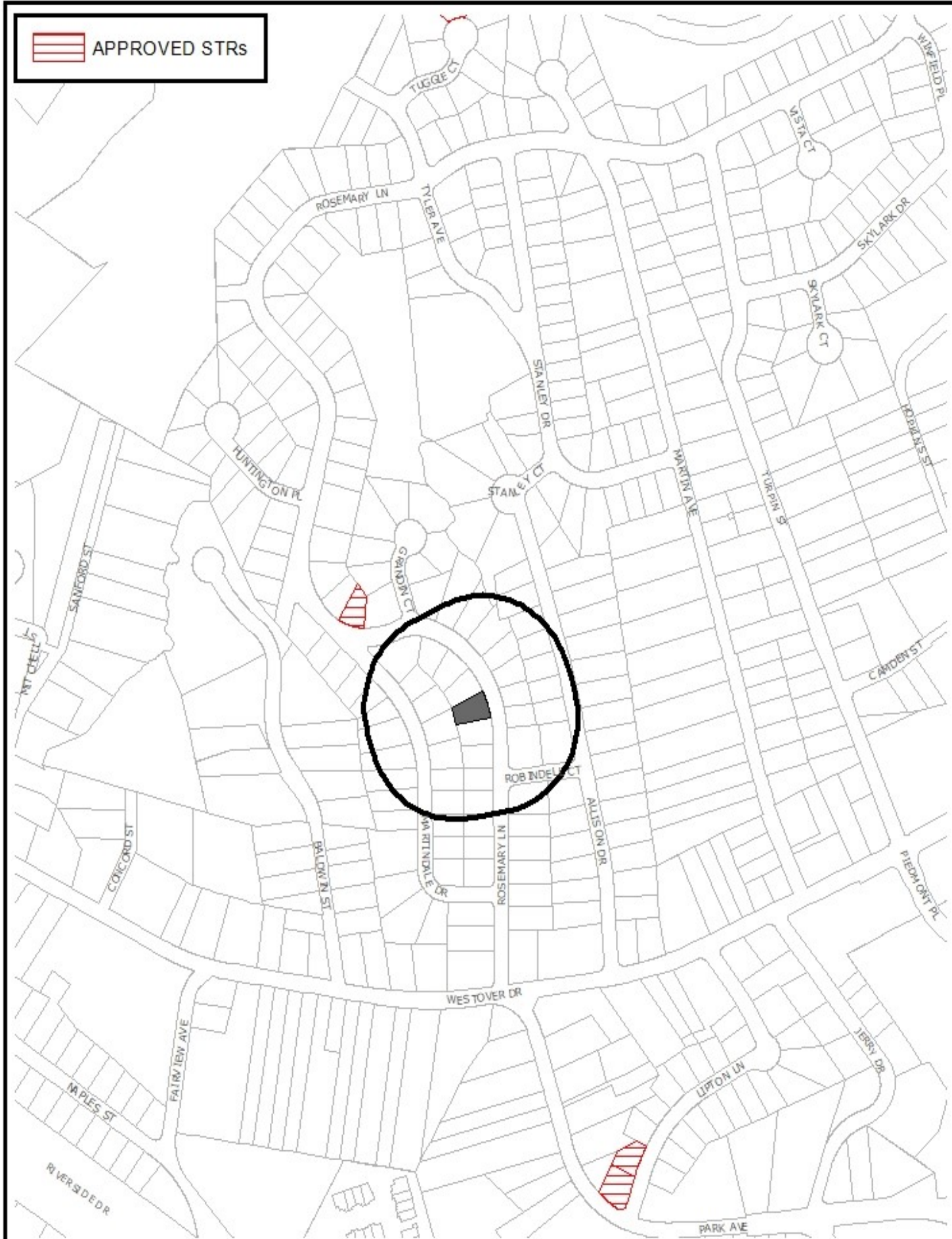
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/23/2024

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.



APPROVED STRS



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00007 filed by Mariah Freeman requesting a Special Exception Permit at 407 Airport Drive (Parcel 76406) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

407 Airport Drive is zoned S-R Suburban Residential. This application is in accordance with Article 2 Section Y. There has not been a Certificate of Occupancy inspection completed.

Neighboring 2806 Dodson Drive is also on today's agenda requesting a Special Exception Permit for the operation of a short-term rental as a principal use.

Fourteen (14) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, all unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway
Property Management: Applicant, Danville
Nearby short-term rentals: No

RECOMMENDATION

The Planning Division recommends approval of PZ23-00488 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 407 Airport Drive (Parcel 76406).

ATTACHMENTS

1. SEP- 407 Airport Dr
2. 407 Airport Dr_AERIALS
3. 407 Airport Dr_OWNERS
4. 407 Airport Dr_LANDUSE
5. 407 Airport Dr_STR



P224-00007

BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#):

407 Airport Dr.

Applicant:

Mariah Freeman

Applicant's Address:

455 Gilbert Ct.

Applicant's Phone Number:

718 781 4682

Applicant's E-mail:

Sinnersaved@live.com

Describe Proposed Request:

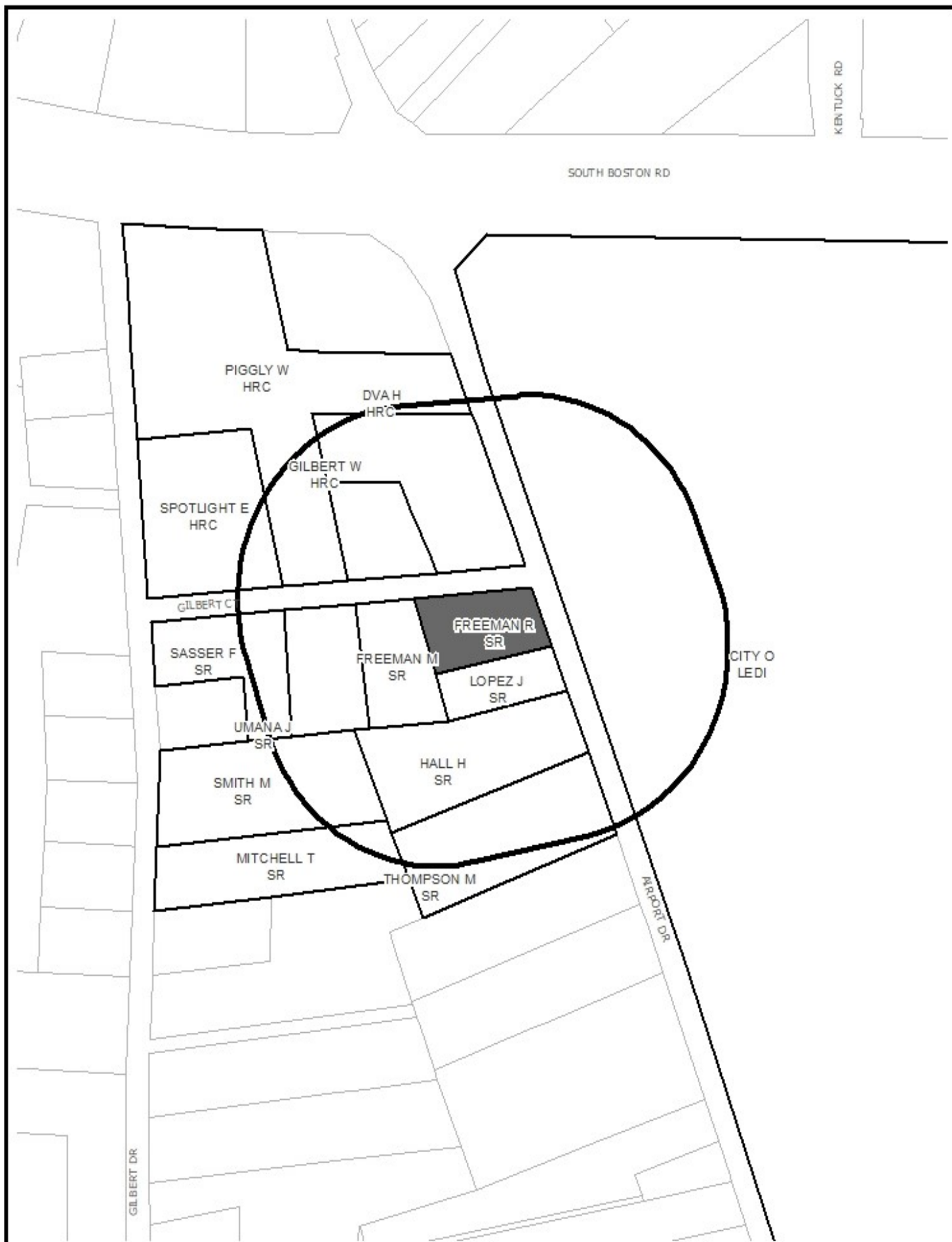
to operate property as

Airbnb.


Applicant Signature Date

Property Owner Signature Date
(if not applicant)





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
1/23/2024

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REGIONAL
COMMERCIAL

REGIONAL
COMMERCIAL

SOUTH BOSTON RD

KENTUCK RD



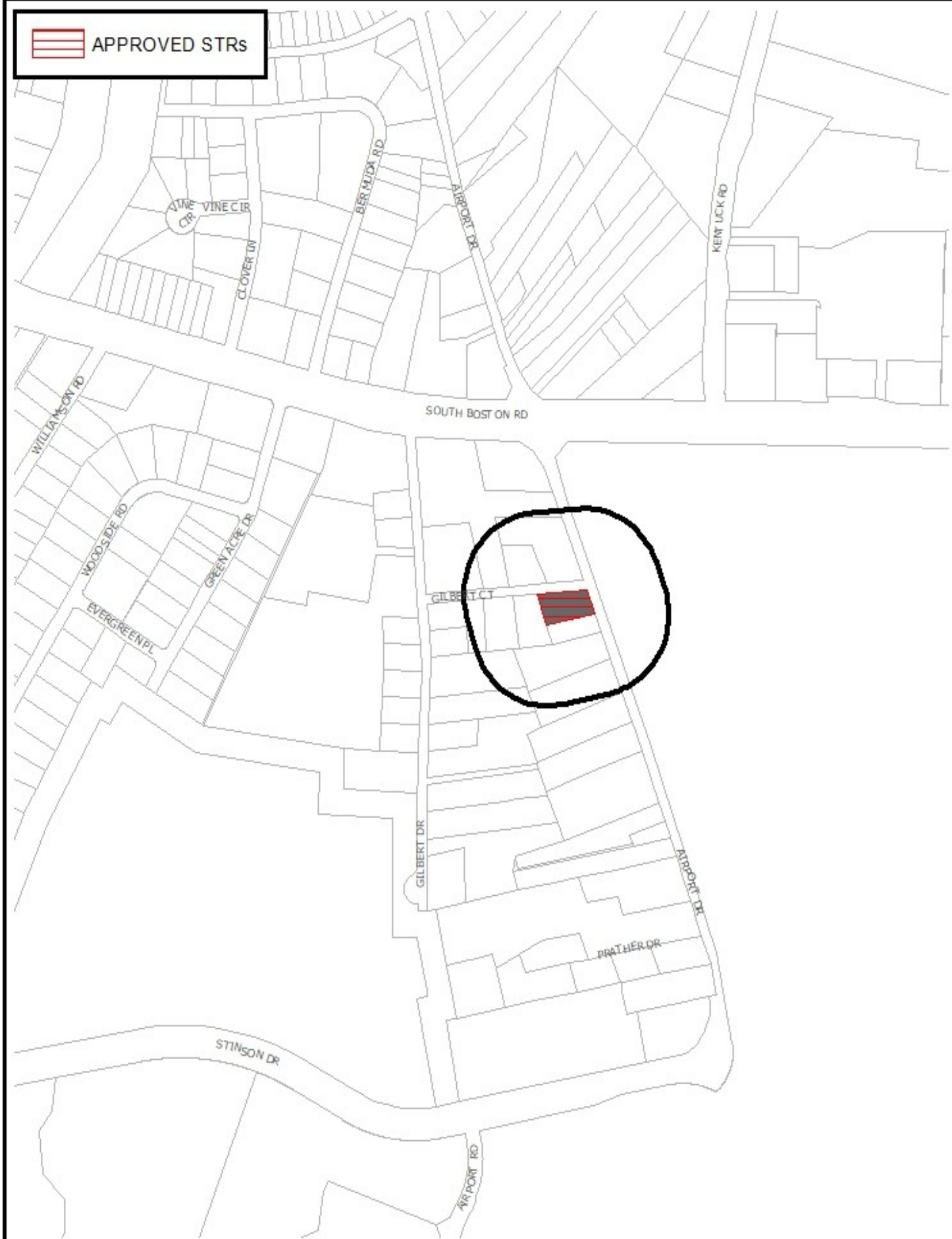
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/24/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00013 filed by Virginia Maggiani and Julio Albornoza requesting a Special Exception Permit at 127 Berman Drive (Parcel 59533) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

127 Berman Drive is zoned S-R Suburban Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed.

Thirty-eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Thirteen (13) responses were received, eight (8) were opposed, five (5) were unopposed..

ADDITIONAL INFORMATION

Off-street Parking: Driveway
Property Management: Applicant, Danville
Nearby short-term rentals: No

RECOMMENDATION

The Planning Division recommends approval of PZ24-00013 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 127 Berman Drive (Parcel 59533).

ATTACHMENTS

1. SEP- 127 Berman Dr
2. 127 Berman Dr_AERIALS
3. 127 Berman Drive Owners
4. 127 Berman Dr_LANDUSE
5. 127 Berman Dr_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

P224-00013

Property Location (address/ID#):

127 Berman dr Danville VA

Applicant:

VIRGINIA Maggiani ; Julio Albornoz

Applicant's Address:

20 Lithia Spring Ave (Danville VA)

Applicant's Phone Number:

434 710 9488

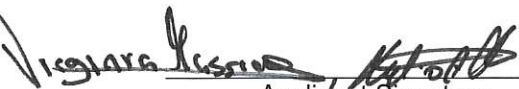
Applicant's E-mail:

Florencia@eskeyrealty.com

Describe Proposed Request:

Planning to rent out as Airbnb / vacation rentals

Planning to rent out as Airbnb / vacation rentals


Applicant Signature

01/03/2024
Date

Property Owner Signature
(if not applicant)

