



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

March 11, 2024

3:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Special Use Permit application PZ24-00090 filed by RMC Investments LLC for waiver for increase in building heights to over 50 feet at 1080 Riverside Drive (Parcel 02176) in accordance with Article 3.M Section C Item 20.
2. Code Amendment Request PZ24-00098 to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 3.I .
3. Special Use Permit application PZ24-00054 filed by Kishia Chaney to allow commercial recreation facilities at 1010 Piney Forest Road (Parcel 57737) in accordance with Article 3.M Section C Item 4.
4. Special Use Permit application PZ24-00063 filed by JoAnn Pyles to allow commercial recreation facilities at 2420 North Main Street in accordance with Article 3.M Section C Item 4.
5. Special Use Permit application PZ24-00064 filed by Janet Reed to allow a group home at 18 Selma Avenue (parcel 55273) in accordance with Article 3.E Section C Item 9.
6. Special Use Permit application PZ24-00081 filed by Jaclyn Davis to allow a commercial

kennel at 630 North Main Street (Parcel 02231) in accordance with Article 3.K Section C Item 22.

7. Special Use Permit application PZ24-00091 filed by Richard Morris Architecture LLC to allow a commercial recreation facility at 401 Main Street (Parcel 24072) in accordance with Article 3.K Section C Item 5.
8. Rezoning application PZ24-00092 filed by Juan Lopez for rezoning of Parcel 70961 from T-R Threshold Residential to NT-R Neotraditional Residential.
9. Special Use Permit application PZ24-00093 filed by Rivermont Danville, LLC to allow a waiver of maximum floor area ratio at 403 Spring Street (Parcel 21690) in accordance with Article 3.K Section C Item 19.
10. Special Use Permit application PZ24-00094 filed by Culture Restaurant and Grill to allow commercial recreation facilities at 510 Spring Street (Parcel 20586) in accordance with Article 3.K Section C Item 5.
11. Special Use Permit application PZ24-00097 filed by Carl Norton for special use permit at 108 West Main Street (Parcel 26034).
12. Special Use Permit Application PZ24-00089 filed by CCKW, LLC requesting a Special Use Permit to amend an existing PUD to include Parcel 25236 (Franklin Street).

IV. APPROVAL OF MINUTES

1. February 12, 2024

V. PLANNING DIRECTOR'S REPORT

VI. ADJOURNMENT



STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00090 filed by RMC Investments LLC for waiver for increase in building heights to over 50 feet at 1080 Riverside Drive (Parcel 02176) in accordance with Article 3.M Section C Item 20.

SUMMARY

The applicant, RMS Investments LLC, is requesting a waiver for building heights greater than fifty (50) feet in accordance with Article 3.M Section C Item 20 at 1080 Riverside Drive. 1080 Riverside Drive is zoned HR-C, Highway Retail Commercial. The proposed construction of a new hotel is 53' in height. A Special Use Permit granting a waiver of building height is necessary to complete the project as proposed.

The proposed hotel project is part of the Tru and Home2Suites brands with the accommodation of 143 rooms. A hotel construction is allowed by right in this location and zoning classification. A waiver for heights greater than fifty (50) feet is the only waiver necessary for construction as proposed.

Twelve (12) notices were sent out to property owners within three hundred (300) feet. Four (4) unopposed notices were received.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00090 to grant a waiver for the increase of building height over fifty (50) feet in accordance with Article 3.M. Section C Item 20. The construction height may not exceed 53' as proposed.

ATTACHMENTS

1. 1080 Riverside Drive
2. 1080 Riverside Dr_AERIALS
3. 1080 Riverside Dr_OWNERS
4. 1080 Riverside Dr_LANDUSE



LE&D PROFESSIONALS, P.C.

River Run Executive Offices, Suite B
110 Exchange Street
Danville, VA 24541

Phone: (434) 792-3680

TRANSMITTAL

To: City of Danville	Date: 2/12/24
Planning Department	Project No.: 24-001-A107
	Project: New Hotel - 1080 Riverside Drive (PID #02176)
	Reference: SUP Application (Height Variance)
Attention: Renee Burton	Carbon Copy:

We Transmit:

- ☒ Plans
- ☐ Calculations
- ☒ Forms
- ☒ Checks \$ 360.00 (SUP Fee)

By:

- ☐ Mail
- ☒ Messenger

Copies Date Description

		☐ Site Plans	☐ First Submittal ☐ Revision Set ☐ Issue for Construction Set
		☐ Stormwater Management Plan	☐ First Submittal ☐ Revision Set ☐ Issue for Construction Set
		☐ E&S Narrative	☐ First Submittal ☐ Revision Set ☐ Issue for Construction Set
1	2/12/24	Special Use Permit Application for Maximum Height Variance with Informational Letter	
1	2/12/24	Preliminary Site Plan	
1	2/12/24	3 Street View Renderings of New Hotel	

Please notify us at once if enclosures are not as noted. Thank you!

Signed: Ryan Gatewood, PE, PMP
President
LE&D Professionals, PC

February 12, 2024

City of Danville
Community Development
Planning Division

Planning Commission
Special Use Permit Application
Planning Division Provided Information

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

This request is for a Special Use Permit for City of Danville Parcel ID# 02176 for relief from the maximum building height restriction of 50 feet. The property is proposed to be a new hotel (Tru and Home2Suites brand) with 143 rooms. The proposed height of the new hotel is 53 feet. This request is for a relief of the 3 feet over the maximum building height restriction. A preliminary site plan and street view renderings have been included with the submittal to the city for the special use permit.

- The proposed hotel is described as a “limited service” hotel.
- The owner anticipates the new hotel to employ approximately 30 people. The hours of operation are 24/7.
- Total proposed building square footage is 15,600 +/- . Required parking spaces per Article 8 Section G is 153 spaces. Provided spaces = 153 total spaces (to be shared with Hampton Inn property).
- Surrounding properties are the existing Hampton Inn to the north and a thrift store to the east, all zoned HR-C.
- Access to the new hotel would be through the existing Hampton Inn entrance on Riverside Drive. No new entrances are proposed at this time.
- The proposed hotel location is consistent with that corridor stretch of Riverside Drive and the area of the city.



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 #: 224-00090 PC Meeting Date: March 11, 2024
Date Received: 2-12-24 Received By: Renee Burton
Parcel ID: 02176 Address: 1080 Riverside Dr
Existing Zoning HRC Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 1080 RIVERSIDE DRIVE (PID #02176)

Applicant: RMC INVESTMENTS LLC

Applicant's Address: 5209 BARTON VIEW CT, RALEIGH, NC 27615

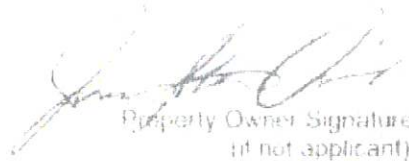
Applicant's Phone Number: (703) 969-9872

Applicant's E-mail: chetanuka@hotmail.com

Describe Proposed Request: This special use request is for a relief from the maximum building height restriction for the HR-C zoning district of 50'. The applicant proposes to construct a new Tru and Home2Suites hotel with 143 rooms at a proposed maximum building height of 53'. This request is for the relief of 3' over the maximum building height restriction.