Date



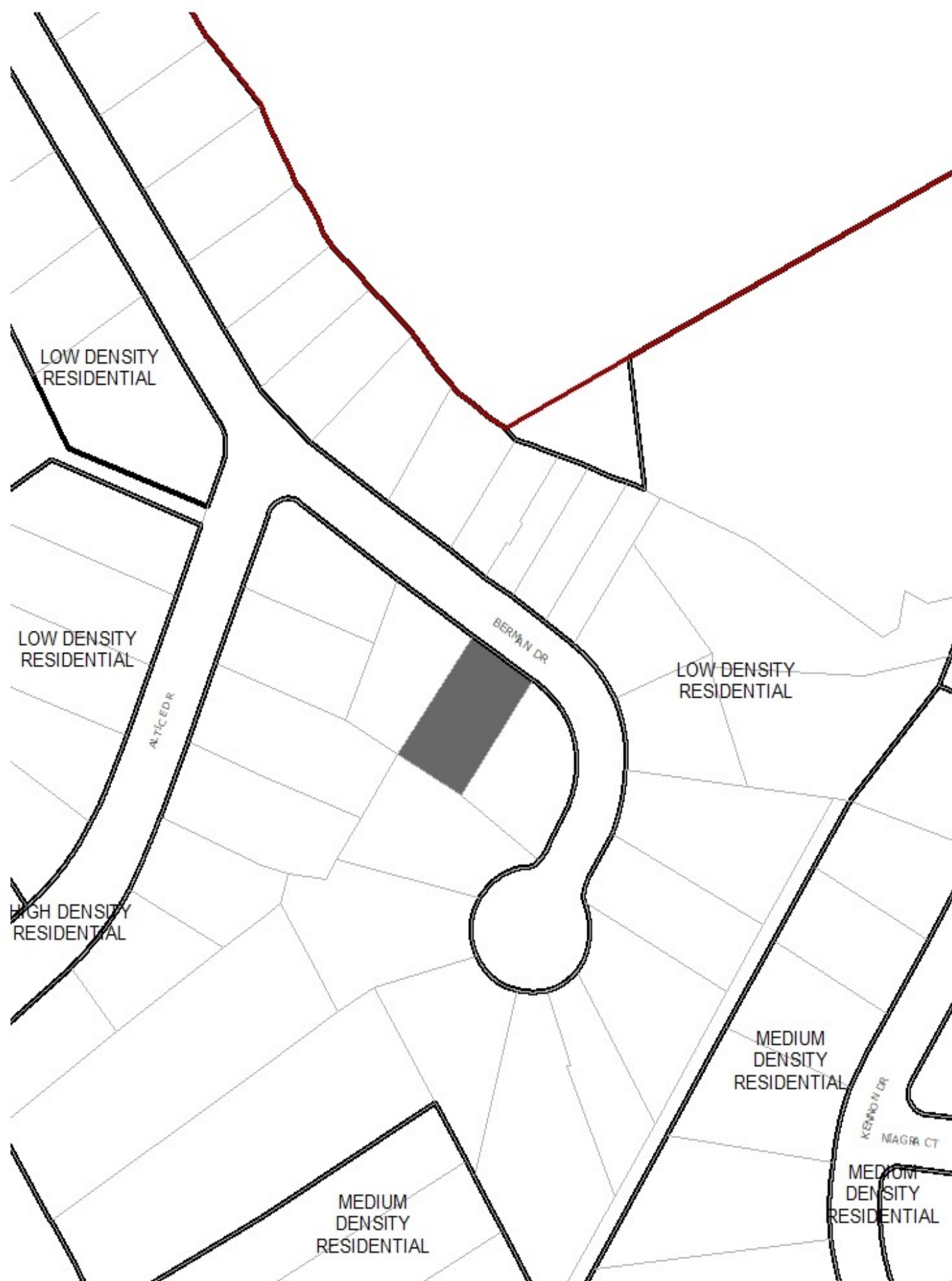


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
1/19/2024

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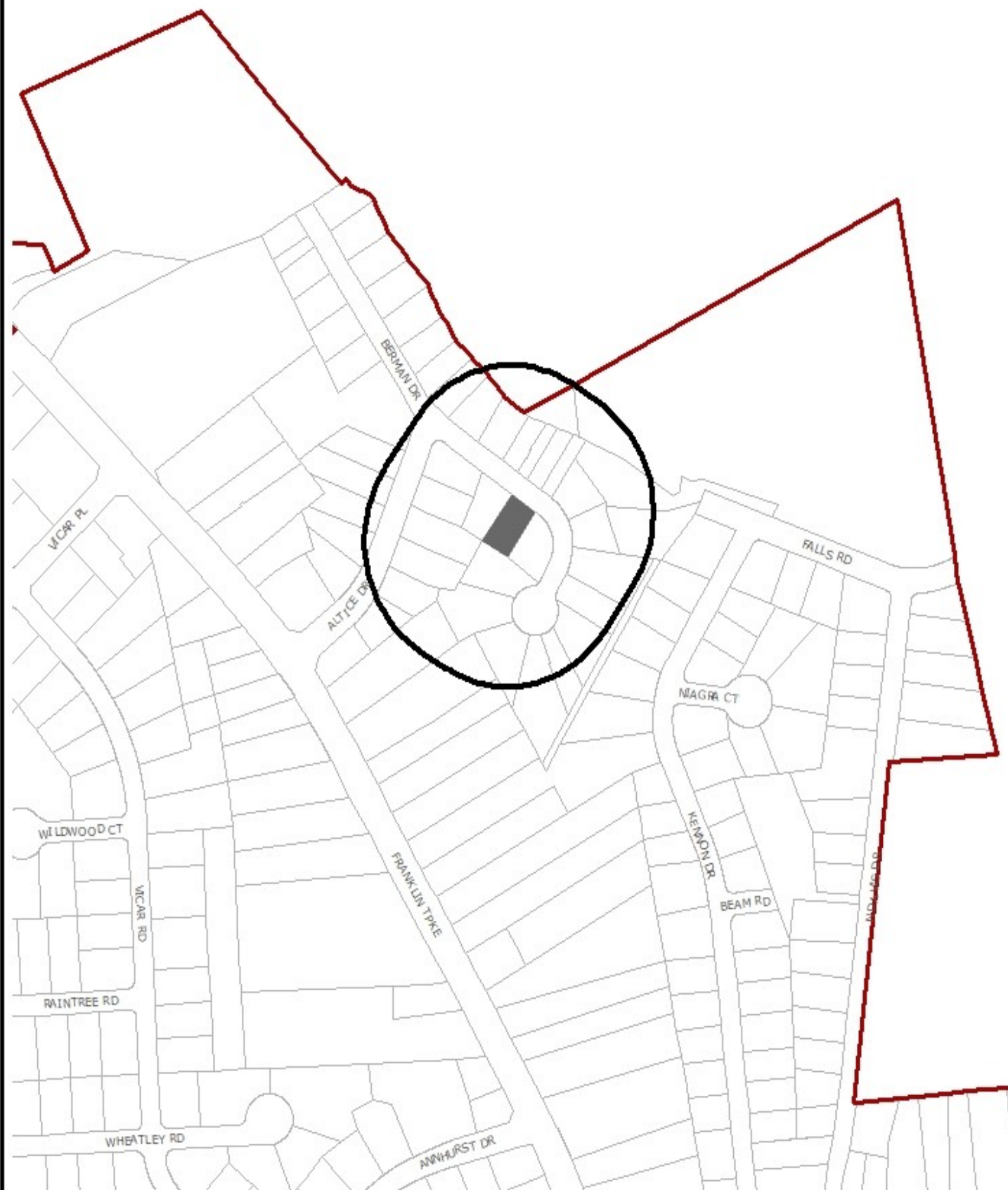
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/30/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00014 filed by Kristen Westbrooks requesting a Special Exception Permit at 221 Mountain Hill Road (Parcel 77272) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

221 Mountain Hill Road is zoned T-R Threshold Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed.

Twenty-seven (27) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, all were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway

Property Management: Applicant, Alton, VA

Nearby short-term rentals: No

RECOMMENDATION

The Planning Division recommends approval of PZ24-00014 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 221 Mountain Hill Road (Parcel 77272).

ATTACHMENTS

1. Special Exception Application - 221 Mountain Hill Road
2. 221 Mountain Hill Rd_AERIALS
3. 221 Mountain Hill Rd_OWNERS (1)
4. 221 Mountain Hill Rd_LANDUSE
5. 221 Mountain Hill Rd_STR



due by
Jan 19th

City of Danville
Community Development
Planning Division

BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

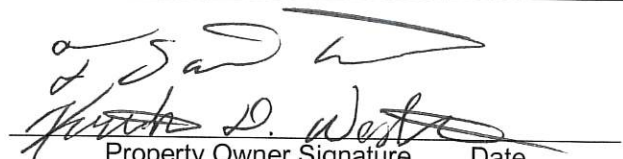
After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 221 Mountain Hill Rd. Danville Va.
Applicant: Kristen Westbrook
Applicant's Address: 17052 Philpott Rd. Alton Va. 24520
Applicant's Phone Number: 336 225 9916
Applicant's E-mail: westbrookskristen@gmail.com
Describe Proposed Request: Short term Rental


Applicant Signature

Date


Property Owner Signature
(if not applicant)

Date



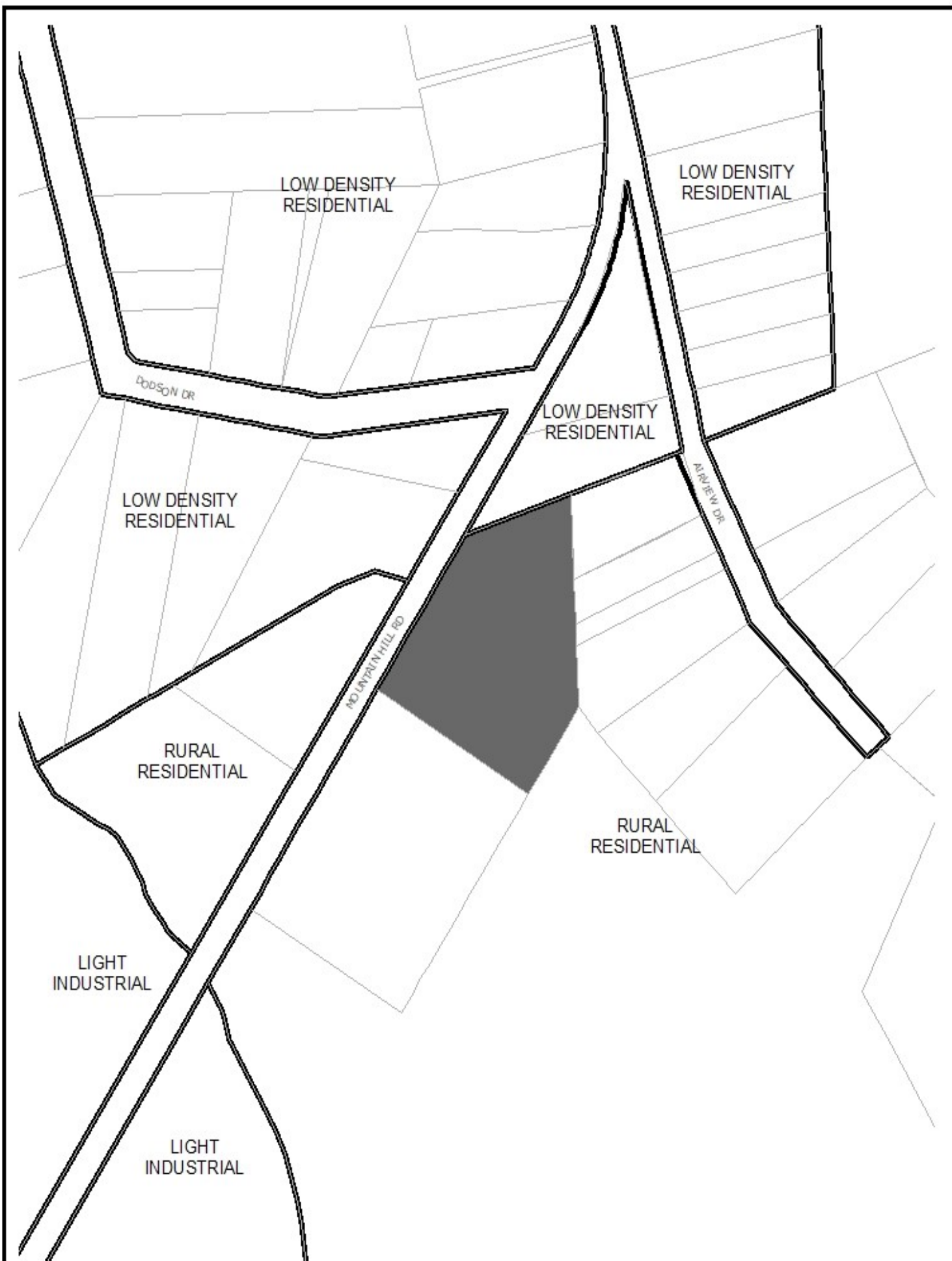


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
1/19/2024

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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APPROVED STRs

CANE CREEK PKWY

CALN ST

SILVER RD

SOUTH BOSTON RD

DOOS DR

POCONO HILL RD

ALPINE DR

SUBJECT PROPERTY WITH 300' BUFFER



Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00015 filed by Zack Allen requesting a Special Exception Permit at 250 Bel Aire Drive (Parcel 53510) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

250 Bel Aire Drive is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed.

220 Bel Aire Drive is also on today's agenda requesting a Special Exception Permit for the operation of a short term rental as a principal use.

Thirty-eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eleven (11) responses were received, four (4) were opposed and seven (7) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway

Property Management: Applicant, Dry Fork, VA

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ24-00015 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 250 Bel Aire Drive (Parcel 53510).

ATTACHMENTS

1. Special Exception Application - 250 Belaire Drive
2. 250 Bel Aire Dr_AERIALS
3. 250 Bel Aire Dr_OWNERS (1)
4. 250 Bel Aire Dr_LANDUSE
5. 250 Bel Aire Dr_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 256 Bel aire Drive Danville VA 24541
Applicant: Zack Allen
Applicant's Address: 469 woodlawn Dr Danville VA 24541
Applicant's Phone Number: 434-709-4151
Applicant's E-mail: zackallen27@yahoo.com
Describe Proposed Request: Short - Term

Applicant Signature

1-5-24

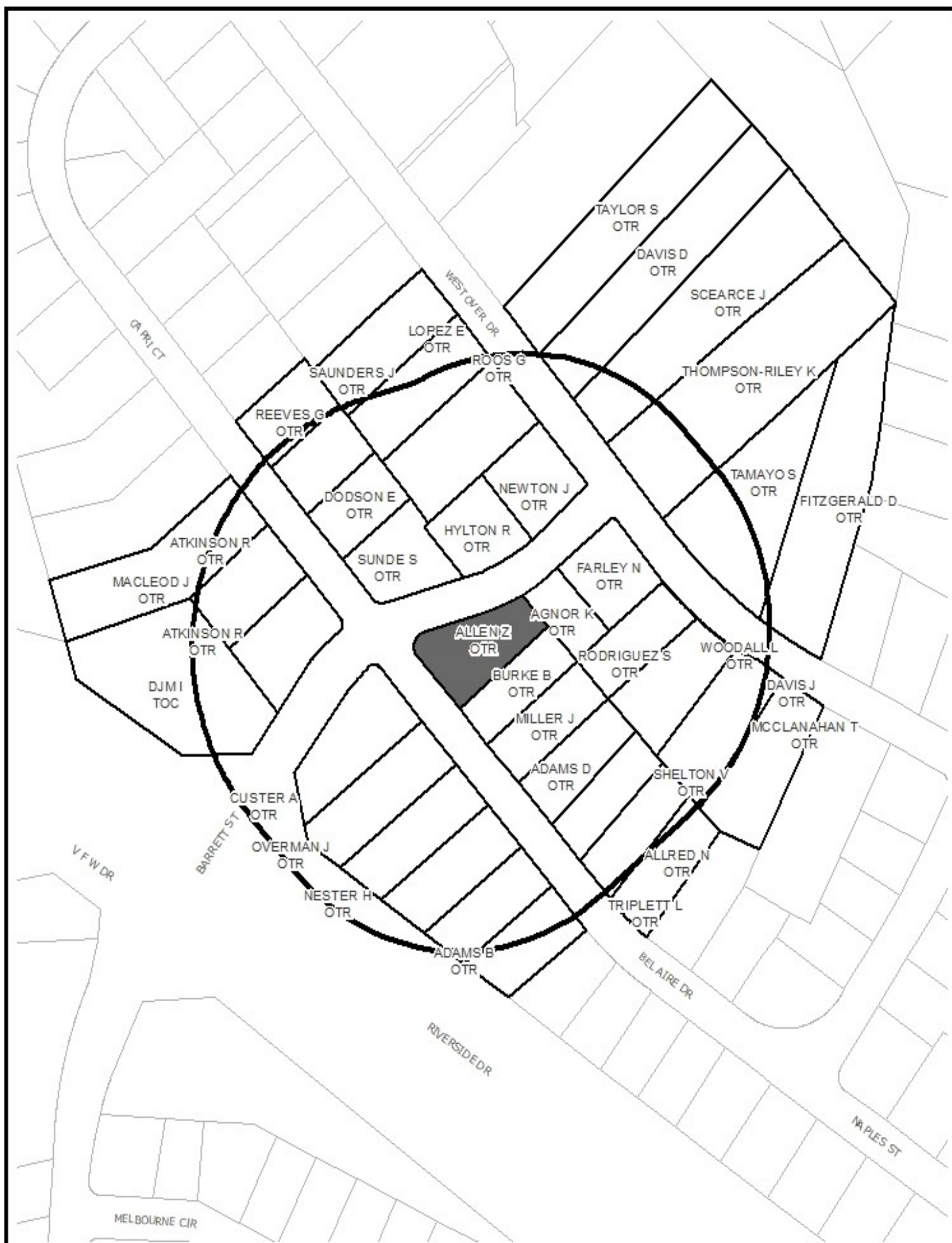
Date

Property Owner Signature
(if not applicant)

1-5-24

Date

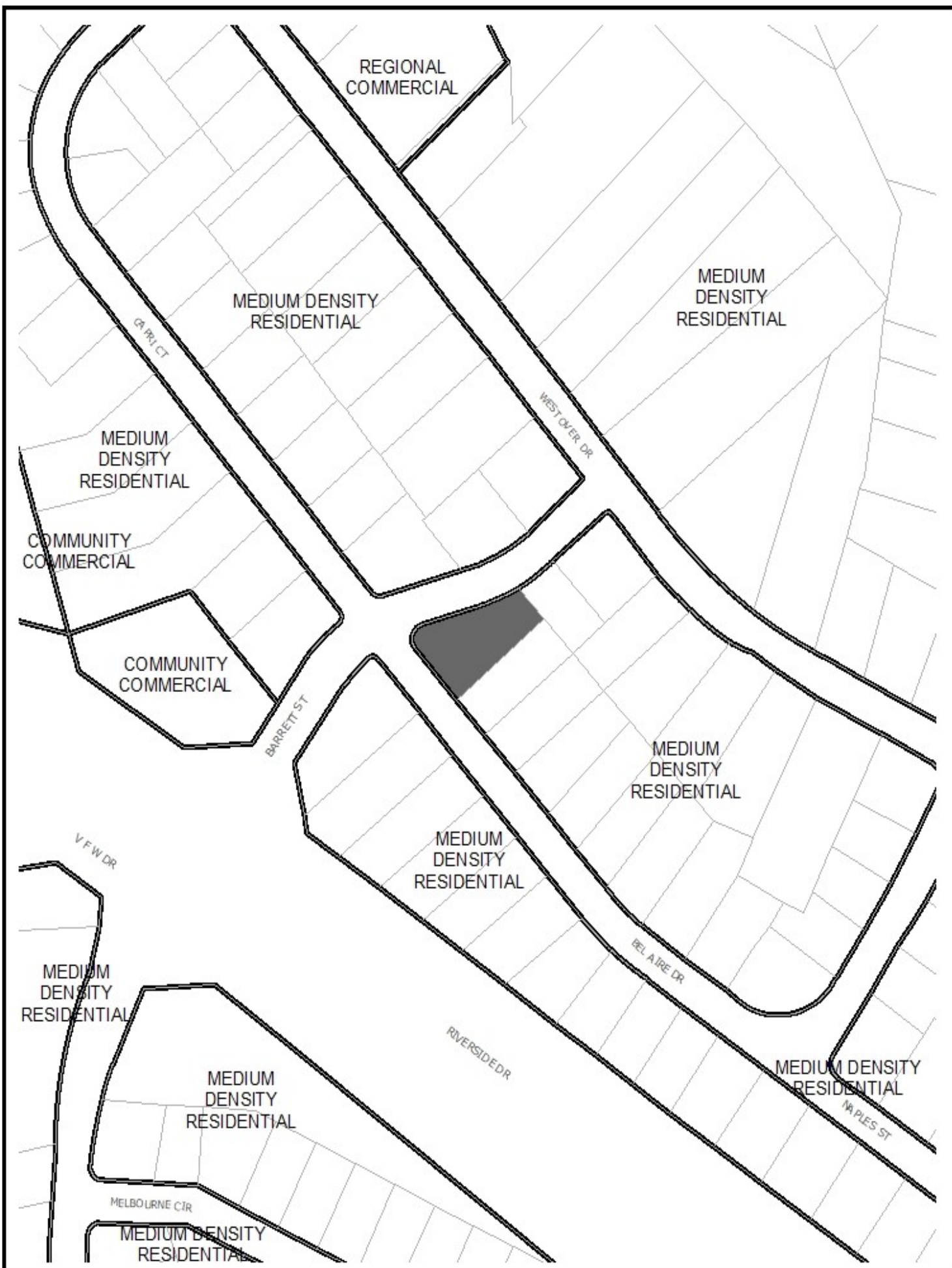




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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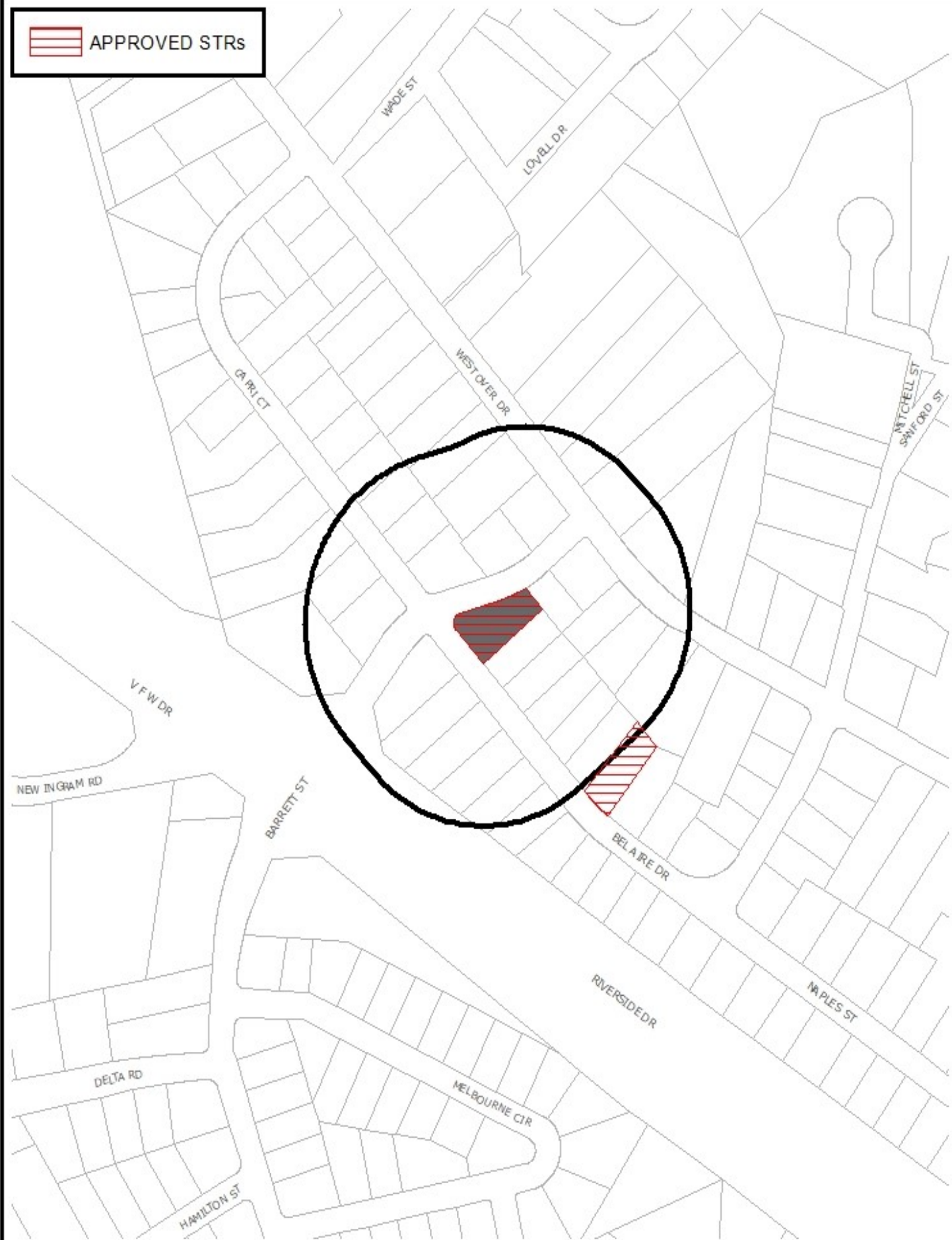
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER



Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00016 filed by Melvin Granados and Jerry Granados requesting a Special Exception Permit at 1440 North Main Street (Parcel 03416) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

1440 North Main Street is zoned OT-R Old Town Residential. At this time, staff has not been made aware of property management, therefore this application is not in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has not yet been completed.

Fifty-four (54) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Five (5) responses were received, two (2) were opposed and three (3) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway
Property Management: Unknown
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends postponement of PZ24-00016 for a Special Exception Permit at 1440 North Main Street (Parcel 03416) until property management has been established .

ATTACHMENTS

1. Special Exception Application - 1440 N Main Street, Apt. A
2. 1440 N Main St_AERIALS
3. 1440 N Main St Owners (1)
4. 1440 N Main St_LANDUSE
5. 1440 N Main St_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 1440 N. Main St, Danville VA 24540
Applicant: Melvin Granados, Jerry Granados
Applicant's Address: 1603 Ravement Dr Durham, NC 27705, 1205 weavers Trace Dr Zebulon, NC 27597
Applicant's Phone Number: 919 423 4018,
Applicant's E-mail: Melvin.Granados2019@gmail.com
Describe Proposed Request: Short term Rental

Applicant Signature

01/09/24

Date

Property Owner Signature
(if not applicant)

Date



ACCOUNT	ADDRESS	ADDRESS 2	OWNER1
04623	N MAIN ST		JSBM PROPERTIES LLC
00736	135 NEW ST		HARRIS TARSHI
01917	NEW ST		HAILEY SOLOMON B HEIRS
02420	NEW ST		JOHNSON DOUGLAS HEIRS
00356	143 NEW ST		DAVIS ANTOINETTE NEW HOPE APOSTOLIC CHURCH TRUSTEES
02217	NEW ST		
04537	1412 N MAIN ST		JSBM PROPERTIES LLC
02218	1411 N MAIN ST		SHAW TROY & KELLY
04980	N MAIN ST		CITY OF DANVILLE WARREN BRITTANY & BRECKENRIDGE LARRY
03419	1414 N MAIN ST	1418	
00360	1417 N MAIN ST		EPI RENTALS LLC STEPHENS CHARLIE N & HAZELEEN MCCLELLAND
02834	1421 N MAIN ST		
03832	1422 N MAIN ST		JEFFRIES ELI M & IANTA W CITY OF DANVILLE AND PITTSYLVANIA COUNTY J E BARBER PROPERTY MANAGEMENT LLC
04777	ABBOTT ST		
01604	155 SWANSON ST		
04184	SWANSON ST		TERRY WAYNE W
01601	SWANSON ST		GANT SAMUEL
00555	SWANSON ST		BROWN GEORGE
02458	1423 N MAIN ST		WEBSTER SPENCER LEE
00878	N MAIN ST		TOBIN MATTHEW BURNETTE DERICK & TRIANGLE INVESTMENT PARTNERS LLC POOLE ICESON R JR & CUMMINGS NICOLE MARIE
03831	1432 N MAIN ST		
03619	1429 N MAIN ST		
02611	N MAIN ST		HORNE MONROE S GRACE AND MAIN FELLOWSHIP CHURCH OF DANVILLE VIRGINIA
03874	1454 ABBOTT ST		
03416	1440 N MAIN ST		GRANADOS JERRY & MELVIN HARLEY ENTERPRISES INC T/A HEN MAR CONSTRUCTION
04391	N MAIN ST		
00594	1445 N MAIN ST		SHAROLLI JONATHAN
03674	SWANSON ST		VAUGHN LORETTA HEIRS VAUGHAN LORETTA HEIRS & THOMAS ALEXANDER R &
02681	SWANSON ST		
02807	154 SWANSON ST		WILSON DAVID L SR HEIRS

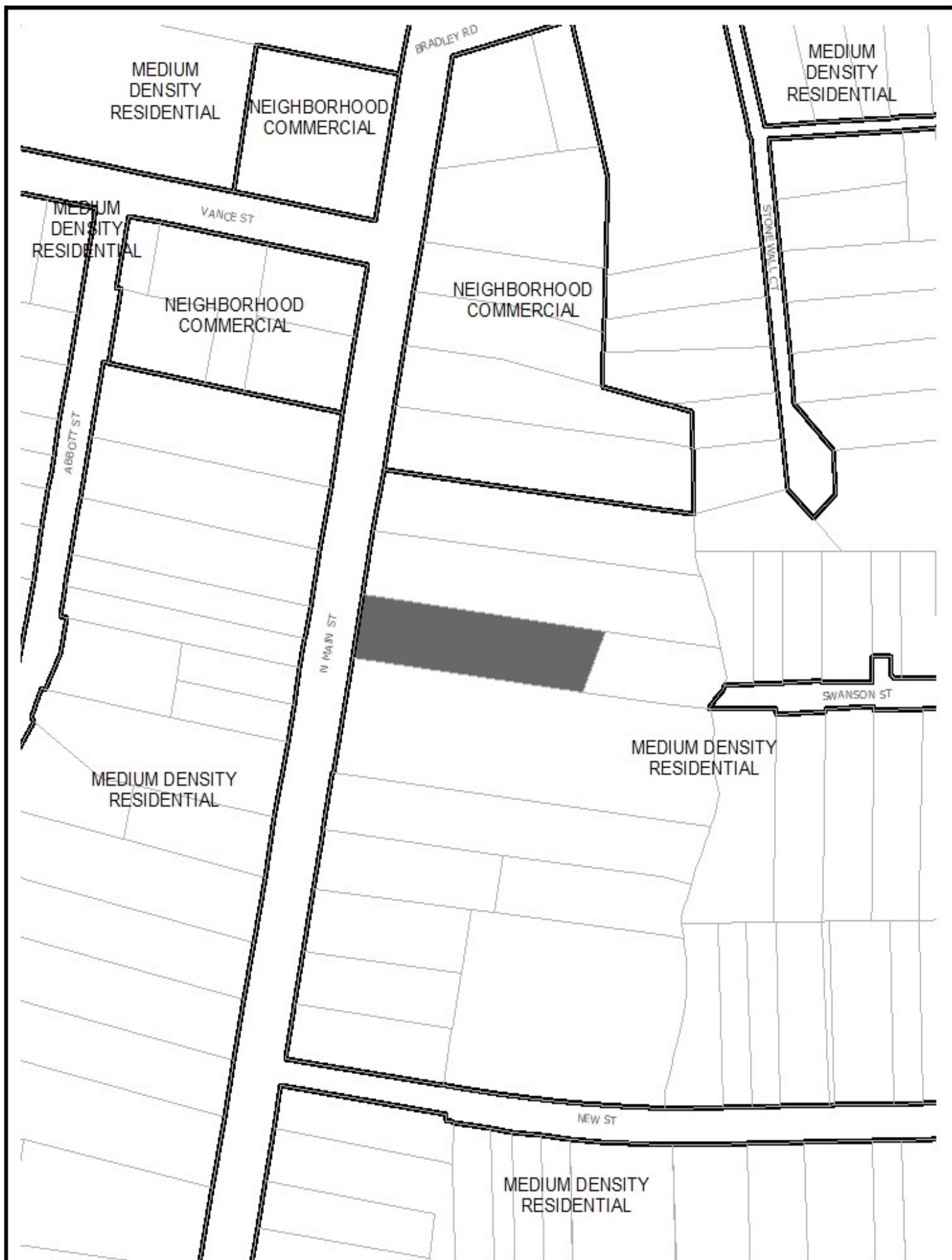
OWNER2	OWNER4	MAILING1
1989 LAKE CREST DR	GROVE CITY OH 43123	JSBM PROPERTIES LLC
229 BRENTWOOD DR	DANVILLE VA 24540	HARRIS TARSHI
		HAILEY J N
		JOHNSON CORA A
143 NEW ST	DANVILLE VA 24540	DAVIS ANTOINETTE
166 NEW ST	DANVILLE VA 24540	NEW HOPE APOSTOLIC CHURCH
		TRUSTEES
1989 LAKE CREST DR	GROVE CITY OH 43123	JSBM PROPERTIES LLC
PO BOX 32050	COLUMBUS OH 43232	SHAW TROY & KELLY
427 PATTON ST	DANVILLE VA 24541	CITY OF DANVILLE
331 CARDINAL RD	LOUISA VA 23093	WARREN BRITTANY &
		BRECKENRIDGE LARRY
PO BOX 10174	DANVILLE VA 24543	EPI RENTALS LLC
2530 GOODYEAR BLVD	DANVILLE VA 24541	STEPHENS CHARLIE N & HAZELEEN
		MCCLELLAND
240 OAKWOOD CIR	DANVILLE VA 24541	JEFFRIES ELI M & IANTA W
		HABITAT FOR HUMANITY
		J E BARBER PROPERTY
		MANAGEMENT LLC
275 PRUITT RD	PELHAM NC 27311	
210 RIVER ST	DANVILLE VA 24540	TERRY WAYNE W
5534 PINE ST	PHILADELPHIA PA 19143	GANT SAMUEL
		SMITH GEORGE B
340 CENTURY TRL	SUMMERFIELD NC 27358	WEBSTER SPENCER LEE
325 HAYNESWORTH DR	DANVILLE VA 24541	TOBIN MATTHEW
		TRIANGLE INVESTMENT PARTNERS
		LLC
		POOLE ICESON R JR & CUMMINGS
		NICOLE MARIE
6905 DAISY BEE CT	CHARLOTTE NC 28216	
4850 MAPLELEAF DR NW	CLEVELAND TN 37312	HORNE MONROE S
228 BROAD ST	DANVILLE VA 24541	GRACE AND MAIN FELLOWSHIP
		CHURCH OF DANVILLE VIRGINIA
1603 ROWEMONT DR	DURHAM NC 27705	GRANADOS JERRY & MELVIN
		HARLEY PENELOPE CRUZ
253 DAVIS RD	CHATHAM VA 24531	SHAROLLI JONATHAN
		LARKIN SANDRA
		LARKIN SANDRA
		CLARK SHARON D

MAILING2	MAILING4
1989 LAKE CREST DR	GROVE CITY OH 43123
229 BRENTWOOD DR	DANVILLE VA 24540
PO BOX 5	NORTH EASTON MA 02356
601 N RIDGE ST	DANVILLE VA 24541
143 NEW ST	DANVILLE VA 24540
166 NEW ST	DANVILLE VA 24540
1989 LAKE CREST DR	GROVE CITY OH 43123
PO BOX 32050	COLUMBUS OH 43232
427 PATTON ST	DANVILLE VA 24541
331 CARDINAL RD	LOUISA VA 23093
PO BOX 10174	DANVILLE VA 24543
2530 GOODYEAR BLVD	DANVILLE VA 24541
240 OAKWOOD CIR	DANVILLE VA 24541
PO BOX 718	DANVILLE VA 24543
275 PRUITT RD	PELHAM NC 27311
210 RIVER ST	DANVILLE VA 24540
5534 PINE ST	PHILADELPHIA PA 19143
428 CAMP ST	DANVILLE VA 24540
340 CENTURY TRL	SUMMERFIELD NC 27358
325 HAYNESWORTH DR	DANVILLE VA 24541
1601 MOREHEAD HILL CT	DURHAM NC 27703
6905 DAISY BEE CT	CHARLOTTE NC 28216
4850 MAPLELEAF DR NW	CLEVELAND TN 37312
228 BROAD ST	DANVILLE VA 24541
1603 ROWEMONT DR	DURHAM NC 27705
1539 MYRTLE AVE	DANVILLE VA 24540
253 DAVIS RD	CHATHAM VA 24531
8353 ANTHONY WAYNE AVE	CINCINNATI OH 45216
8353 ANTHONY WAYNE AVE	CINCINNATI OH 45216
3203 ARGYLE LN	GREENSBORO NC 27406

02452	152 SWANSON ST	JONES BENNIE L & HALLIE F
02682	SWANSON ST	VAUGHN LORETTA HEIRS
01293	1446 N MAIN ST	HELDT JOSEPH
02305	1447 N MAIN ST	KEY HOLDINGS LLC TAYLOR VICTORIA CARTER
00370	138 STONEWALL CT	HEIRS
01554	1456 N MAIN ST	DIAMOND INVESTMENTS LLC TAYLOR VICTORIA CARTER
00368	STONEWALL CT	HEIRS
04665	140 STONEWALL CT	WILSON DAVID L SR HEIRS
01294	1453 N MAIN ST	HIGHTOWER KATHY
01160	N MAIN ST	JONES WILLIE E
00261	132 STONEWALL CT	THOMAS SHIRLEY B
00344	STONEWALL CT	BEASLEY ELSIE M
01473	1461 N MAIN ST	COBBS PRESTON S & KATHY R
04618	130 STONEWALL CT	WILSON DAVID L SR HEIRS
01159	N MAIN ST	JONES WILLIE E
00662	139 STONEWALL CT	POOLE GLADYS C
02370	1467 N MAIN ST	POOLE RONALD JAMES
03535	STONEWALL CT	SCURLOCK CURTIS
01036	N MAIN ST	TERRY OWEN LAMONT JR
00366	ABBOTT ST	HICKSON JO ANN K
01362	STONEWALL CT	EDMONDS JULIA ANN
02256	N MAIN ST	POOLE RONALD JAMES
01037	N MAIN ST	TERRY OWEN LAMONT JR
05041	113 VANCE ST	HICKSON JO ANN K

		LARKIN SANDRA
		LARKIN SANDRA
3165 KNOLL RIDGE DR	WALKERTOWN NC 27051	HELDT JOSEPH
		HOWERTON TAKEYSHA
		TAYLOR ROBERT
2000 BLOOMSBURY CRESCENT	VIRGINIA BEACH VA 23454	DIAMOND INVESTMENTS LLC
		TAYLOR ROBERT
		CLARK SHARON D
1453 N MAIN ST	DANVILLE VA 24540	HIGHTOWER KATHY
1445 N MAIN ST #A	DANVILLE VA 24540	JONES WILLIE E
		ANDERSON SHIRLEY T
115 WESTMORE DR	DANVILLE VA 24541	BEASLEY ELSIE M
1461 N MAIN ST	DANVILLE VA 24540	COBBS PRESTON S & KATHY R
		CLARK SHARON D
1445 N MAIN ST #A	DANVILLE VA 245403755	JONES WILLIE E
7007 DEERFIELD CT	DANVILLE VA 24540	POOLE GLADYS C
4541 GOLF CLUB RD	DANVILLE VA 24540	POOLE RONALD JAMES
1932 CROWELL ST	DURHAM NC 27707	SCURLOCK CURTIS
2952 W MAIN ST	DANVILLE VA 24541	TERRY OWEN LAMONT JR
115 COLONIAL PL	DANVILLE VA 24540	HICKSON JO ANN K
971 T S BOYLAND ST	BROOKLYN NY 11212	EDMONDS JULIA ANN
4541 GOLF CLUB RD	DANVILLE VA 24540	POOLE RONALD JAMES
2952 W MAIN ST	DANVILLE VA 24541	TERRY OWEN LAMONT JR
115 COLONIAL PL	DANVILLE VA 24540	HICKSON JO ANN K