Applicant Signature

2-10-24
date


Property Owner Signature
(if not applicant)

2-9-2024
date

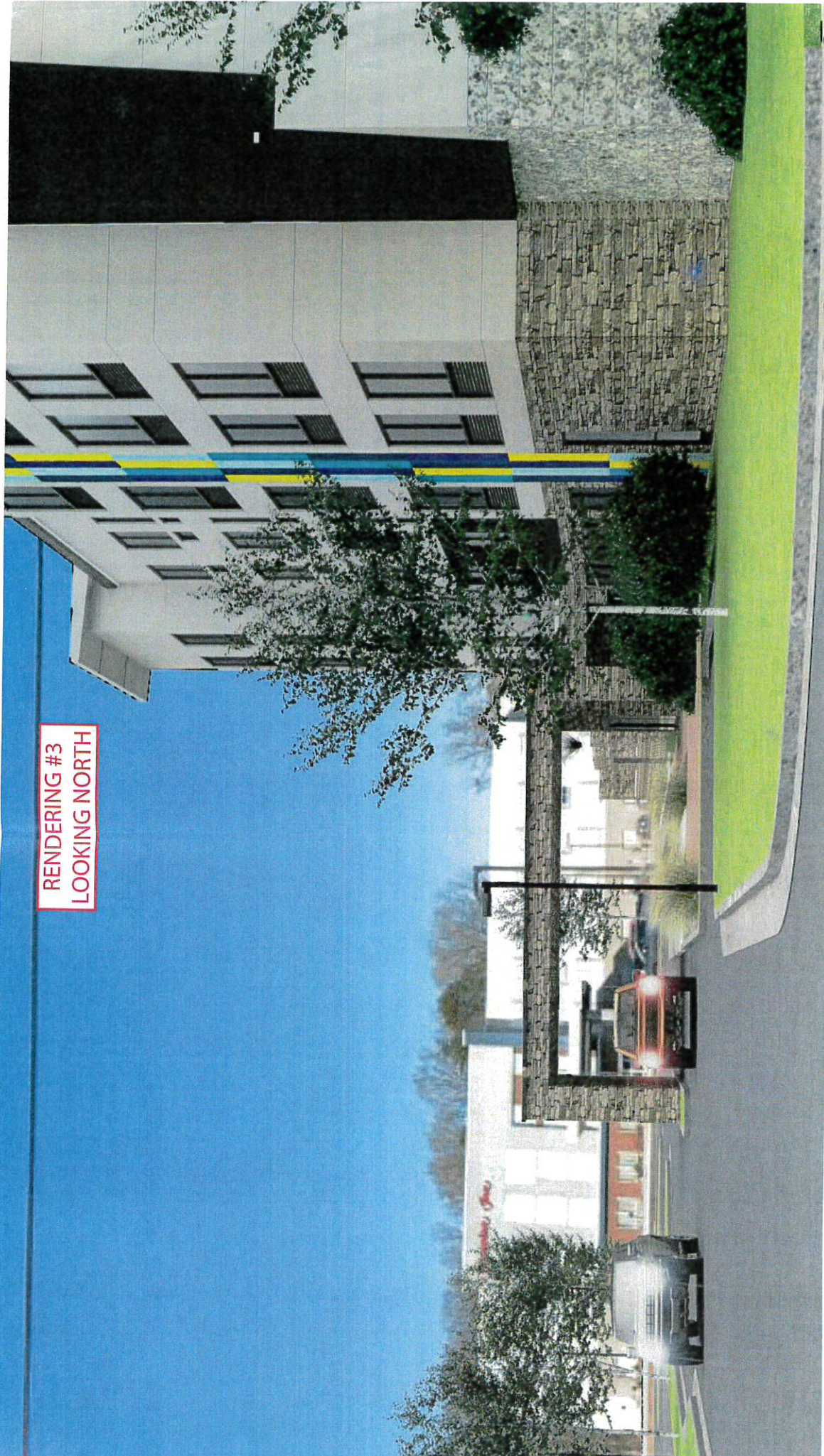


RENDERING #1
LOOKING EAST

RENDERING #2
LOOKING EAST AT
ENTRANCE

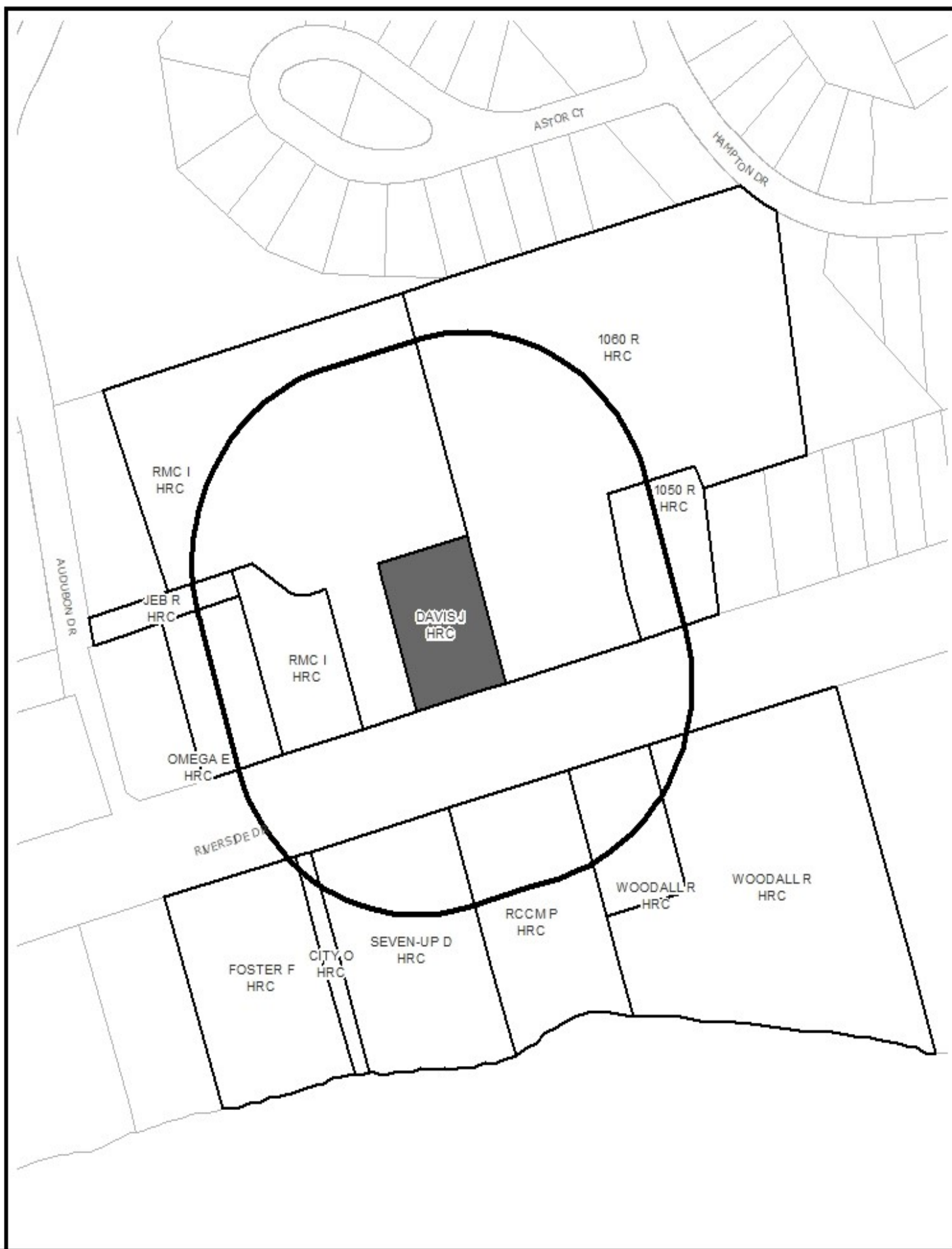


1098



RENDERING #3
LOOKING NORTH



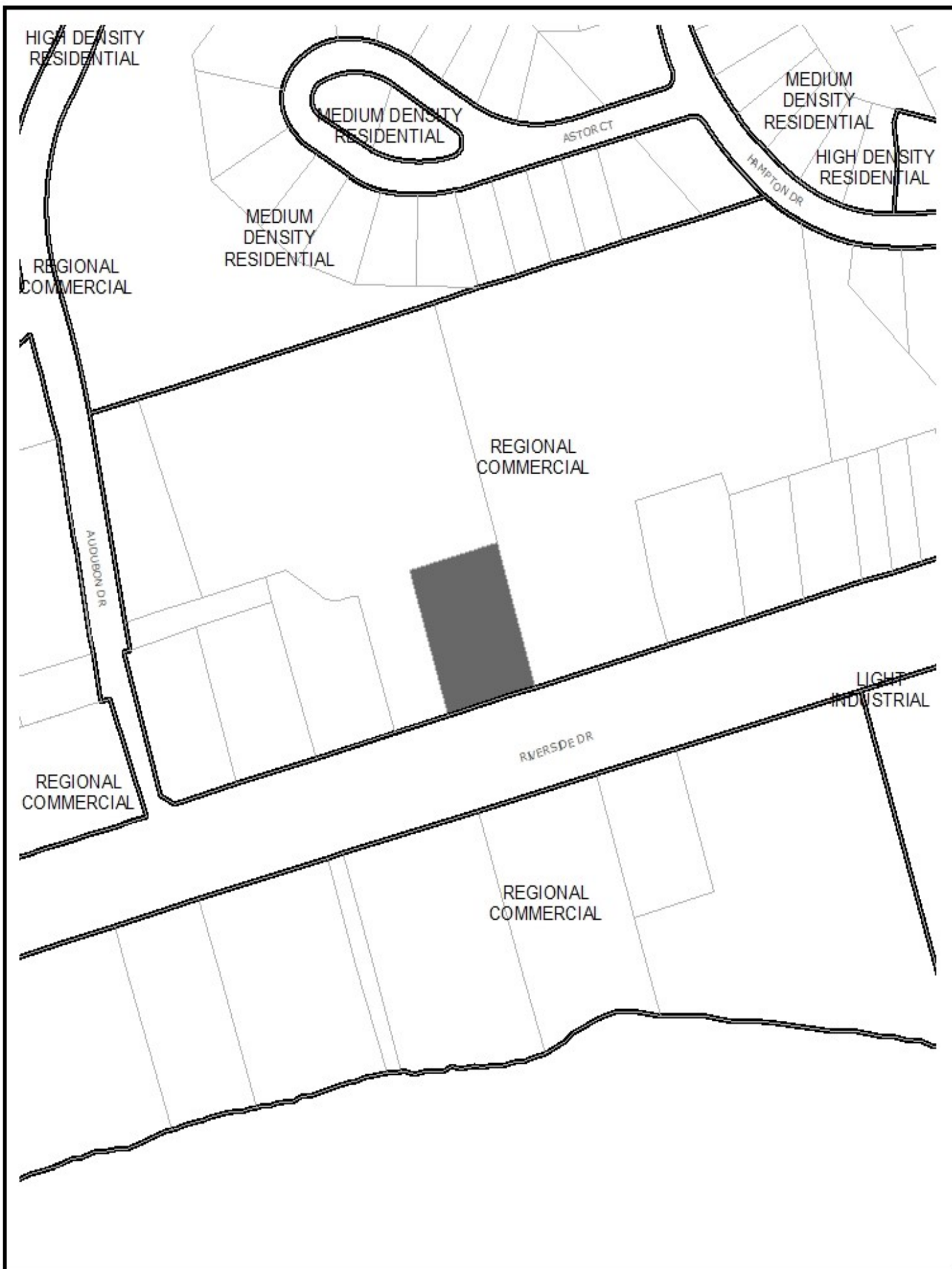


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/20/2024

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/20/2024

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STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Code Amendment Request PZ24-00098 to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 3.I .

SUMMARY

The TO-C Transitional Office Commercial zoning district was established to selectively provide for well-planned non-residential land uses to be located between older residential neighborhoods and higher intensity non-residential areas, but currently limits retail uses to scientific or medical equipment. This amendment would allow a property owner to apply for a Special Use Permit to operate a retail establishment outside of those limits in the TO-C Transitional Office Commercial Zoning District with a Special Use Permit granted by City Council. Allowing the operation of retail establishments by Special Use Permit allows review of each proposed operation to determine its compatibility with the neighborhood and comprehensive plan.

Current Code:

Article 3.I Section C Item 10

Offices with retail sales, limited to interior display and sales of high technology, scientific, electronic, health care, medical or biomedical equipment of a type not customarily retailed to the general public, provided that there shall be no exterior or storefront displays.

Proposed changes:

Article 3.I Section C Item 10

Retail sales, limited to interior and storefront displays. There shall be no exterior display or storage.