8353 ANTHONY WAYNE AVE	CINCINNATI OH 45216
8353 ANTHONY WAYNE AVE	CINCINNATI OH 45216
3165 KNOLL RIDGE DR	WALKERTOWN NC 27051
541 INGRAM ST	DANVILLE VA 24540
138 STONEWALL CT	DANVILLE VA 24540
2000 BLOOMSBURY CRESCENT	VIRGINIA BEACH VA 23454
138 STONEWALL CT	DANVILLE VA 24540
3203 ARGYLE LN	GREENSBORO NC 27406
1453 N MAIN ST	DANVILLE VA 24540
1445 N MAIN ST #A	DANVILLE VA 24540
132 STONEWALL CT	DANVILLE VA 24540
115 WESTMORE DR	DANVILLE VA 24541
1461 N MAIN ST	DANVILLE VA 24540
3203 ARGYLE LN	GREENSBORO NC 27406
1445 N MAIN ST #A	DANVILLE VA 245403755
7007 DEERFIELD CT	DANVILLE VA 24540
4541 GOLF CLUB RD	DANVILLE VA 24540
1932 CROWELL ST	DURHAM NC 27707
2952 W MAIN ST	DANVILLE VA 24541
115 COLONIAL PL	DANVILLE VA 24540
971 T S BOYLAND ST	BROOKLYN NY 11212
4541 GOLF CLUB RD	DANVILLE VA 24540
2952 W MAIN ST	DANVILLE VA 24541
115 COLONIAL PL	DANVILLE VA 24540



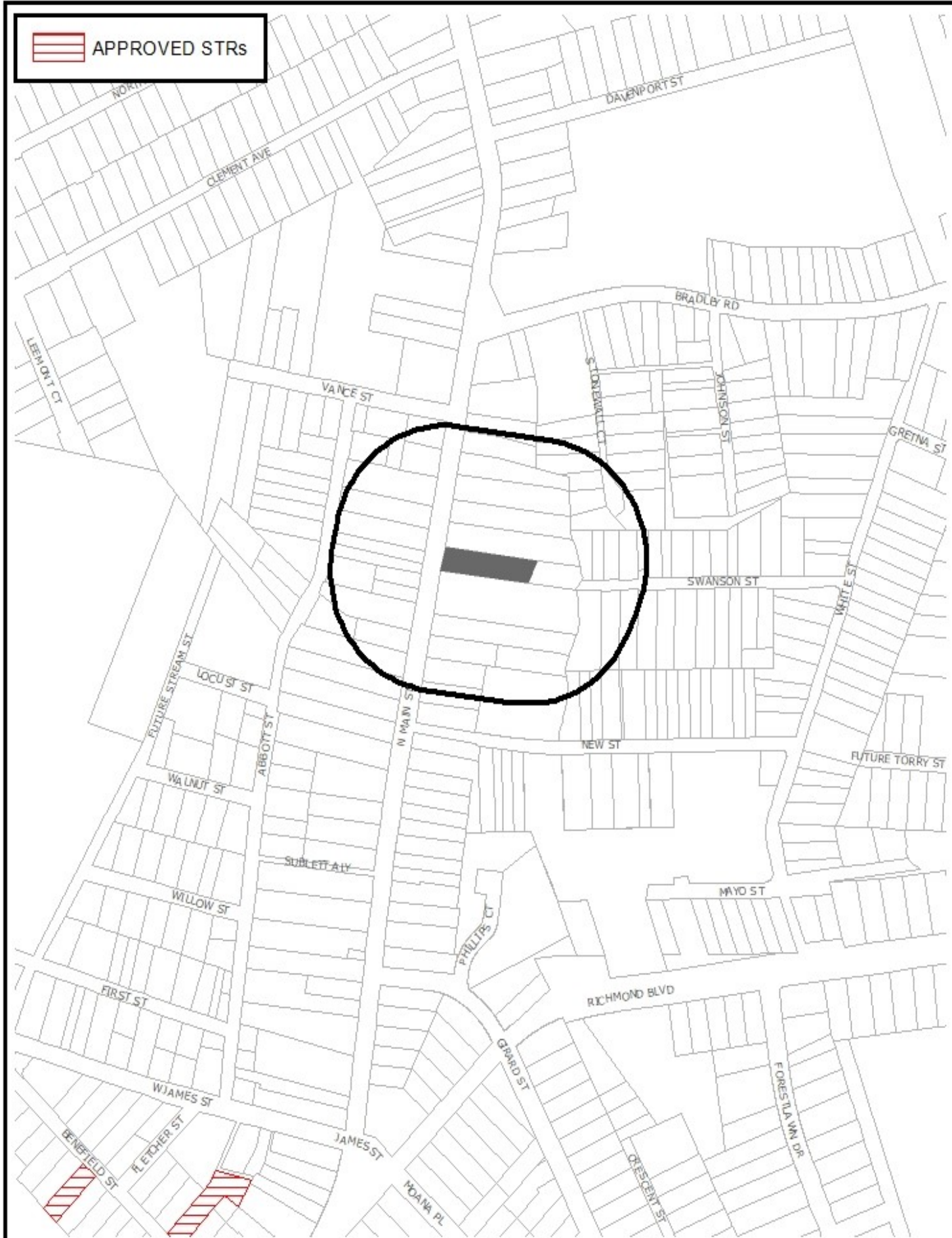
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

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.



APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00020 filed by Julia Sansone requesting a Special Exception Permit at 620 Timberlake Drive (Parcel 56472) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

620 Timberlake Drive is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed.

Forty-four (44) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Twenty (20) responses were received, eleven (11) were opposed and nine (9) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway

Property Management: Property manager, Dry Fork, VA

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ24-00020 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 620 Timberlake Drive (Parcel 56472).

ATTACHMENTS

1. Special Exception Application - 620 Timberlake Drive
2. 620 Timberlake Dr_AERIALS
3. 620 Timberlake Dr_OWNERS (1)
4. 620 Timberlake Dr_LANDUSE
5. 620 Timberlake Dr_STR



City of Danville
Community Development
Planning Division

BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13, Section E, Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 620 Timberlake Dr., Danville, VA 24540

Applicant: Julia Sansone

Applicant's Address: 2012 Burnt Bridge Road, Lynchburg, VA 24503

Applicant's Phone Number: 434-841-7374

Applicant's E-mail: highpeak3@gmail.com

Describe Proposed Request:

Use of my 4-bedroom, 3-bath home as short
and long-term rental (traveling medical students
and interns, Goodyear interns, etc) through
AirBnB or local connections/advertising.

Julia Sansone 1/10/24
Applicant Signature Date

Property Owner Signature Date
(if not applicant)

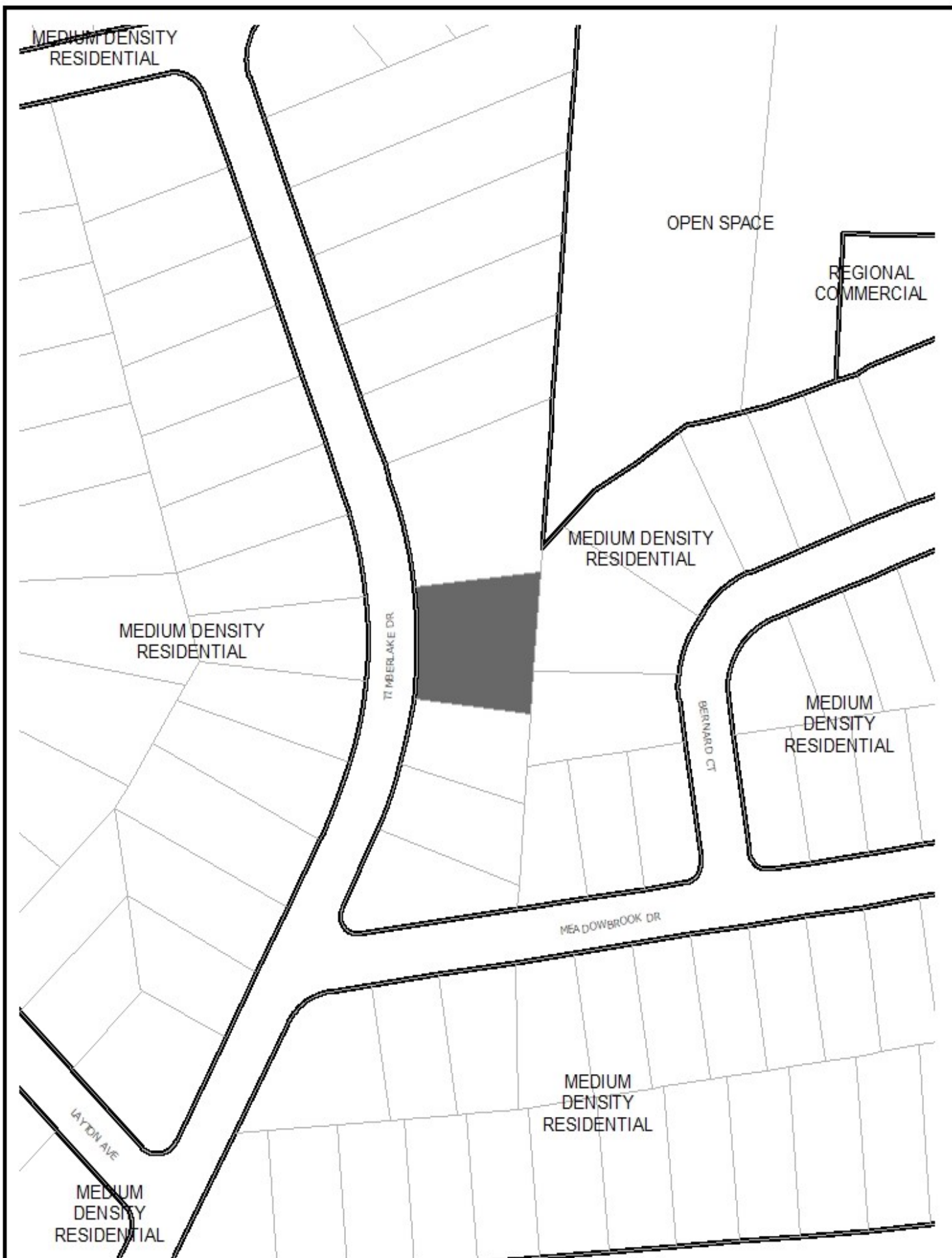




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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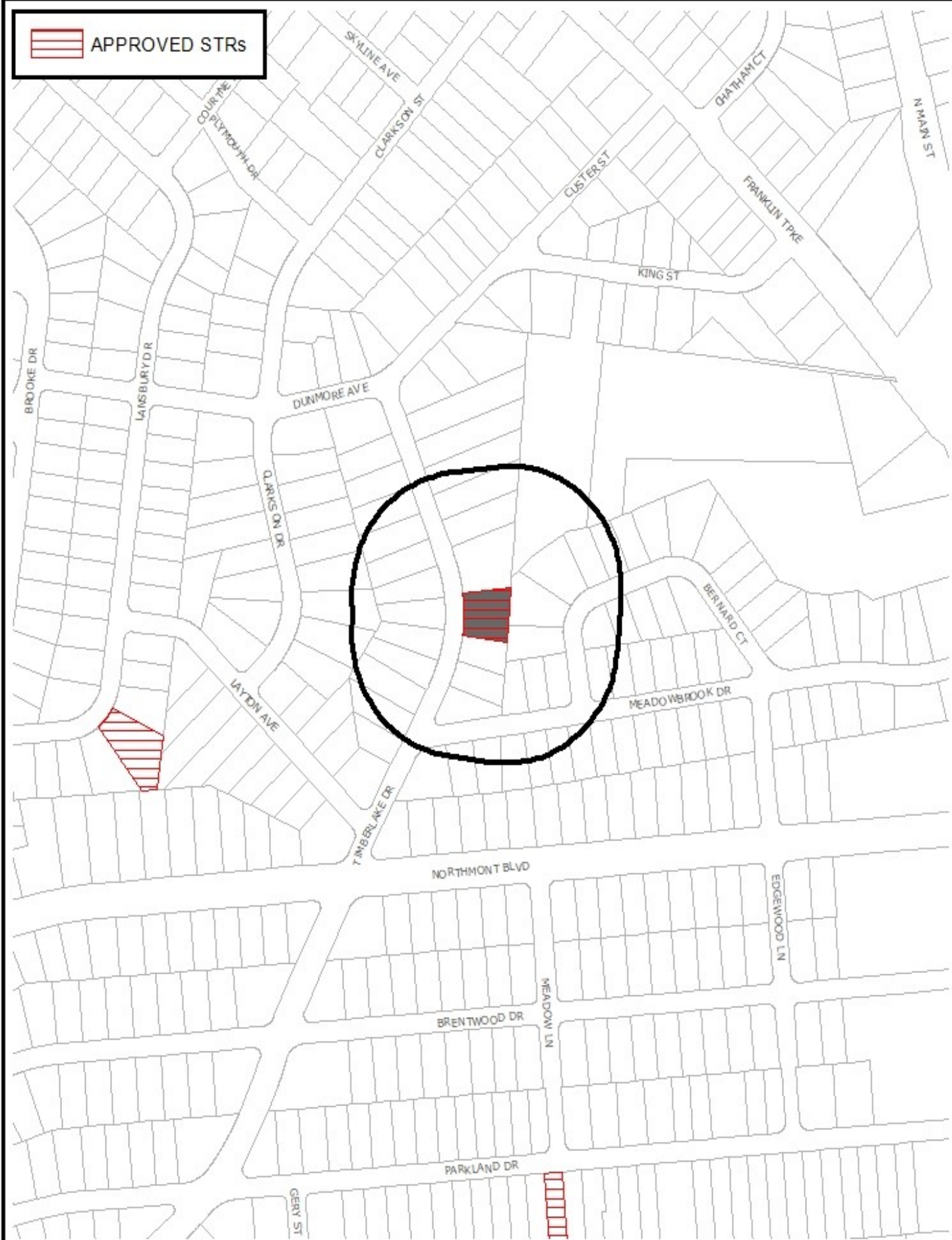
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00028 filed by Tiffany Hargraves on behalf of Hargraves Outreach Inc requesting a Special Exception Permit at 134 Schoolfield Drive (Parcel 52890) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

134 Schoolfield Drive is zoned OT-R Old Town Residential. At this time, staff has not been made aware of property management, therefore this application is not in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed.

Twenty-four (24) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, all were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway
Property Management: Unknown
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends postponement of PZ24-00028 for a Special Exception Permit at 134 Schoolfield Drive (Parcel 52890) until property management has been established.

ATTACHMENTS

1. Special Exception Application - 134 Schoolfield Drive
2. 134 Schoolfield Dr_AERIALS
3. 134 Schoolfield Dr_OWNERS (1)
4. 134 Schoolfield Dr_LANDUSE
5. 134 Schoolfield Dr_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

Article 13. Section E. Item 2 states the Board of Zoning Appeals shall have the following powers and duties:

To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

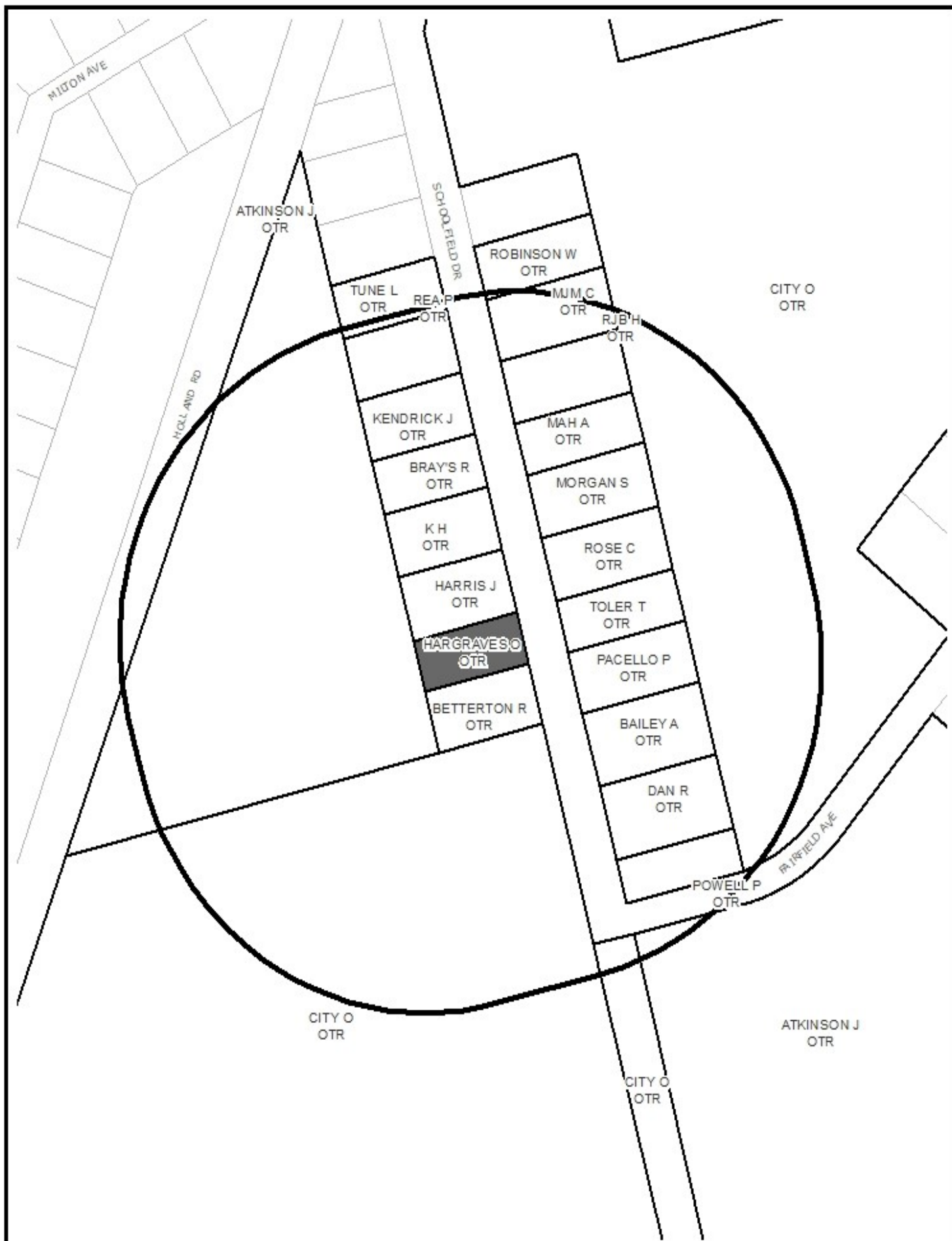
APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 134 Schoolfield Dr. Danville, VA 24541
Applicant: Hargraves Outreach/Tiffanie Hargraves
Applicant's Address: 5020 Robinwood Rd. Durham, NC 27713
Applicant's Phone Number: 704-819-3625
Applicant's E-mail: Tiffanied723@gmail.com
Describe Proposed Request: I am requesting approval
to use this property as an Airbnb.

Tiffanie Hargraves 1.12.24
Applicant Signature Date

Property Owner Signature Date
(if not applicant)



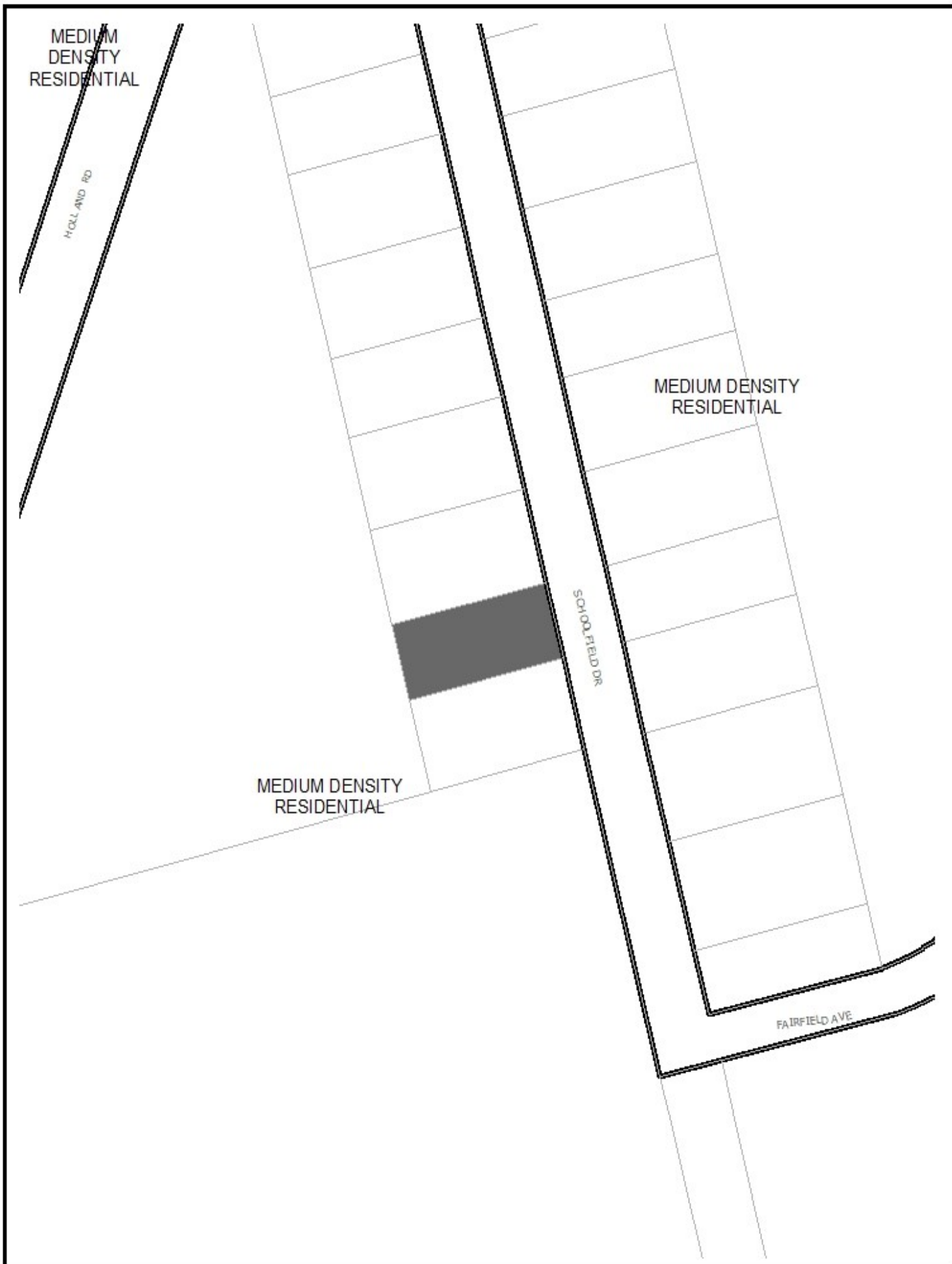


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
1/19/2024

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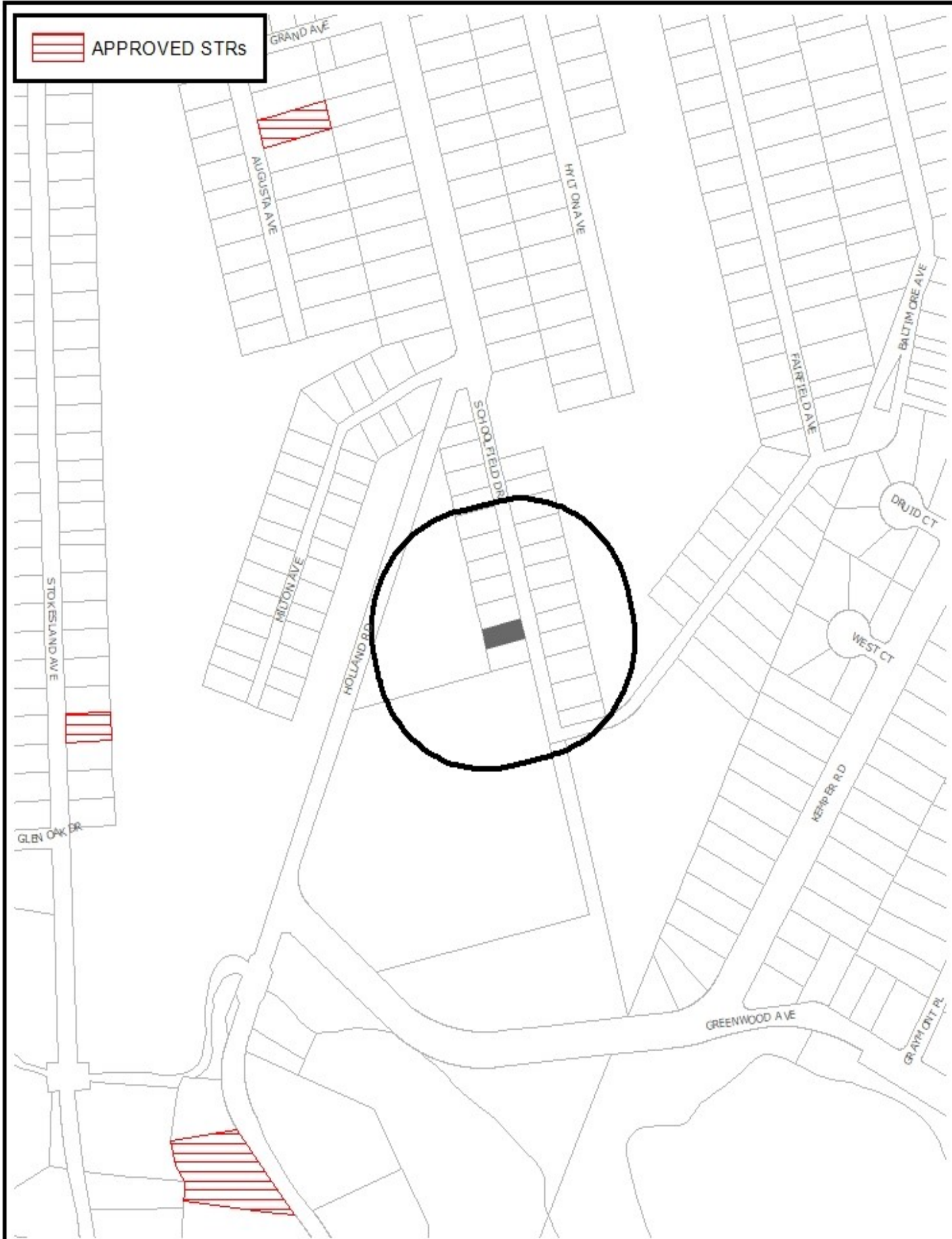
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00029 filed by Lois Triplett requesting a Special Exception Permit at 220 Bel Aire Drive (Parcel 55975) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

220 Bel Aire Drive is zoned OT-R Old Town Residential. This application is in compliance with Article 2 Section Y. A Certificate of Occupancy inspection has been completed.

250 Bel Aire Drive is also on today's agenda requesting a Special Exception Permit for the operation of a short term rental as a principal use.

Thirty-eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Fourteen (14) responses were received, six (6) were opposed and eight (8) were unopposed.

ADDITIONAL INFORMATION

Off-street Parking: Driveway
Property Management: Applicant, Danville, VA
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ24-00029 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 220 Bel Aire Drive (Parcel 55975).

ATTACHMENTS

1. Special Exception Application - 220 Belaire Drive
2. 220 Bel Aire Dr_AERIALS
3. 220 Bel Aire Dr_OWNERS (1)
4. 220 Bel Aire Dr_LANDUSE
5. 220 Bel Aire Dr_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

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In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 220 Belaire Drive Danville Va.

Applicant: Lois Triplett

Applicant's Address: 113 Sellers Road, Danville Va. 24540

Applicant's Phone Number: 434 251-3677

Applicant's E-mail: lois.triplett@icloud.com

Describe Proposed Request: Short term rental until my son is ready to take possion

Lois Triplett 1/10/2024

Applicant Signature

Date

Property Owner Signature
(if not applicant)

Date

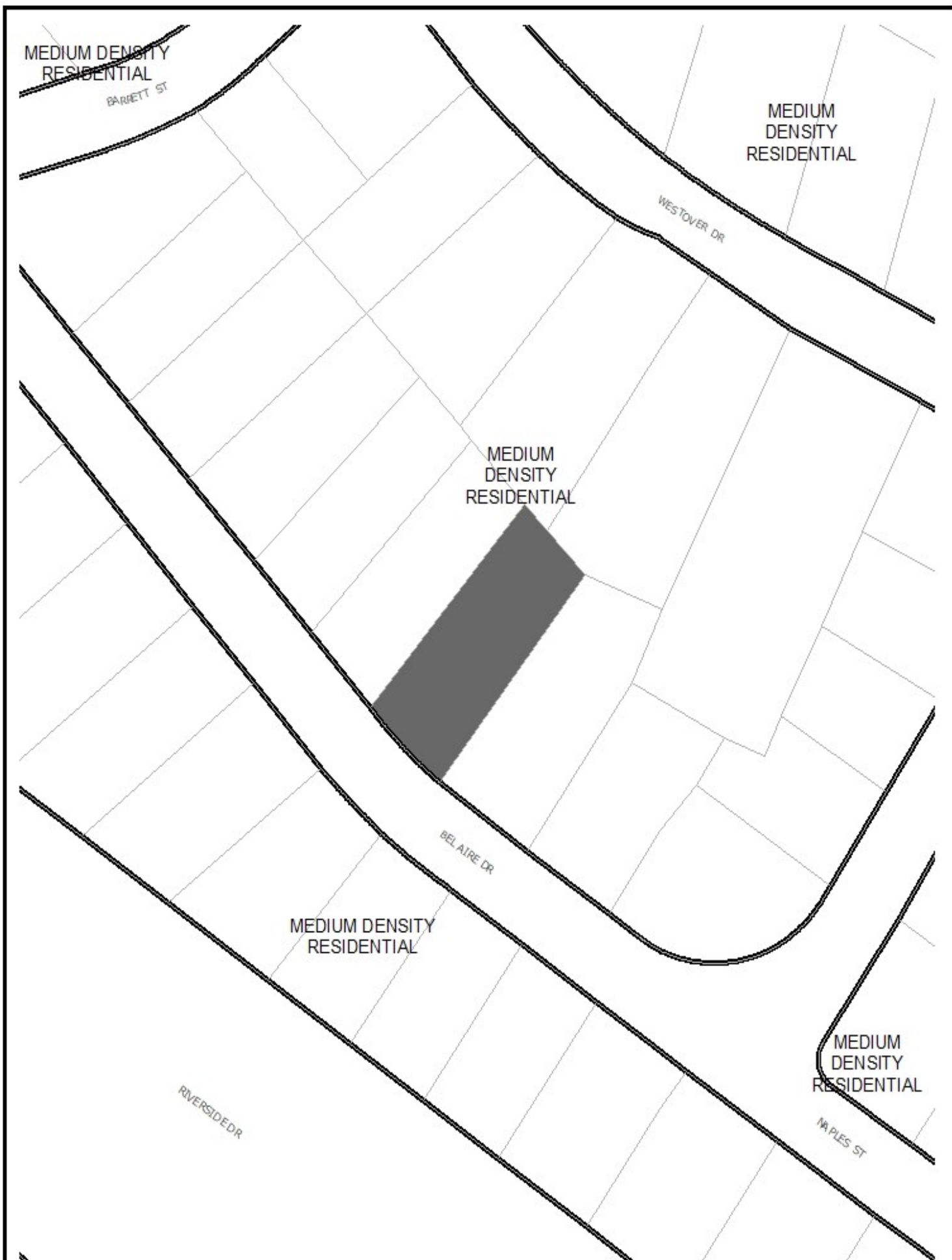




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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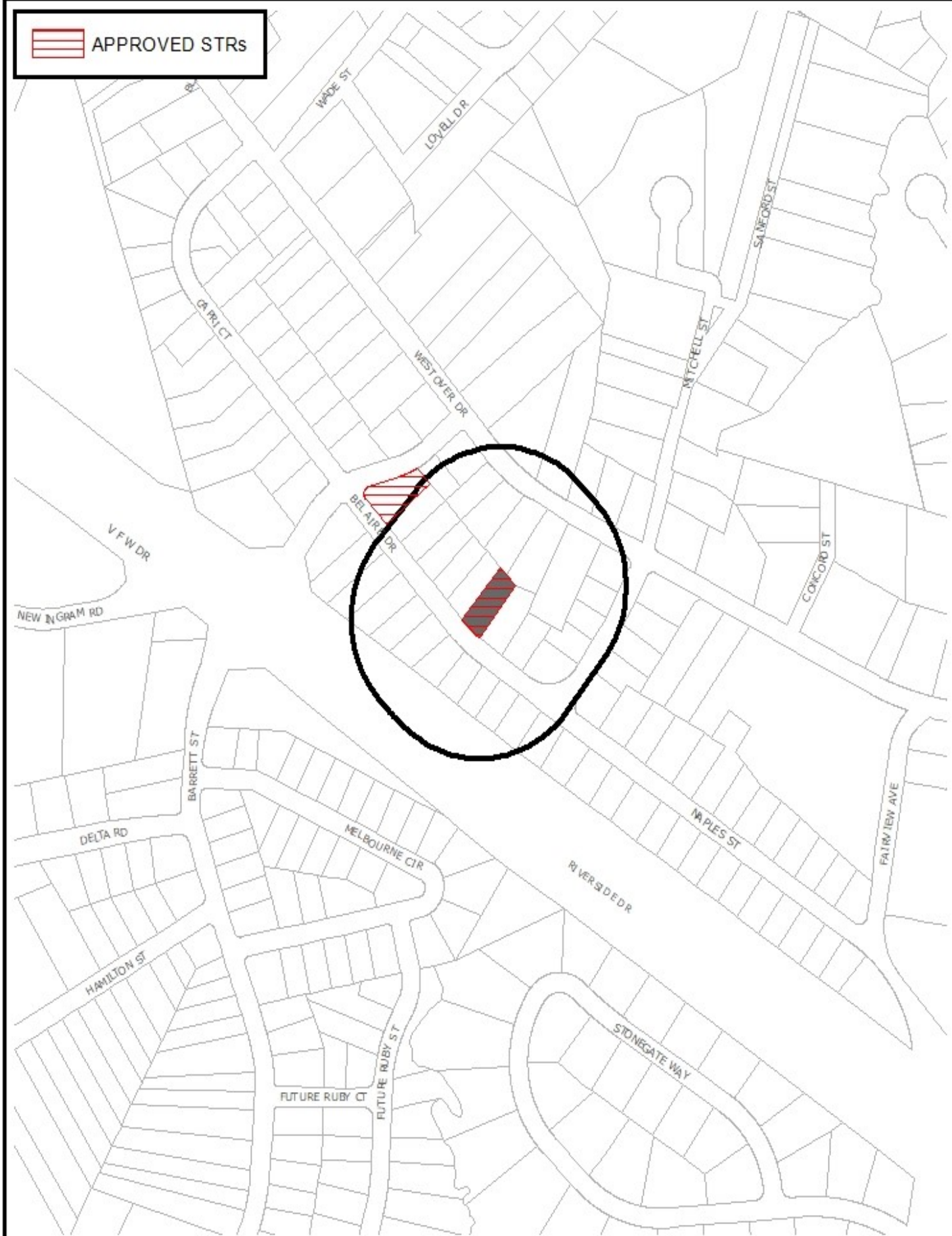
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

Prepared by:
Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00035 filed by Rick Fain on behalf of Khaki Properties LLC requesting a Special Exception Permit at 120 Parkmoor Court (Parcel 56230) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

120 Parkmoor Court is zoned S-R Suburban Residential. This application is in accordance with Article 2 Section Y. A certificate of occupancy inspection has been completed.