The City of Danville has experienced economic growth in the past ten (10) years. This economic growth has encouraged the Planning Staff to revisit and review areas of the Zoning Code that may no longer be compatible or that may benefit from increased flexibility.

Reducing the restrictions on retail sales in the TO-C, Transitional Office Commercial Zoning District is an example.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00098 to amend Article 3.I Section C Item 10 to allow retail operations by Special Use Permit in the TO-C, Transitional Zoning District.

ATTACHMENTS

None



STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00054 filed by Kishea Chaney to allow commercial recreation facilities at 1010 Piney Forest Road (Parcel 57737) in accordance with Article 3.M Section C Item 4.

SUMMARY

The applicant, Kishea Chaney, is requesting a Special Use Permit to allow indoor commercial recreation at 1010 Piney Forest Road. The property is zoned HR-C Highway Retail Commercial and is currently in operation as a restaurant. The applicant has requested a Special Use Permit to allow her to expand her restaurant operations to include entertainment and music events. Operation of a facility that requires payment to attend events is deemed indoor commercial recreation by the Zoning Code and a Special Use Permit is required.

A zoning violation letter was issued in January for an indoor commercial recreation facility operating at 1010 Piney Forest Road without a Special Use Permit. After receiving the notice of violation, Ms. Chaney contacted the Planning Office to submit a Special Use Permit.

1010 Piney Forest Road has a Certificate of Occupancy for 150 persons; 75 upstairs and 75 downstairs. This restriction is due to the restroom capacity on each floor. The upper floor is used for the restaurant operations and the lower level for events.

Thirty-one (31) notices were sent out to property owners within three hundred (300) feet. Four (4) notices were received all were unopposed.

RECOMMENDATION

The Planning Staff recommends approval of PZ24-00054 to grant a Special Use Permit for indoor commercial recreation with the following conditions:

1. Occupancy is limited to 75 persons per floor.
2. The event area (lower level) may only be in operation when the restaurant (upper level) is in operation and open to the public.

ATTACHMENTS

1. Application
2. 1010 Piney Forest Rd_AERIALS
3. 1010 Piney Forest Rd_OWNERS
4. 1010 Piney Forest Rd_LANDUSE
5. Zoning Violation Letter 1010 PINEY FOREST ROAD - Ten Ten
6. 1010PineyForestCofO



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Address: _____

Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 1010 Piney Forest Rd. Danville, VA 24540

Applicant: Kishea Chaney

Applicant's Address: 1497 Ringgold Depot Rd. Ringgold, VA 24586

Applicant's Phone Number: 434-421-4188

Applicant's E-mail: Ten10barandlounge1@gmail.com

Describe Proposed Request: I would like to charge for entertainment at the bar.

Kishea Chaney 1/24/24
Applicant Signature date

Property Owner Signature date
(if not applicant)



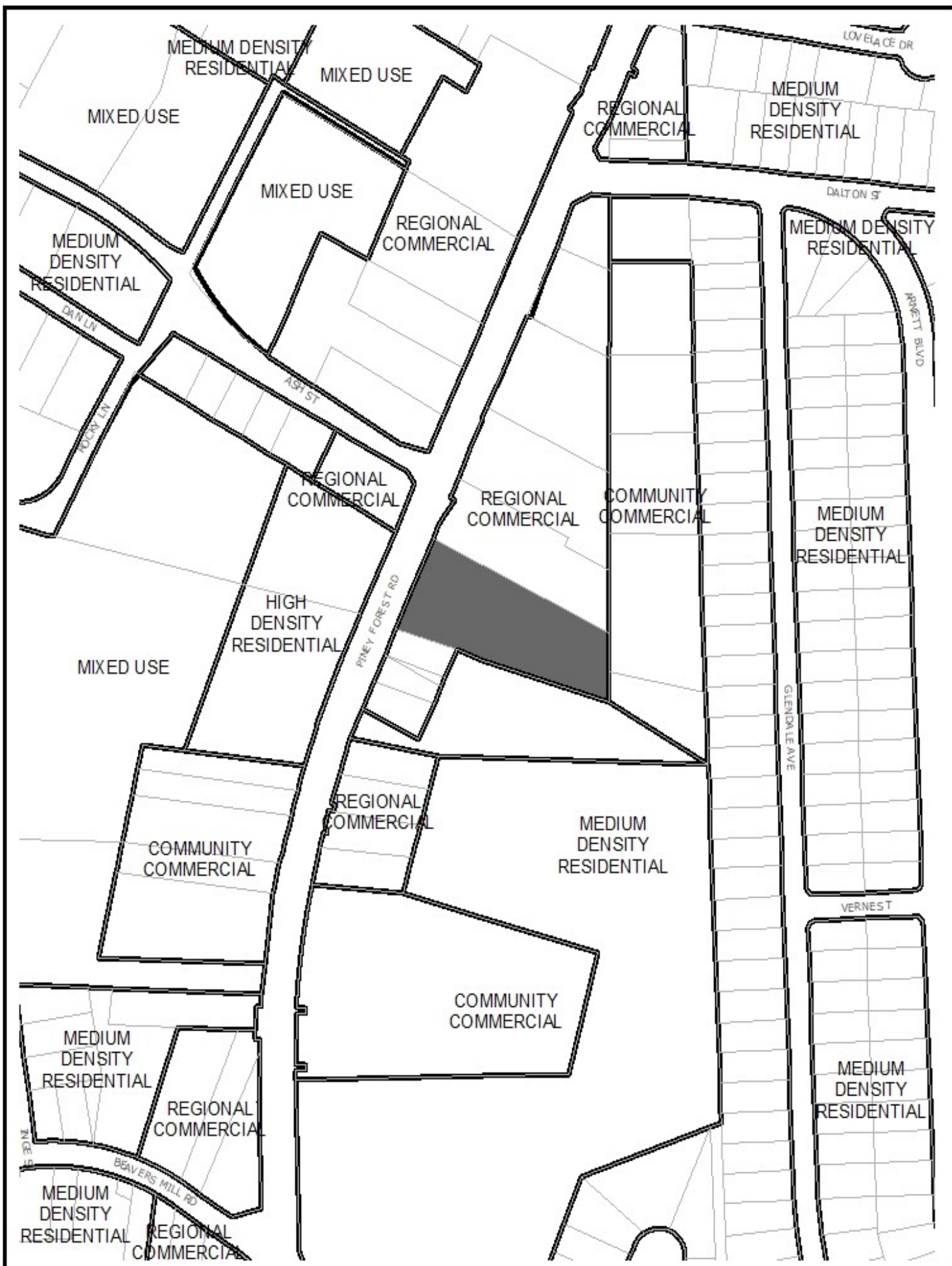


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/14/2024

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/14/2024

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City of Danville
Community Development
Planning Division

January 22, 2024

DALY FAMILY INVESTMENTS LLC
5920 SOUTH MIAMI BLVD., SUITE 102
MORRISVILLE, NC 27560

RE: Zoning Violation at 1010 PINEY FOREST ROAD

Dear Property Owner:

The purpose of this letter is to inform you of a violation of the Zoning Code at 1010 Piney Forest Road. Commercial Recreation Establishment at the above location are being conducted without a City of Danville Business License and/or Zoning Clearance. Operations at this location must cease until these violations are resolved.

Please note that this property is located within the HRC Highway Retail Commercial classification. Event operations within the HRC district require a Special Use Permit. Please contact our office immediately to rectify these violations.

You have Ten (10) DAYS from the date of this letter to comply with the provisions of the Code. If you have any questions, please contact me at (434) 799-5260. X3783.

Sincerely,

Lisa Jones
Planning Technician
434-799-5260 Ext. 3783
joneslk@danvilleva.gov

Certificate of Use and Occupancy

CITY OF DANVILLE, VIRGINIA

Department of Community Development

This Certificate issued pursuant to the requirements of Section 116 of the 2018 Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City and the Virginia Uniform Statewide Building Code regulating building construction or use.

For the following location: 1010 PINEY FOREST RD, DANVILLE, VA, 24540	For occupancy by: 1010 Restaurant and Lounge
Use Group: A-2 = Banquet Halls/Night Clubs/Restaurant/Taverns	Type of Construction: 2B = Steel/block/concrete with NO rating

Building Owner and Address: DALY FAMILY INVESTMENTS LLC 5920 SOUTH MIAMI BLVD SUITE 102
MORRISVILLE

Occupancy Load: 150 Persons Total

FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED

NOTE: Legal use of this structure may also require a Certificate of Zoning Compliance.

Condition: Existing number of restrooms restrict occupant load to 150 total.

Maximum Occupant load 75 upstairs / 75 downstairs. Restaurant must remain open when downstairs is in use.

Building Official



Date

3/23/2023

POST THIS IN A CONSPICUOUS PLACE



STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00063 filed by JoAnn Pyles to allow commercial recreation facilities at 2420 North Main Street in accordance with Article 3.M Section C Item 4.