Twenty-six (26) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eleven (11) responses were received, eight (8) were opposed and three (3) were unopposed.

ADDITIONAL INFORMATION

Off-street parking: Driveway
Property management: Applicant, Danville
Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends approval of PZ24-00035 for a Special Exception Permit in accordance with Article 2 Section Y to operate a Short Term Rental as a principal use at 120 Parkmoor Court (Parcel 56230).

ATTACHMENTS

1. 120 Parkmoor Court
2. 120 Parkmoor Ct_AERIALS
3. 120 Parkmoor Ct_OWNERS (1)
4. 120 Parkmoor Ct_LANDUSE
5. 120 Parkmoor Ct_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

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To hear and decide applications for special exceptions for certain uses, yards and heights as may be specifically authorized in this article. The Board may impose such conditions relating to the use, yard or height for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be in compliance. No special exception may be granted except after a public hearing in accordance with this article. Applications for special exceptions are distinguished from special use permits which are reviewed and considered by the Planning Commission.

In considering an application for a special exception, the Board shall give due regard to the specific guidelines and standards of this ordinance, and to the nature and conditions of adjacent uses and structures as well as the probable effect upon them of the proposed special exception.

The Board shall take into account the special and unique characteristics, design, location, construction, method of operations, effect on traffic conditions or any other aspects of the particular use or structure, that may be proposed by the applicant.

After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

P224-00035

Property Location (address/ID#):

120 PARKMOOR CT, DANVILLE

Applicant:

RICK FAIN, (KHAKI PROPERTIES, LLC)

Applicant's Address:

120 PARKMOOR CT

Applicant's Phone Number:

434-822-3334

Applicant's E-mail:

MADWAX@MSN.COM

Describe Proposed Request:

AIRBNB PERMIT

Applicant Signature

Date

Property Owner Signature
(if not applicant)

Date

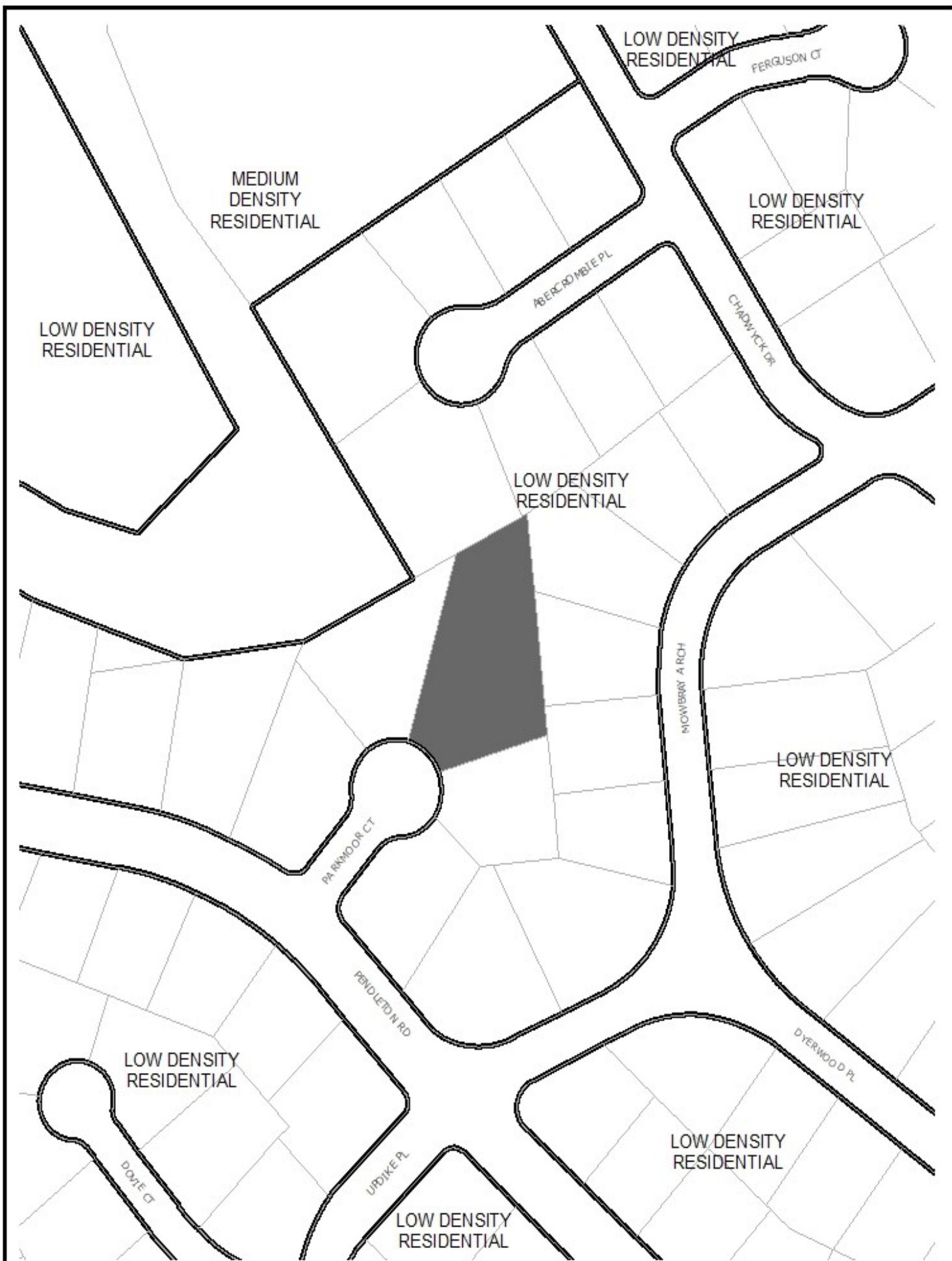




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Planning Division
1/19/2024

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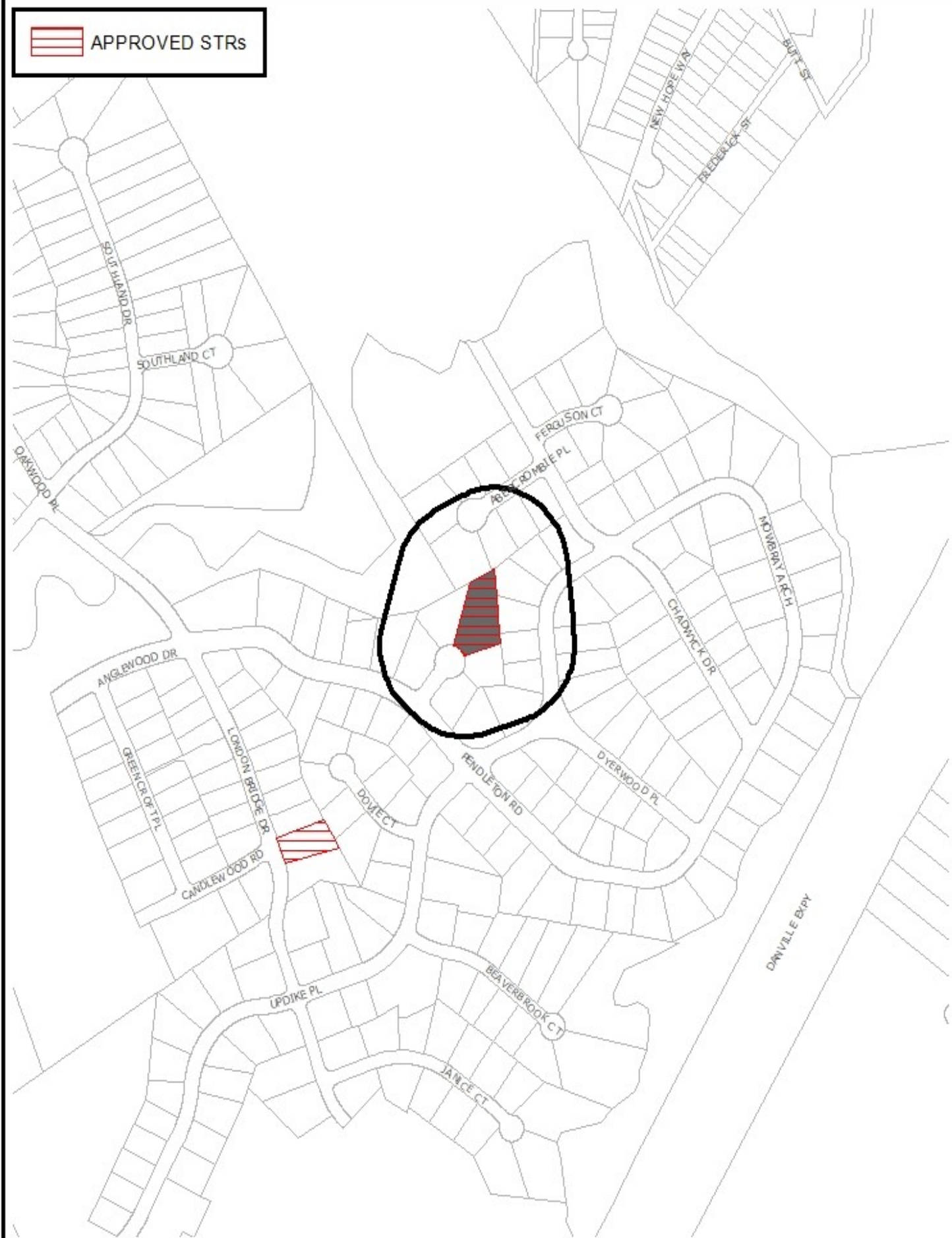
YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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APPROVED STRs



SUBJECT PROPERTY WITH 300' BUFFER

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Planning Division
2/6/2024

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STAFF REPORT

DATE: February 15, 2024
TO: Board of Zoning Appeals
FROM: Renee Burton, Division Director of Planning
RE: Special Exception Permit application PZ24-00036 filed by Jeffrey Moore requesting a Special Exception Permit at 160 Elon Place (Parcel 04037) to allow short-term rental as principal use in accordance with Article 2 Section Y.

SUMMARY

160 Elon Place is zoned S-R Suburban Residential. At this time, staff has not been made aware of property management, therefore this application is not in compliance with Article 2 Section Y. A certificate of occupancy inspection has not yet been completed.

Forty-five (45) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. One (1) opposed response was received.

ADDITIONAL INFORMATION

Off-street parking: Driveway

Property management: Unknown

Nearby short-term rentals: Yes

RECOMMENDATION

The Planning Division recommends postponement of PZ24-00036 for a Special Exception Permit at 160 Elon Place (Parcel 04037) until property management has been established.

ATTACHMENTS

1. Special Exception Application- 160 Elon Pl
2. 160 Elon Pl_AERIALS
3. 160 Elon Pl_OWNERS (1)
4. 160 Elon Pl_LANDUSE
5. 160 Elon Pl_STR



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION PERMIT APPLICATION

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After the Board has approved a special exception, the special exception so approved or granted shall lapse after a one year period or such longer period of time as may be approved for "good cause" by the Board, provided that no site plan or subdivision plat has been approved by the City and that no substantial construction or change of use has taken place in accordance with the plans for which such variance was granted.

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 160 Elon Pl. Danville VA 24540
Applicant: Jeffrey Moore
Applicant's Address: 160 ELON PL. Danville VA 24540
Applicant's Phone Number: 757 544-1948
Applicant's E-mail: dejavu_jmo@gmail.com
Describe Proposed Request: see Attachment for Short Term Rental

Jeffrey Moore 1/12/2024
Applicant Signature Date

Property Owner Signature Date
(if not applicant)





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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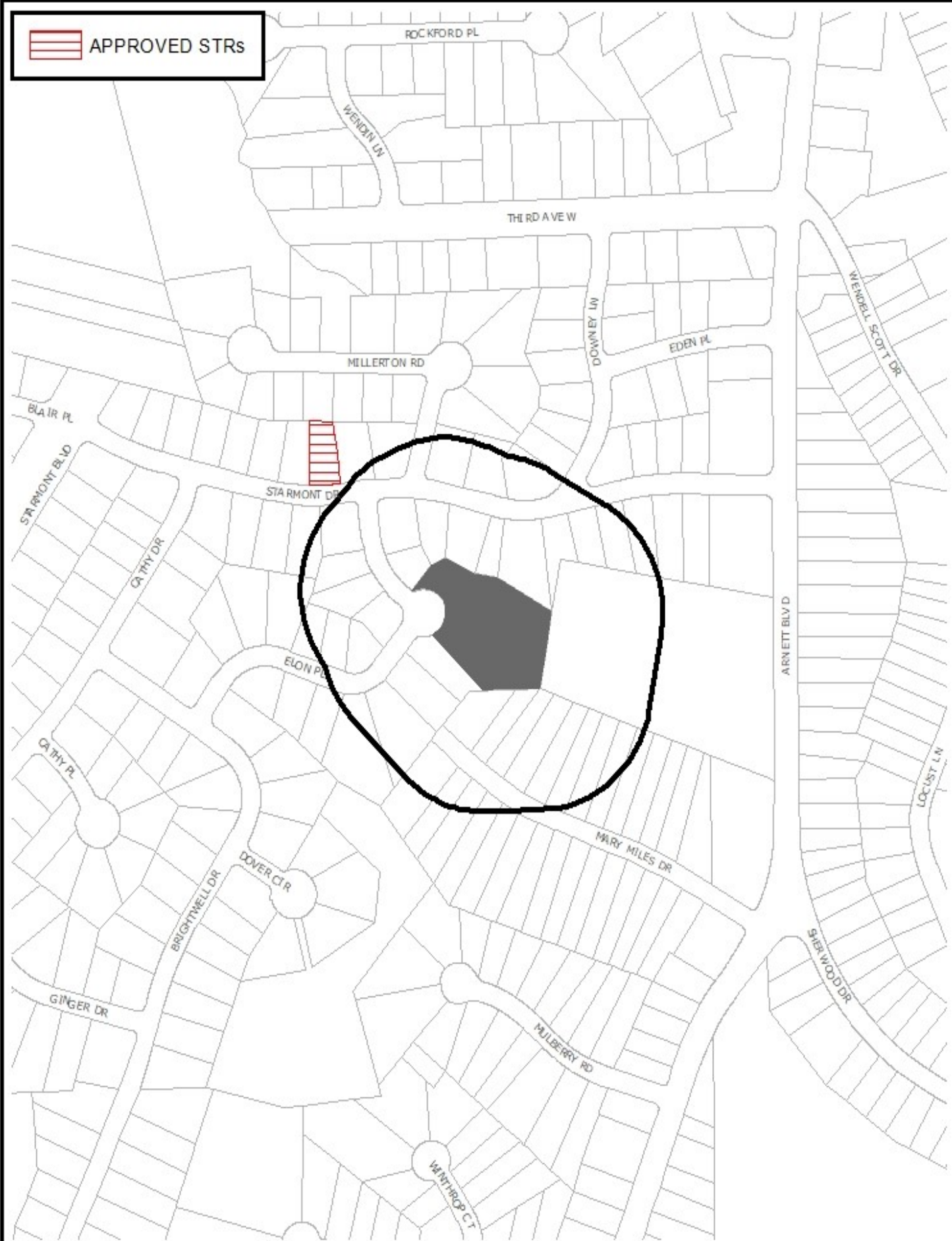
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SUBJECT PROPERTY WITH 300' BUFFER



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BOARD OF ZONING APPEALS MEETING

JANUARY 18, 2024

Members Present

Ann Sasser Evans
Nicole Garrison
Gus Dyer
Lawrence Meder
John Hiltzheimer

Members Absent

Newton Ray

Staff

Cynthia Lester
Renee Burton
Shanika Williams
Ryan Dodson

Chairman Dyer called the meeting to order at 10:00 a.m.

The meeting was called to order by Mr. Dodson for the election of officers.

I. ELECTION OF OFFICERS

Mr. Dodson called for nominations for Chairman.

Ms. Garrison nominated Mr. Dyer as Chairman. The nomination was approved by a 5-0 vote.

Mr. Dodson called for nominations for Vice Chairman.

Ms. Garrison nominated Mr. Meder as Vice Chairman. The nomination was approved by a 5-0 vote.

The meeting was turned back over to Chairman Dyer.

Ms. Burton may an announcement there was a change in the agenda, there are two items that we need to make everyone aware of item #1 is a variance application at 205 Fox Hollow Drive the application has been withdrawn and that case will not be heard today. Item #6 which is a special exception permit for short-term rental at 252 Lipton Lane. That item is postponed, and that item will be heard in February. So, if you are here for either 205 Fox Hollow Drive or 242 Lipton Lane neither of those will be heard today.

Ms. Burton, we have one item we would like to discuss prior to opening the public hearing. There is a spreadsheet in front of you. Multi-colored, several addresses. Mr. Furman our short-term rental technician is going to explain the spreadsheet prior to reviewing of your cases.

Mr. Furman said everything highlighted in yellow is what we consider compliant as far as short-term rental go. The blue highlighted area is considered non-compliant. The short-term we will be voting on are on the second page towards the end.

Ms. Evans asked what the numbers are beside in red.

Mr. Furman said those are the total short-term rentals in the area of the short-term rentals you will be voting on.

Ms. Garrison said are the numbered ones already approved and in compliance?

Mr. Furman said the ones highlighted in yellow are in compliance.

Ms. Garrison said the number are they the ones that are already operating.

Mr. Furman said Yes.

Mr. Dyer said what are those numbers?

Mr. Furman said those numbers are how many short-term rentals that are in a 3-block radius of another short-term rental.

Mr. Dyer said that gives us a proximity of additional short-term rentals.

Mr. Furman said right.

Mr. Dyer said I would like to remind the board that we are using the term short-term rental and not Airbnb since that is a brand name. Also, would remind the board members that we are being broadcasted.