SUMMARY

The applicant, JoAnn Pyles, is requesting a Special Use Permit to allow indoor commercial recreation facilities at 2420 North Main Street. The property is zoned HR-C Highway Retail Commercial. The Special Use Permit would allow the applicant to operate an indoor facility that provides computers for public use at a fee.

Fourteen (14) notices were sent out to property owners within three hundred (300) feet. Three (3) notices were received. Two (2) were not opposed, one (1) was opposed.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommends approval of PZ24-00063 to grant a Special Use Permit for indoor commercial recreation with the following conditions:

1. The hours of operation may not extend beyond 7:00 am to 10:00 p.m.
2. At least one staff person is present during operations
3. Parking must be provided at a rate of one (1) space per five (5) computer stations, plus one (1) per employee.

ATTACHMENTS

1. Application
2. 2420 North Main St_AERIALS
3. 2420 North Main St_OWNERS
4. 2420 North Main St_LANDUSE



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

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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.
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 - (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 #: PZ24-00063 PC Meeting Date: March 11, 2024
Date Received: 1-29-24 Received By: LISA JONES
Parcel ID: 52203 Address: 2420 N Main Street
Existing Zoning HRC Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 2420 North Main St.

Applicant: JoAnn Pyles

Applicant's Address: 3426 US Hwy 29 N mail to P.O. Box 1156
Danville, Va 24543

Applicant's Phone Number: 434 728 2189

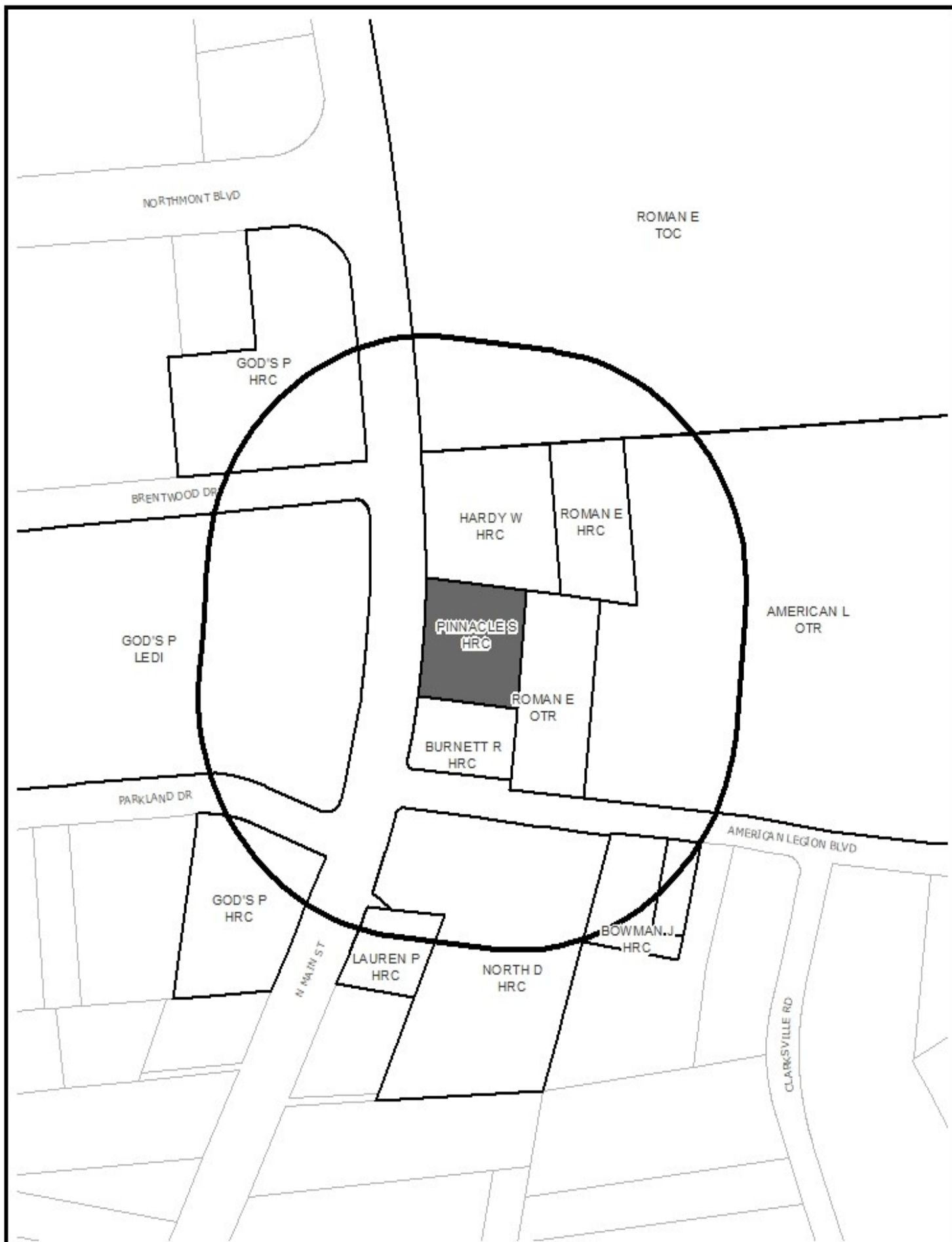
Applicant's E-mail: pylesj@hotmail.com

Describe Proposed Request: co-opt working space

JoAnn Pyles 1-29-24
Applicant Signature date

JoAnn Pyles 1-29-24
Property Owner Signature date
(if not applicant)



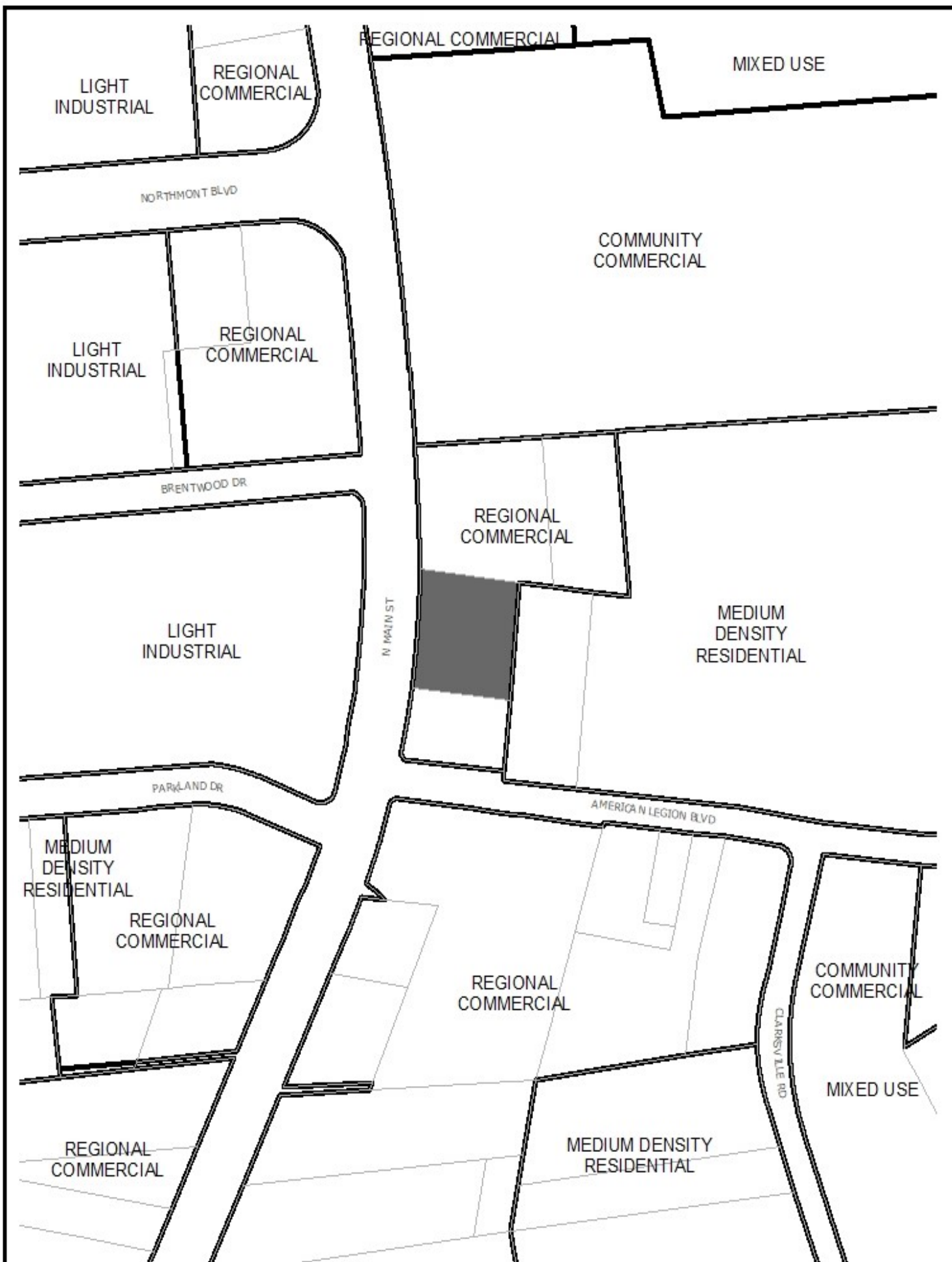


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/14/2024

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STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00064 filed by Janet Reed to allow a group home at 18 Selma Avenue (parcel 55273) in accordance with Article 3.E Section C Item 9.

SUMMARY

The applicant, Janet Reed, is requesting a Special Use Permit to operate a group home at 18 Selma Avenue. The property is zoned OT-R Old Town Residential. Operation of a group home requires a Special Use Permit in accordance with Article 3.E. Section C Item 9.

18 Selma Avenue is located within the City of Danville's Southside Rental Inspection District. During a rental inspection in January, it was discovered that a non-compliant group home was operating at 18 Selma Avenue. A zoning violation letter was issued in January for the operation of a group home without a Special Use Permit, business license or zoning clearance. The applicant applied for a special use permit shortly thereafter.

A Certificate of Occupancy inspection for a group home was completed in January and violations were found. Minor repairs are needed before the certificate can be issued. Based on the size of the home, a Certificate of Occupancy may be issued to no more than seven (7) persons. However, without a license from the Commonwealth of Virginia, the Department of Social Services limits the care at this location to no more than four (4) individuals.

Article 15 of the Zoning Code defines group home as "[a] residential facility with one or more resident counselors or other staff persons, in which more than: (a) eight (8) mentally ill, mentally challenged or developmentally disabled persons reside and such home is licensed by the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services; or (b) eight (8) mentally challenged persons reside and such home is licensed by the Virginia Department of Social Services; or (c) eight (8) handicapped persons reside, with handicapped defined in accordance with the Federal Fair Housing Amendments Act of 1988; or (d) three (3) non-related children (defined as being under the age of 18) who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct".

State and local regulations for group homes vary based on occupancy, and service needs. The Planning division staff additional time to further continue communications between state and local agencies to clarify regulations and the Planning division's role within those regulations.

Forty-six (46) notices were sent out to property owners within three hundred (300) feet. Nine (9) notices were received. Two (2) were unopposed, seven (7) were opposed.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission postpone approval of PZ24-00064. Planning staff would like additional time to clarify group home regulations to ensure continuity between licensing requirements and the City of Danville zoning code.

ATTACHMENTS

1. Application- 18 Selma Avenue
2. 18 Selma Ave_AERIALS
3. 18 Selma Ave_OWNERS
4. 18 Selma Ave LANDUSE



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.
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 - (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 #: P224-00064 PC Meeting Date: March 11, 2024
Date Received: 1-29-24 Received By: Lisa Jones
Parcel ID: 55273 Address: 18 Selma Ave.
Existing Zoning: OTR Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#):

18 Selma Ave Danville VA 24541

Applicant:

Janet Reed

Applicant's Address:

29 Edgewood Drive Danville VA 24541

Applicant's Phone Number:

904 537-5693

Applicant's E-mail:

JReed0216@yahoo.com

Describe Proposed Request:

Group Home

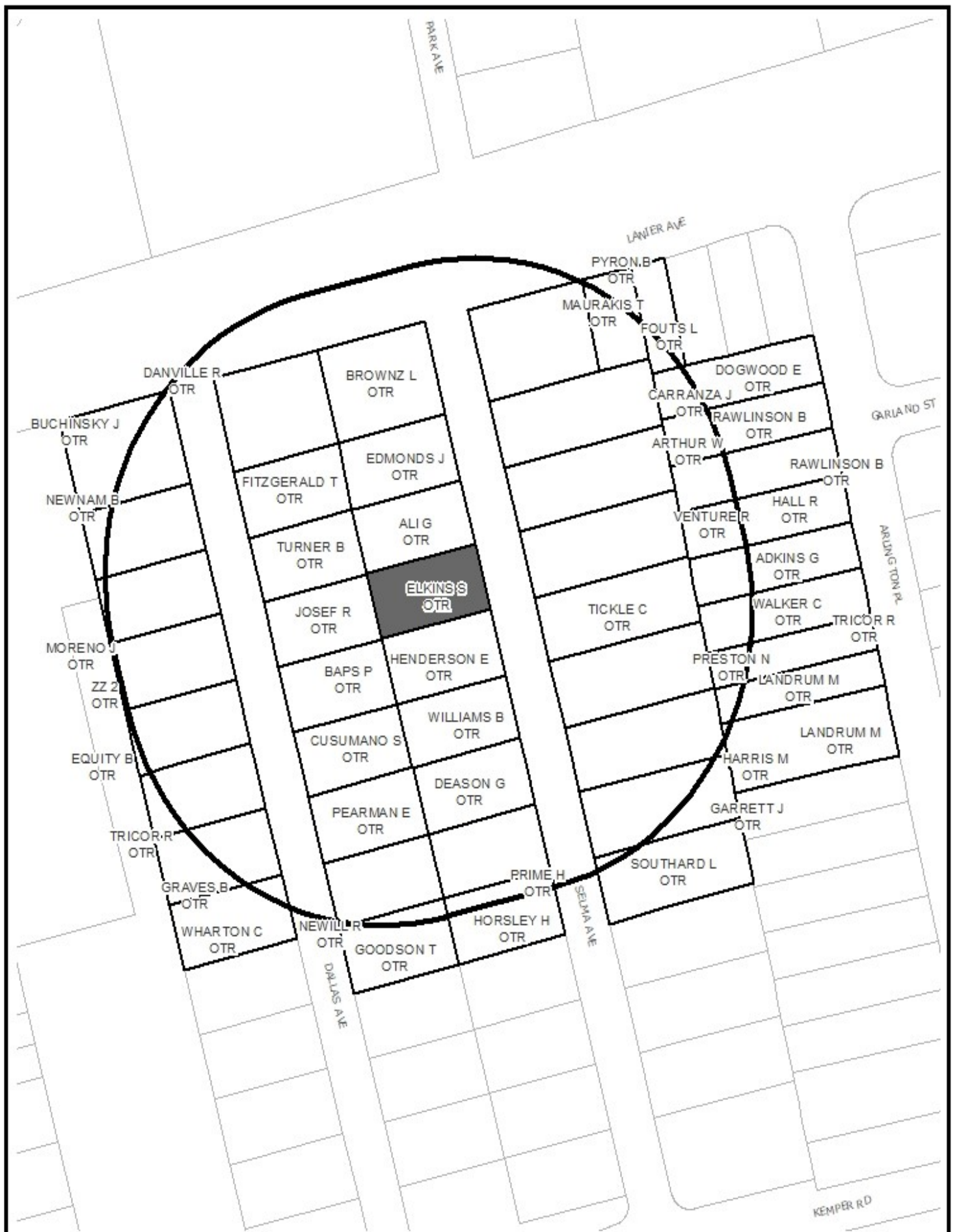
Applicant Signature

date

Property Owner Signature
(If not applicant)

date





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
2/20/2024

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/20/2024

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00081 filed by Jaclyn Davis to allow a commercial kennel at 630 North Main Street (Parcel 02231) in accordance with Article 3.K Section C Item 22.

SUMMARY

The applicant, Jaclyn Davis, is requesting a Special Use Permit to operate a pet grooming and pet supply retail operation at 630 North Main St. The property is zoned CB-C Central Business Commercial, which allows for commercial kennels as well as pet clinics by special use permit in accordance with Article 3.K Section C.

The proposed dog grooming operation will have 8-12 kennels for drop-off services and pet items for purchase. The operation will not include overnight boarding. There is no requirement to provide off-street parking in the CB-C zoning district.

Twenty-seven (27) notices were sent out to property owners within three hundred (300) feet. Three (3) notices were received. one (1) was unopposed, two (2) were opposed.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00081 to grant a Special Use Permit to operate a dog grooming facility in accordance with Article 3.K. Section C Item 22 with the condition that no overnight boarding will be provided.

ATTACHMENTS

1. Application
2. Picture
3. Picture2
4. Picture3
5. Picture4
6. 630 N Main St_AERIALS
7. 630 N Main St_OWNERS
8. 630 N Main St_LANDUSE



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 #: P224-00081 PC Meeting Date: 3
Date Received: 2/8/24 Received By: Williams
Parcel ID: 00031 Address: 630 N. Main St
Existing Zoning CB-C Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 630 N. Main Street, Danville VA 24541

Applicant: Jaclyn Davis

Applicant's Address: 1925 Mill Creek Road, Chatham VA 24531

Applicant's Phone Number: 434-709-0130

Applicant's E-mail: wwdavis3@hotmail.com

Describe Proposed Request: We would like to start a dog grooming business called "Chasin' Tails

Pet Spa" at 630 N. Main St, which is currently zoned CB-C. The business will have 8-12 kennels

for day use only. We do not plan to board overnight. Services will include grooming, bathing, nail trimming,

and other pet related services. Chasin' Tails will also sell specialty dog treats and boutique style pet

related items. Hours of operations are planned to be from 8am-6pm. Current plans are to start with one

employee but may increase as the business grows. We expect to have most of our patrons come in early to

drop off their pets and come in staggered during the day to pick them up as the grooms are completed. At

this time, we project that fewer than 5 customers will be in the location at the same time. Properties

surrounding this location are currently vacant and are also zoned CB-C. Property conditions are mixed with

mostly vacant buildings some in need of repairs or that have started the remodeling steps. With the

upgrading of the surrounding buildings, it is hoped that more businesses will locate to this part of North

Main Street. Traffic on N. Main Street is bi-directional, with street parking on both sides. There are also

several other lots that offer free parking near this location.

 2-6-24
Applicant Signature date

 2-6-24
Property Owner Signature date
(if not applicant)