II. ITEMS FOR PUBLIC HEARING

2. *Special Use Permit application PZ223-00351 filed by Preferred Management Group requesting a Special Exception Permit at 212 A&B, 214 A&B, and 216 A&B Jefferson Avenue (Parcel 24689) to allow short-term rental as principal use in accordance with Article 3.G Section C item 26.*

Mr. Dyer opened the Public Hearing.

Ms. Newcomb stated. Owner of Preferred Management group pursuing the Special Exception Permit. I currently have two Airbnb at this location wanting to go for the whole structure for future use. I currently have no plans to add any additional short-term rentals to the property but wanted to get it out the way while it's a hot topic.

Mr. Dyer stated. I did drive by yesterday and notice you have some what appear to be permanent tenants there.

Ms. Newcomb stated. Yes.

Mr. Dyer stated. You are not evicting your permanent tenants in order to turn that into short-term rental.

Ms. Newcomb stated. No, two of the units are short-term rental and the other four are long-term rentals.

Mr. Dyer stated. Okay, is Preferred Management Group a local organization. You have locations here in Danville.

Ms. Newcomb stated. Yes, we are located right here on Lynn Street.

Mr. Dyer stated. Do you have 24/7 call service?

Ms. Newcomb stated. I have three maintenance men that work for me, and I also have two assistants, my maintenance men handle anything after hours.

Mr. Dyer stated. Okay. What seems to be the point of contention here is parking, I noticed that there is a vacant lot next door. Have you made any effort it's actually owned by the Danville Redevelopment Housing Authority. I Believe.

Ms. Newcomb stated. It is, I have spoken to Ms. Burton about it we would love to be able to purchase the front part there is two lots there. I will also manage the C-Shaped Jefferson Court apartments when they are redone. Which parking is going to be an issue. Would love nothing more than to have off street parking for every apartment. That would be my ultimate goal.

Mr. Dyer stated. We don't have that currently right.

Ms. Newcomb stated. Right, they have plans for it and if she ever wants to do anything, I'm here for it.

Mr. Dyer stated. There is also a large parking lot that I believe is the Episcopal Church parking lot, there is the Church of the Perpetual Boogie on one side and the Great Church is on the other side, that actually Episcopal parking isn't it. Okay, have we identified any other additional off-street parking spots.

Ms. Burton stated. There are couple things that we've discussed there is an allowance within our zoning code. That parking may be provided within 300 feet of the property. So, there are additional parking lots nearby. That I think you've had conversations with. I don't want to speak for you about looking at spaces designated just for the tenants.

Mr. Dyer stated. I was not able to get around to the back of the building what the topography back there would that allow for parking in the back of the building? If a driveway were to be put across one of those lots.

Ms. Burton stated. Maybe for one or two it does kind of slope.

Ms. Newcomb stated. Yep, the last time we met, there was some talk that it was previously drawn to have parking back there. I did walk back there; I think there could be quite a few spaces. We would have to level out the land. My only concern is one of the pillars for 216 side depending on where that property line is with the neighbor, whether cars could get through there sufficiently. We currently have it fenced in, but I have looked into it.

Mr. Dyer stated. Do we have off hand how wide this lot is and how many streets side parking spot there would be. What it's about 120 feet or something like that.

Ms. Newcomb stated. I think it about four in front also the opposite side of the street does not have any occupied.

Mr. Dyer stated. There are a couple of vacant lots there but hopefully they're not going to be vacant forever.

Ms. Burton stated. This is an 80-foot lot.

Mr. Dyer stated. So, maybe three spots out front and four if we stretch it.

Ms. Evans stated. How many cars do the two tenants you currently have.

Ms. Newcomb stated. I have four long-term tenants.

Ms. Evans stated. How many cars do the four long-term tenants have.

Ms. Newcomb stated. Theres two in 212B, one in 212A and one in 214B, one for 216A.

Ms. Evans stated. So, that takes up a lot of parking, that the short-term rental people would take up.

Ms. Newcomb stated. I do have notes in my check-in messages to please not park in front of adjacent houses to preserve, obviously owner parking that's convenient. For people that live there, but with the two vacant lots beside us, I do have a lot of our tenants utilize that area as well as the opposite side of the street that is vacant at this point.

Ms. Evans stated. Are the notes adhered to by your guest?

Ms. Newcomb stated. As far as I know, I do have a relationship with the neighbor to the right of the property, I told them if they ever have an issue to please let me know. Unfortunately, if I'm not told, I don't know that there an issue. I had a guest park in front of the neighbor's trash cans and I've messaged them can you please move trash pickup is tomorrow. I'm open to any type of cooperation I can offer.

Ms. Evans stated. Trash cans are pulled back from the street after pickup.

Ms. Newcomb stated. Yes, my full-time maintenance guy handles putting out trash can and putting them back for all the short-term rentals.

Ms. Garrison stated. Your intent with your long-term rental if they leave to turn the apartment into a short-term rental.

Ms. Newcomb stated. No, not at this moment my experience with the market at this point. I don't plan to do any more short-term rentals of my own. For future if that was to change, more demand or better occupancy. I would never terminate a lease to do a short-term rental. I have a business in both.

Ms. Evans stated. If the tenant left, would you move toward it. Operating it as a short-term rental.

Ms. Newcomb stated. It would depend on the market. This month I just rented the one in 214B so there are no immediate plans to do any more.

Ms. Garrison stated. My understanding that this exception permit is only for a year if they do not rent as short-term.

Ms. Burton stated. It could become invalid if it's not utilized.

Mr. Dyer stated. We also dealing with issue we only allow one short-term rental per parcel and so if they were not to utilize this property for multiple short-term rentals after a year, and we grant them the special exception permit after a year does that allowance let them apply for multiple units per parcel does that also go away.

Ms. Burton stated. She would no longer be allowed, she has a vested right now because the application was submitted prior to the change, if the special exception permit would become void that right would be voided.

Mr. Dyer stated. If this permit, we are acting on today becomes void and inactive after a year then the issue of having more than one short-term rental unit for this parcel basically becomes mute.

Ms. Newcomb stated. Will the existing ones I have not lumped into this because it is two there already, their addresses aren't listed 214A and 214B.

Ms. Burton stated. You are in compliance so there is no worry or concern about those becoming invalid at this point base on that particular code change.

Ms. Evans stated. If they are not rented within a year, are they still in compliance?

Ms. Burton stated. She has special use permit for those not special exceptions so that an 18 months' time period. So, her cases are going to be a little different because of the time line.

Mr. Meder stated. Can you tell us how many short-term rentals and long-term rental are in that building total.

Ms. Newcomb stated. Six-unit total, 4 long-term rentals and 2 short-term rentals.

Mr. Meder stated. When you are asking for special use permit for 212A and 212B is that 2 units or one unit.

Ms. Newcomb stated. 2 units.

Mr. Meder stated. So, you are asking for special use permit for 212A&B, 214A&B and 216A&B.

Mr. Meder stated. No, just 214B and 216A, she is asking for a total of 4 units, which is the 4 units she currently have as long-term rentals the other 2 are already granted.

Ms. Garrison stated. We are giving her a special use not a special exception.

Mr. Meder stated. We are giving her a special exception permit which is something new.

Ms. Garrison stated. She's been grandfathered under the other.

Mr. Meder stated. Yes.

Ms. Burton stated. Her two existing short-term rentals are considered legal non-conforming because of the special use permit, the remaining four is what she is here today for a special exception permit.

Ms. Evans stated. How often do you rent those two that you currently have as a short-term rental.

Ms. Newcomb stated. With the exception of the last couple months pretty often, general it's 80-90% occupancy.

Mr. Meder stated. Are there many complaints about existing units.

Ms. Burton stated. No.

Ms. Evans stated. What is the concern of the Commission of Architecture Review they denied the request.

Ms. Burton stated. Yes, their concern was the lack of off-street parking. They requested we work together to come up with a solution. We have discussed this back in October, we were looking at options at that time everything changed so we will continue to have this conversation about off street parking.

Mr. Dyer stated. Are there ongoing negotiations with property owners about off street parking including up to the city.

Ms. Burton stated. For this particular project, yes, we have had conversations they had been put on hold because of the code changes.

Mr. Dyer stated. Do anyone think it will be appropriate to table this till we can determine when off street parking is available.

Mr. Meder stated. I think I need clarification from our Legal Attorney on do homeowner own the street out in front of them or can anyone park wherever they want.

Mr. Dodson stated. Currently in the city the is no area of the public street that is parking by permits or specific to property owner. But typically, while it's good for neighbor relations to have a spot in front of your house to park. Technically anyone can park on a public street in front of your house or vice versa.

Ms. Evans stated. Is the city looking at reinstating parking by permit program.

Mr. Dodson stated. we have recently entered into an agreement with a company to come up with a master parking plan with the River District and adjacent area. I have not heard any indication that we are looking at that. It is possible under state law to do it if that is what Council decide. But at this time, I am unaware of discussion to go forward with that.

Mr. Dyer closed the Public Hearing.

Mr. Meder made a motion to approve Special Exception Permit application PZ223-00351.

Mr. Hiltzheimer seconded the motion. The motion was approved by a 4-1 vote.

Mr. Dyers stated. Clarification for the audience. We are a seven-member board, we have one vacancy on the board if anyone would like to apply to be on the board. We are required to have four affirmative votes in order for this application to be accepted regardless of the number of people on the board as long as we have a quorum, we can have a meeting but in order for this special exception permit to be approved we have to have 4 affirmative votes.

Mr. Dodson stated. That is correct by State and Danville Law.

3. *Special Use Permit application PZ223-00348 filed by Deidre Carter requesting a Special Exception Permit at 350 Hermitage Drive (Parcel 51905) to allow short-term rental as principal use in accordance with Article 3.C Section C item 29.*

Mr. Dyer opened the Public Hearing.

Ms. Carter stated. I am the current owner of 350 Hermitage Drive.

Mr. Dyer stated. Do you live in Danville.

Ms. Carter stated. Yes, I live at the resident.

Mr. Dyer stated. You will be managing the property?

Ms. Carter stated. Yes, I was born and raised in Martinsville VA, so I am very familiar with Danville.

Mr. Dyer stated. Do you own any other short-term rentals.

Ms. Carter stated. No, this will be my first one. I was hoping to allow this to be another stream of income for me and my son as well.

Ms. Evans stated. Are you renting rooms or the entire house?

Ms. Carter stated. It would be the entire home.

Ms. Evans stated. So, when you come back to Danville.

Ms. Carter stated. I do plan to not in the immediate future, but I do plan to and that's why I want to maintain the home.

Ms. Evans stated. When you come back to visit you don't plan an overnight stay at this home.

Ms. Carter stated. I don't see that in the foreseeable future because I plan to purchase a home in North Carolina as well. I will be close enough that I can maintain the property from where I'll be.

Ms. Evans stated. So, you will put out the trash and put it back?

Ms. Carter stated. Yes.

Ms. Garrison stated. I have a question for staff? It is under the non-compliance list. What is the issue there.

Mr. Dyer stated. I thought in our literature it had been approved.

Ms. Evans stated. Has it been operating and not been approved.

Mr. Furman stated. Yes.

Ms. Burton stated. It is non-compliant because she does not have a business license yet and she can't get that until she gets this, that is why it's in the non-compliance. She has received everything she can possibly up to this point.

Mr. Dyer closed the Public Hearing.

Ms. Garrison made a motion to approve Special Exception Permit application PZ223-00348. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

Mr. Dyer opened the Public Hearing.

Ms. Adams stated. I'm the owner of 232 Avalon Drive.

Mr. Dyer stated. Are you locally based.

Ms. Adams stated. Yes, I live here in Danville.

Ms. Evans stated. Are you currently operating a short-term rental.

Ms. Adams stated. Not at 232 Avalon Drive but I do have a license short-term rental at 54 Glen Oak that I been operating since August.

Mr. Dyers stated. Do we know if there's been complaints at the property?

Mr. Meder stated. You have a business license for Glen Oaks.

Ms. Adams stated. Yes.

Mr. Dyer closed the Public Hearing.

Mr. Hiltzheimer made a motion to approve Special Exception Permit application PZ223-00364. Ms. Garrison seconded the motion. The motion was approved by a 5-0 vote.

4. Special Exception Permit application PZ223-00371 filed by Preferred Management Group requesting a Special Exception Permit at 129 Stokesland Avenue (Parcel 56898) to allow short-term rental as principle use in accordance with Article 3.E Section C item 29.

Mr. Dyer opened the Public Hearing

Ms. Taylor stated. I have requested the special permit at 129 Stokesland Avenue, I intend to use it as a short-term rental. I have experience in short-term rentals, I have for 13 years managed 600 units in Lynchburg, they are one year lease and longer leases. I have a short-term lease in Smith Mountain Lake that I have own for little over a year. I purchase this house a little over a year and have done some renovation and is still at it. Have to finish off the parking lot, do some yard work and a few things around the house. I have put significant time energy and money in the restoration of the home.

Mr. Dyer stated. Where do you live?

Ms. Taylor stated. Lynchburg, Virginia.

Mr. Dyer stated. We require you have some property management within 30 miles, do you have that in place?

Ms. Taylor stated. Yes, I have talked with Preferred Management Group, she has agreed to do this, but we haven't finalized it yet. I do not plan to manage this property myself.

Mr. Dyer stated. What are we dealing with if they are in negotiation to have local management but don't have an agreement in place at this point. Do we require a signed contract, how does that work. Does this permit become invalid if she doesn't have that, because the code requires her to have it, what happen there.

Ms. Burton stated. They will need to confirm the agreement has been met prior to the issuance of a business license.

Mr. Dyer stated. She has to have a business license to operate and a local management team in order to get the business license so that's where we stand.

Ms. Burton stated. We have spoken with Katie at Preferred Management, so I confirm they are in conversation.

Ms. Taylor stated. I could have signed it today I didn't realize I had to have that the actual signature, I do intend on using her.

Ms. Evans stated. When I rode by the house the driveway needed extensive improvement.

Ms. Taylor stated. Yes, I agree.

Ms. Evans stated. Have you done that?

Ms. Taylor stated. No, I do intend on, as you notice I have done a lot of construction, I just put a new deck on the front. I was saving the driveway for last and put a two-car driveway with gravel.

Ms. Evans stated. Gravel.

Ms. Taylor stated. Does it have to be paved.

Mr. Meder stated. That's a question for the Inspection Division downstairs.

Ms. Taylor stated. I didn't think it was but if it is I will pave it.

Ms. Evans stated. It isn't required. My opinion preferred.

Ms. Taylor stated. I appreciate that, I had considered that. I treat and take care of all my properties as a major investment for me. They are my additional income. I have a small two-bedroom in Lynchburg, and I put the small pebble gravels and I replace them every year.

Mr. Dyer stated. How large is this unit?

Ms. Taylor stated. It is a 2 bedroom.

Mr. Dyer stated. Not likely you are going to have more than 2 vehicles in the driveway.

Ms. Taylor stated. There is off-street parking also.

Mr. Dyers stated. There is room for 2 vehicles to park on the street.

Ms. Garrison stated. How long do you estimate it will be before you have the house ready?

Ms. Taylor stated. My anticipation is March 1, I will have it ready.

Ms. Evans stated. And the driveway.

Ms. Taylor stated. Yes, as long as I can have gravels there to start with.

Mr. Dyer closed the Public Hearing.

Mr. Meder stated. We had 3 outstanding issues here, 1. The house is not ready to be occupied, 2. She does have Certificate of Occupancy and 3. She doesn't have a signed contract for management. So, I recommend we table this for a later date.

Mr. Dyers stated. All 3 of those things will have to occur before she will be able to obtain a business license. Correct.

Ms. Burton stated. She can not obtain the Certificate of Occupancy because its still under construction, and she will have to have those final inspections prior to the Certificate of Occupancy and the rest will have to be complete prior to license.

Mr. Dyer stated. Seem like that will clear it up.

Ms. Burton stated. We will take care of that administratively.

Ms. Evans stated. There are 3 others near there.

Mr. Furman stated. Yes, there are 3 other short-term rentals in her area operating.

Ms. Evans stated. Do you know where they are.?

Mr. Furman stated. I don't know the exact address.

Ms. Evans stated. You don't know if there one right across the street, beside her or two doors down.

Mr. Furman stated. There is one Hilland Road, not too far Ashland Drive and one on Glen Oak Drive.

Ms. Evans stated. No others on Stokesland Avenue.

Mr. Furman stated. No.

Mr. Meder stated. I know we don't set precedent if we approve or disapprove this but to approve something that is missing so many pieces just because we don't want it coming back in March because we might have 30 more applications. We have like 100 and something short-term rentals in Danville right now that are not licensed. This doesn't make any sense and we're not making any money here or getting ahead of the game if we approve this and it not ready.

Mr. Dyer stated. If it not ready, then she will not be able to operate.

Mr. Meder stated. We hope. We have 100 short-term rentals operating in Danville without approval.

Mr. Dyer stated. There is consequence for that.

Ms. Taylor stated. When I said March 1, the construction part of the house is finished. Some of the painting and stuff like that. When I said March 1, I will have it furnished and someone could move in at that point. The signature on the contract we can go and sign that today if that would make a difference. The house itself the only thing I have to do is make sure I install the fire alarms, the interchangeable fire alarms. The driveway if it has to be paved, I can't have it done in the next couple weeks.

Mr. Dyer stated. All those issues will be addressed by the city before she will be issued a business permit. I appreciate your interpretation that we are putting the cart before the horse. But actually, what I think is best that people before they make large investments in property they come and get their permission to operate a short-term rental. What we are having now is people making large investments in properties assuming they are going to be short-term rentals and if we turn them down after the fact. Then that going to be more of an issue than actually issuing these special exceptions permit which may never be activated. I actually think if people would come to us first before they take on these renovations. Because that will save them a lot of time and heartache if we were to turn any of these down. I think it is unfair for this board to tell people you have to do this and that. Then we say we don't think this is a good ideal sorry. You get the point I'm trying to make.

Mr. Meder stated. I get what you are saying, I'm going to assume 8 to 10 of the people in here are prepared to open the doors and list on one of the different short-term rental sites.

Mr. Dyer stated. There will be consequences for that. And that's not our job to enforce the consequences, our job is to determine whether this is an appropriate site for short-term rental. If you have any issues why this is not an appropriate site for short-term rental, for instance if parking is an issue or other issues. That's what we are here to determine. I will be up to the city to decide whether this individual gets a business license to operate.

Ms. Evans stated. I have question for staff. Is there a specific time, from the time something is approved till they get their business license or it infinite number of days.

Ms. Burton stated. Once they are granted the actual exception permit that's when the clocks start. So, if they still haven't gotten their license within a year the that special exception permit is void. But they could wait up nine months and still get it.

Mr. Dyer stated. We are the instrument the start the clock ticking.

Mss. Evans stated. A lot could happen 12 months from now. For them getting their business license, seems to me that should be something if they have gone to the trouble to apply that should be something done in 30 days.

Ms. Burton stated. Generally, we see that individuals are ready at that point to operate but there are different circumstances. So, everything is on a case-by-case basis.

Ms. Taylor stated. That is what I was told from the office to go head and get it started and it could possibly take up to a year that all the avenues work out with the city.

Ms. Garrison stated. I am assuming if we grant these special exception permits that Mr. Furman these will be his priority making sure they are totally in compliance before they start operating.

Mr. Dyer stated. And continue to be in compliance while operating.

I would like to make note of Mr. Antonio Furman who is going to be our enforcement officer for the short-term rental. There is also an email address if anyone in the City of Danville has an issue with short-term rentals. That web address is str@danvilleva.gov.

The city has done a great job putting constraints on these short-term rental as you know, they are not party houses, they are intended for someone to come in and spend the night, cook a meal.

Ms. Evans stated. I have a question for Ms. Newcomb. Just want to confirm you company will deal with the trash.

Ms. Newcomb stated. Yes,

Ms. Evans made a motion to approve Special Exception Permit application PZ223-00371. Ms. Garrison seconded the motion. The motion failed by a 3-2 vote.

Mr. Meder made a motion to postpone Special Exception Permit application PZ223-00371. Mr. Hiltzheimer seconded the motion. The motion was approved by a 5-0 vote.

7. Special Exception Permit application PZ223-00377 filed by Jarrod Motley requesting a Special Exception Permit at 249 Parkland Drive (Parcel 56844) to allow short-term rental as principle use in accordance with Article 3.E Section C item 29.

Mr. Dyer opened the Public Hearing

Mr. Motley stated. I am the owner of the property 249 Parkland Drive; I own five long-term rental properties in Danville. Currently under contract for a sixth long-term rental, and this will be my first short-term rental I also own the property next door,

Mr. Dyer stated. You are locally base.

Mr. Motley stated. Yes.

Ms. Evans stated. You will be the property manager.

Mr. Motley stated. Yes.

Ms. Evans stated. You will go there on trash day to put trash out and put back.

Mr. Motley stated. Yes.

Ms. Garrison stated. The home is ready to move in right.

Mr. Motley stated. It is depending on how this goes today if it is approved for a short-term rental, I will do some upgrading if not I will rent it out as a long-term rental.

Ms. Evans stated. So, it doesn't need upgrading if you use it as a long-term rental versus a short-term rental?

Mr. Motley stated. What I want to do is more expensive fixture making it more appealing in the short-term rental market. Right now, it can be utilized, I just moved from it to Ringgold in November.

Mr. Dyer stated. Is it currently furnished?

Mr. Motley stated. No, it is not furnished.

Mr. Dyer stated. That would be an upgrade to furnish it.

Mr. Meder stated. It says you are in compliance for a certificate of occupancy.

Mr. Collins stated. I live at 319 Parkland Drive; I am in opposition to the short-term rental application that has been submitted. I have done quite a bit of soul searching try to figure out how I feel about this because I live on Parkland. I feel the negative aspect of short-term rental would exceed the positive aspects of it. I am concern that in my research, I've come across a couple of studies the most prominent is Northeastern research. The reasons that they list as negative toward the sort of thing is noise pollution for one that does particularly concern me, parking issues this is a residential area designed back in the 50's where most people had one or no cars at all. The parking situation on Parkland Drive is crowded as it is. Property damage, the way the short-term rentals would treat the property of course that would fall back to Mr. Motley. Decrease sense of community, I move to Parkland Drive because it is a residential neighborhood. I didn't want to live next to a hotel. Proliferation of short-term rental in a neighborhood contributes to a higher rate of crimes in the area. I'm concern that the short-term rental would have overnight drug distribution in the neighborhood, or prostitution or meth labs.

Ms. Evans stated. With the number of short-term rentals, we have in the area are you aware of noise issues, crime issues have any of this been brought to the attention of staff.

Ms. Burton stated. Not in this area at all, we have had 2 complaints total on noise and that was closer to inner city closer to downtown.

Mr. Dyer stated. Is there any other short-term rental in close proximity to this property?

Mr. Furman stated. No.

Ms. Garrison stated. Didn't you tell us if there were 3 complaints.

Ms. Burton stated. If there are 3 substantiated complaints, your license, or permit may be revoked. That's correct.

Mr. Dyer stated. Your license, or permit can be revoked if you are found not to be in compliance, right.

Ms. Burton stated. That's correct, yes.

Mr. Dyer stated. And part of being in compliance is you do not have parties; you don't have meth labs or prostitution and not commit crimes. That's the general condition of most leases.

Mr. Meder stated. I would think if you only had 2 noise complaints out of 365 days, times 100 vacation rentals that very low.

Mr. Dyer stated. That this is something we have all struggled with we don't want any of these houses to become like animal house, frat house at the very beginning I was saying we going to turn a lot of these thing down.

I went by every property that was on this list including the 2 that have been withdrawn and to the property I think they are all attractive, people have made an effort to make all of these parcels attractive. There is going to be positive and negative to any change. At the point I think the positive have out weight the negative.

Ms. Evans stated. Long-term rentals can be frat houses as well.

Mr. Dyer stated. Yes, absolutely.

Mr. Dyer closed the Public Hearing.

Ms. Garrison made a motion to approve Special Exception Permit application PZ223-00377. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

8. Special Exception Permit application PZ223-00355 filed by Mahesh Srinivasaiah requesting a Special Exception Permit at 820 Green St. (Parcel 22409) to allow short-term rental as principle use in accordance with Article 3.E Section C item 29.

Mr. Dyer opened the Public Hearing

Mr. Srinivasaiah stated. I am the owner of 820 Green Street; I also operate three short-term rentals here in the city.

Mr. Dyer stated. Are you locally based.

Mr. Srinivasaiah stated. No, I'm not. I live about an hour and half away.

Mr. Dyer stated. Do you have a local management company?

Mr. Srinivasaiah stated. I have a local full maintenance team that takes care of my short-term rentals as well as my long-term rentals.

Ms. Evans stated. Where are the other 3 properties you own?

Mr. Srinivasaiah stated. Two of them are on Pine Street and one on Lansberry Drive.

Ms. Evans stated. Those are your short-term rentals, but you own other long-term rentals.

Mr. Srinivasaiah stated. Yes, I have 12 long-term rentals.

Ms. Evans stated. Why did you decide to make this one a short-term rental as opposed a long-term rental.

Mr. Srinivasaiah stated. Given it location in the Historic District, I have invested a lot of money into the property with the intention of it be a short-term rental.

Ms. Garrison stated. Have the 3 other short-term rentals been through the licensing process and is operating in compliance.

Mr. Srinivasaiah stated. Yes.

Ms. Evans stated. It has a maximum occupancy of 8 person. So, it will be rented to one family, how does that work.

Mr. Srinivasaiah stated. One family renting.

Ms. Evans stated. But not by individual rooms.

Mr. Srinivasaiah stated. No.

Mr. Meder stated. I've actually been inside this house, it's very nice he has done a great job.

Mr. Dyer closed the Public Hearing.

Ms. Evans stated. I have a question for staff. Why did the Commission of Architecture Review vote not to make a recommendation?

Ms. Burton stated. They did not elaborate.

Ms. Evan stated. What was the discussion?

Ms. Burton stated. They had discussion about the Jefferson Avenue property. The discussion about this property it was to be operating as a short-term rental, at this time they said there was off-street parking, the items were met during the particular moment. For a short-term rental operation. Beyond that the motion was simply made to approve one and make provide no recommendation for the other.

Mr. Dyer stated. For all these properties the two main things that are my concern is proper management someone who can respond in a short time and the issue of parking. I realize this is a large house in a older neighborhood. There are benefits being opposite of a park, so there is not resident on opposite side of the street. There seems to be a lot of on-street parking and some off-street parking. There is a driveway.

Ms. Evans stated. How is it improved?

Mr. Srinivasaiah stated. Gravel. My current tenants park 3 or 4 car there.

Ms. Evans stated. You have current tenants in the house.

Mr. Srinivasaiah stated. Yes.

Ms. Evans stated. So, you are going to evict them.

Mr. Srinivasaiah stated. They are currently renting on a monthly basis, it has already been furnished, they are out of town crew renting until March.

Mr. Dyer stated. This is like extended stay.

Ms. Evans stated. It is not operating currently as short-term rental. It's extended stay or long-term rental.

Ms. Garrison made a motion to approve Special Exception Permit application PZ223-00355. Mr. Meder seconded the motion. The motion was approved by a 5-0 vote.

9. Special Exception Permit application PZ223-00379 filed by Elaine Ratcliffe requesting a Special Exception Permit at 316 Starmont Drive (Parcel 00850) to allow short-term rental as principle use in accordance with Article 3.C Section C item 29.

Mr. Dyer opened the Public Hearing

Ms. Ratcliffe stated. I am the owner and operator of 316 Starmont Drive.

Ms. Evans stated. What day is trash day?

Ms. Ratcliffe stated. Wednesday.

Ms. Evans stated. Okay, I rode by on a Thursday your trash cans were still out and that concerns me greatly. Trash can need to be pull back to the property.

Ms. Ratcliffe stated. Okay.

Ms. Evans stated. And you will do that.

Ms. Ratcliffe stated. Oh yes.

Mr. Meder stated. If the trash cans were out does that mean it is operating as a short-term rental right now.

Ms. Ratcliffe stated. I have the extended stay in there right now.

Ms. Evans stated. How long have they been there?

Ms. Ratcliffe stated. About two weeks, and before them I had another extended stay. I have been having extended stay until I can get my permit for short-term.

Ms. Garrison stated. You are operating a short-term rental without a permit.

Ms. Ratcliffe stated. Yes, and I pulled my listing down.

Ms. Evans stated. How long has the current extended stay renters planning to be there.

Ms. Ratcliffe stated. One is a Travel Nurse, and she is into March. And the other one is also a Travel Nurse she is also into March.

Ms. Garrison stated. Having a short-term rental can you jump back and forth between and extended stay and a short-term rental or do you when you get your exception for short-term you have to stick with the short-term.

Ms. Burton stated. You can go back and forth. However, as we spoke before, if you are not operating as short-term you switch to long-term and you are there for greater than that year then your short-term permit becomes invalid. It's not likely someone is going to do that. A whole lot other than if is someone as a traveling nurse situation where it is two or three months. Signing a year's lease would void the special exception permit.

Ms. Evans stated. So, extended stay long-term rentals you can rent rooms within a house.

Ms. Burton stated. No, she has two individuals that are together as they are in the Traveling Nurse program. She is renting the entire house.

Mr. Dyer stated. It is my understanding that under any rental circumstances up to three unrelated individuals can reside in a property.

Ms. Burton stated. That's correct.

Ms. Evans stated. I'm confirming that one didn't come in a rent this room and one come and rent another room.

Mr. Browning stated. I live in 324 Starmont which is right next door. The short-term and extended stay is what is confusing to me. I think there are some people staying there now and I think that the way it should be. The entire house needs to be rented and have two people that knows each other. I don't know how many bedrooms are in the house, but my house is built just like that one.

Mr. Dyer stated. Clarification here is that what you are talking about where somebody comes and rents a room and there are people that don't know each other staying in the same house. That falls to another term boarding house correct.

Ms. Burton stated. Correct.

Mr. Dyer stated. This is not about boarding houses. This is where someone whether they are on behalf of themselves or family or up to three unrelated individuals can come and rent a property from 18 hours up to 30 days. You are not going to get the issue where you have several people that don't know each other sharing a house.

Mr. Browning stated. Is there a limit to how many cars and how many people can be in the room.

Mr. Dyer stated. The houses are restricted to occupancy loads. Do we have an occupancy on this house.

Ms. Burton stated. This one is four persons.

Mr. Browning stated. Does this mean there should be no more than four cars.

Mr. Dyer stated. I can't imagine there being more than four cars.

Mr. Browning stated. Well, it has and that is the problem. When she first started talking of this, she said it was going to be traveling nurse, doctor people like that.

Mr. Dyer stated. She is welcome to restrict who she rents to and not if you can afford to pay the price. There is a compliance officer Mr. Furman and there is an email address str@danvilleva.gov, where people can make complaints about these properties. It is in the best interest of the owners make sure they keep the property in compliance. I'm not going to say there are not going to be any issues with them, as you have heard we have hundreds of these in Danville with three complaints over the last year. They are not right now causing major problems.

Mr. Browning stated. The major problem for that street, you said you been by there is that there is cut through between Arnett and Piney Forest car flying down the street.

Mr. Dyers stated. That's not the application problem.

Mr. Browning stated. When there are a lot of cars out. Can we have it so they will park in the driveway.

Mr. Dyer stated. As long as parking is allowed on the street anyone can park there. When I was there yesterday, I parked on the street. That's an issue beyond the applicant control, There are benefits and negative impact of everything and in most cases the benefits outweigh the negative.

Ms. Evans stated. One of the responses we had indicated you have been running an Airbnb illegally for over two years is that correct.

Ms. Ratcliffe stated. About a year and to Ms. Garrison point I did get a letter to stop, and I did.

Ms. Evans stated. Did you know prior to that you were operating illegally.

Ms. Ratcliffe stated. I knew that there were permit and things to get but I didn't know the process. I been trying to get the permits since October.

Ms. Evans stated. Had you not been told prior to that, that you needed a special use permit when that was the process. The other compliant was you rent rooms individually at one time there were three different parties staying there at the same time. Is that correct.

Ms. Ratcliffe stated. They were all associated in a group, like the traveling nurse, or they are under contract like construction.

Mr. Dyer stated. I'm assuming you had some type of written agreement. Were these three individual agreements or one agreement signed by all three parties.

Ms. Ratcliff stated. I don't have written agreements; they go through Airbnb. For the mid-term 30 day.

Mr. Meder stated. Can I assume you paid your Danville tax last year for your vacation rental.

Ms. Ratcliff stated. Yes, in fact Airbnb remits occupancy taxes.

Mr. Meder stated. Yes, they do but you are supposed to file the form for our folks here in Danville monthly.

Ms. Ratcliff stated. I am working on getting my business license through this process.

Mr. Meder stated. So, once you get that you will get with them to make sure Airbnb submitted your taxes for you.

Ms. Ratcliffe stated. Yes, they did we get a 1099 from Airbnb. And I have already met with the tax department.

Mr. Meder stated. Perfect thank you.

Ms. Evans stated. There have been complaints the tenants are coming and going all hours of the night, wandering into the neighborhood yard, flashing lights into cars. Do you know anything about that.

Ms. Ratcliffe stated. Not to my knowledge every time I go by there, there has been only 3 or 4 cars.

Mr. Dyer stated. When people make complaints, they seem to exaggerate.

Ms. Evans stated. These are multiple complaints about this property.

Mr. Dyer stated. Okay.

Mr. Dyer closed the Public Hearing.

Ms. Garrison stated. Question to staff, most of these complaints center around parking and too many cars. Has anyone officially complained about that or contacted the police department. It hard to know if this is a neighborhood situation or is it strictly because of this house.

Ms. Burton stated. I have not received any official complaints, only the letters you have in front of you. I haven't received any notices from the police department.

Mr. Dyer stated. It could be that someone else in the neighborhood having a party and they park in front of this house. When GW have a football game. Welcome to come down my street.

Ms. Garrison made a motion to approve Special Exception Permit application PZ223-00378. Mr. Hiltzheimer seconded the motion. The motion failed by a 3-2 vote.

Ms. Garrison made a motion to approve Special Exception Permit application PZ223-00378. with restriction to four people in the property and parking off street. Mr. Hiltzheimer seconded the motion. The motion was approved by a 4-1 vote.

10. Special Exception Permit application PZ223-00380 filed by Tony & Anissa Howerton requesting a Special Exception Permit at 1540 Claiborne Street (Parcel 02912) to allow short-term rental as principle use in accordance with Article 3.E Section C item 29.

Mr. Dyer opened the Public Hearing

Ms. Howerton stated. I am the property owner; I reside at 1544 Claiborne Street, and I am seeking approval for 1540 Claiborne Street.

Mr. Dyer stated. You are the next-door neighbor.

Ms. Howerton stated. Yes.

Mr. Dyer stated. I find that very appealing.

Ms. Howerton stated. So, no problem with trash, because it goes out on the same day, and we do monitor the property.

Mr. Dyer stated. Do you have any additional short-term rentals in the city or anywhere else.

Ms. Howerton stated. No.

Ms. Evans stated. I do have a question about trash, what day is trash day?

Ms. Howerton stated. Trash goes out on Tuesday.

Ms. Evans stated. I rode by on Thursday. Trash can was out full and overflowing and could not be shut. Trash can need to be pull back to the house.

Mr. Dyer closed the Public Hearing

Ms. Evans made a motion to approve Special Exception Permit application PZ223-00380. Mr. Meder seconded the motion. The motion was approved by a 5-0 vote.

III. APPROVAL OF MINUTES FROM NOVEMBER 17, 2022

The December 21, 2023, minutes were approved by a unanimous vote.

III. OTHER BUSINESS

Ms. Burton stated. I have given you the draft agenda with 36 items, you have two items that were postponed, and the deadline is tomorrow. So, what we intend to do is divide that up into three time slots so therefore someone is not coming in at 10:00 am and not being heard till 4:00 pm. I know we will go from 10-12 we will have a lunch break, then we will return with a break in between.

With no further business, the meeting was adjourned at 11:43 a.m.

APPROVED