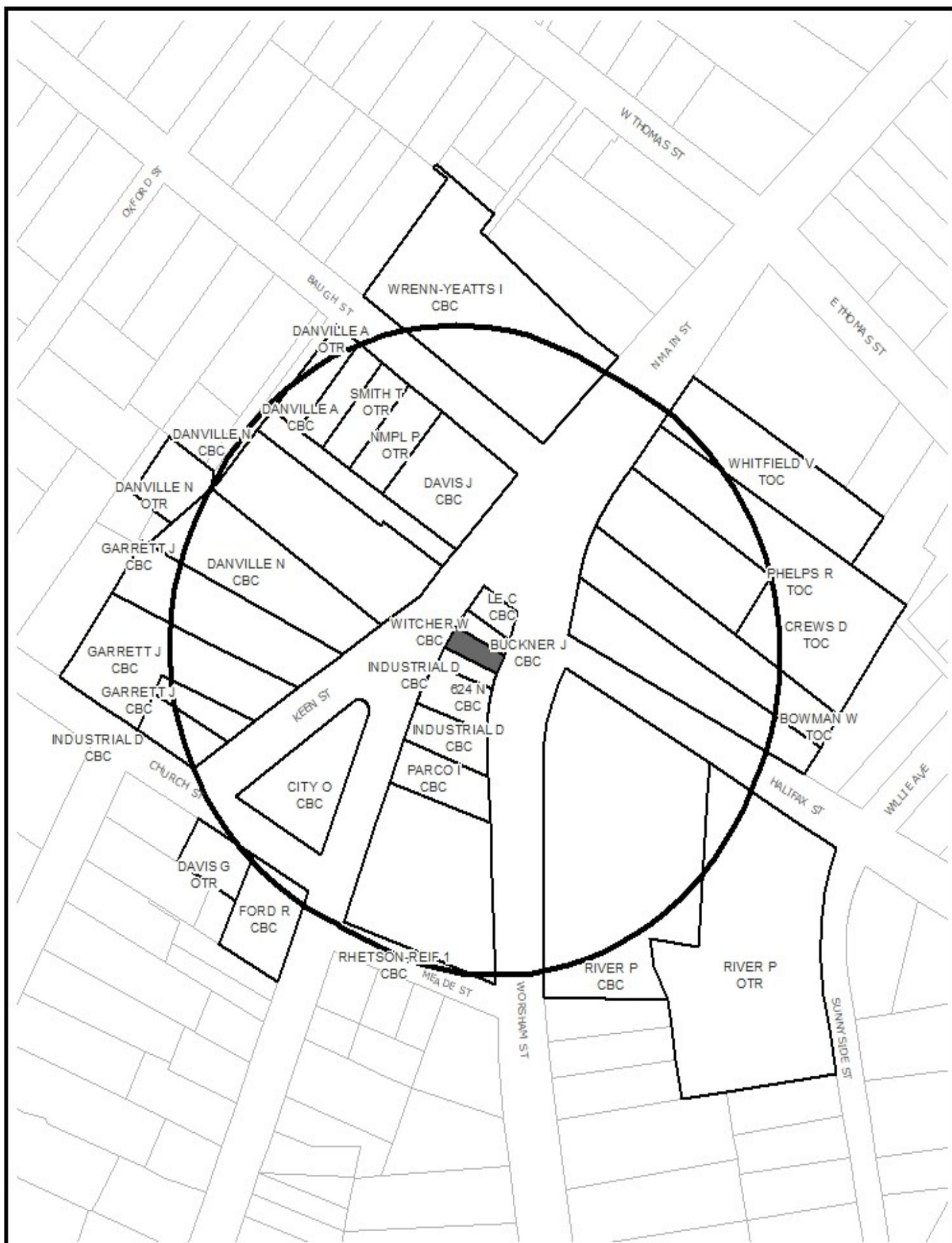










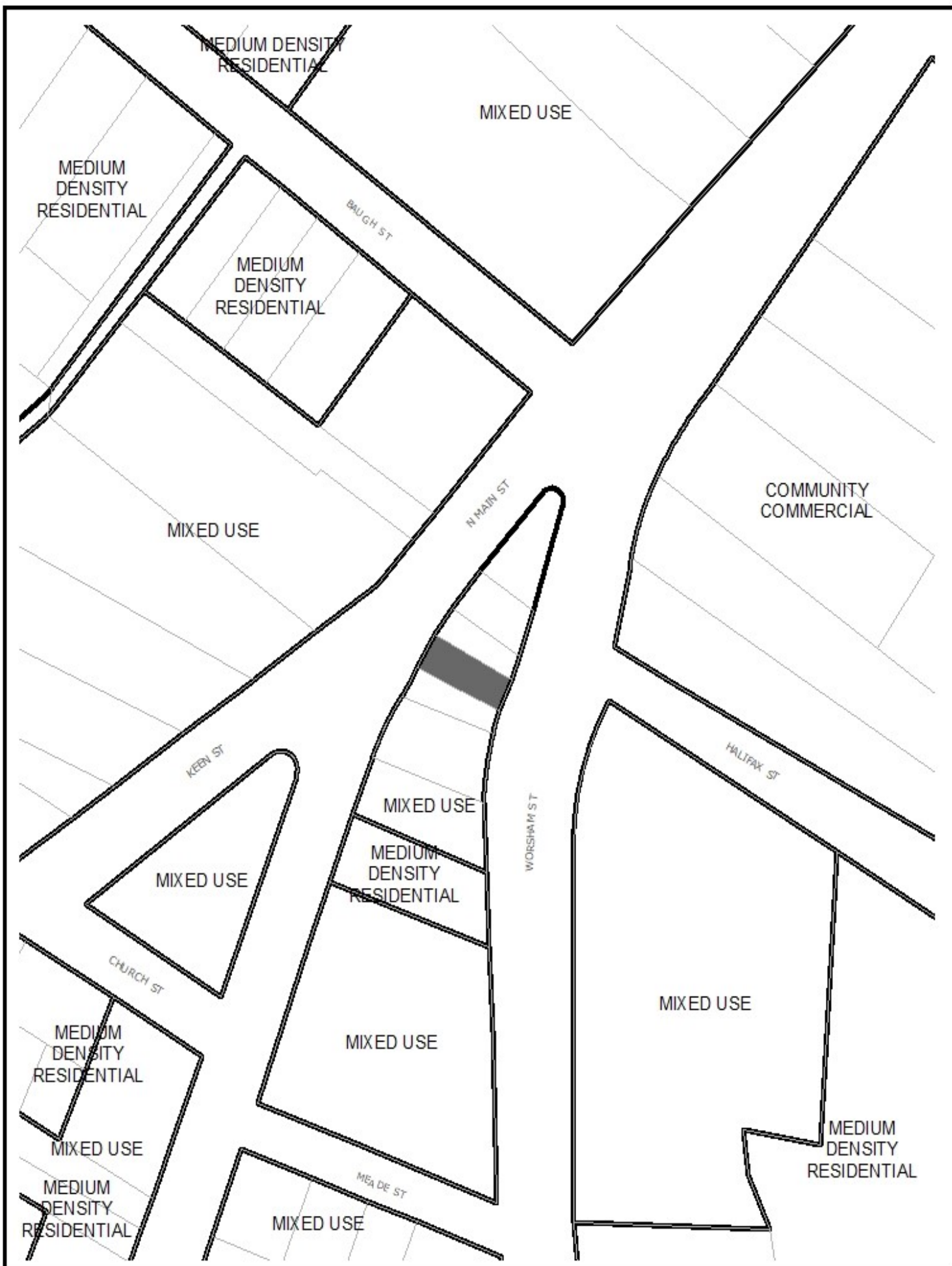


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/20/2024

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/20/2024

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STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00091 filed by Richard Morris Architecture LLC to allow a commercial recreation facility on the main and lower levels at 401 Main Street (Parcel 24072) in accordance with Article 3.K Section C Item 5.

SUMMARY

The applicant, Richard Morris Architecture LLC, is requesting a Special Use Permit to allow an indoor commercial recreation facility at 401 Main Street. The property is located at the corner of Main and South Market Street and is zoned CB-C Central Business Commercial. The Special Use Permit would allow the applicant to operate a food hall on the main level and a music and event venue in the lower level of the building.

401 Main Street is currently being remodeled for a restaurant, entertainment venue and residential units. The structure has been vacant for several years and was previously utilized by Carter Bank & Trust. A mixed use facility, as proposed, is common in the River District. Event venues in the River District provide after-hour attractions for residents and visitors.

Forty-eight (48) notices were sent out to property owners within three hundred (300) feet. Three (3) unopposed notices were received.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00091 to grant a Special Use Permit to allow an indoor commercial recreation facility on the main and lower levels at 401 Main Street in accordance with Article 3.K Section C Item 5.

ATTACHMENTS

1. Special Use Permit App.- 401 Main St.
2. Special Use Permit Application addendum (401 Main)
3. 401 Main St_AERIALS
4. 401 Main St_OWNERS
5. 401 Main St_LANDUSE



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: 24072 Address: 401 Main Street

Existing Zoning CBC Central Bus. Dist. Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 401 Main Street

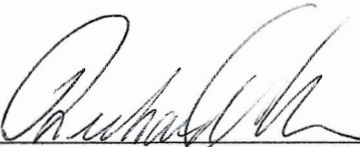
Applicant: Richard Morris Architecture LLC

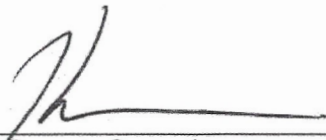
Applicant's Address: 10 Ninth Street; Lynchburg, VA 24504

Applicant's Phone Number: 434-209-0618

Applicant's E-mail: virginia.architect@gmail.com

Describe Proposed Request: See attached

 2/9/24
Applicant Signature date

 2/9/24
Property Owner Signature date
(if not applicant)

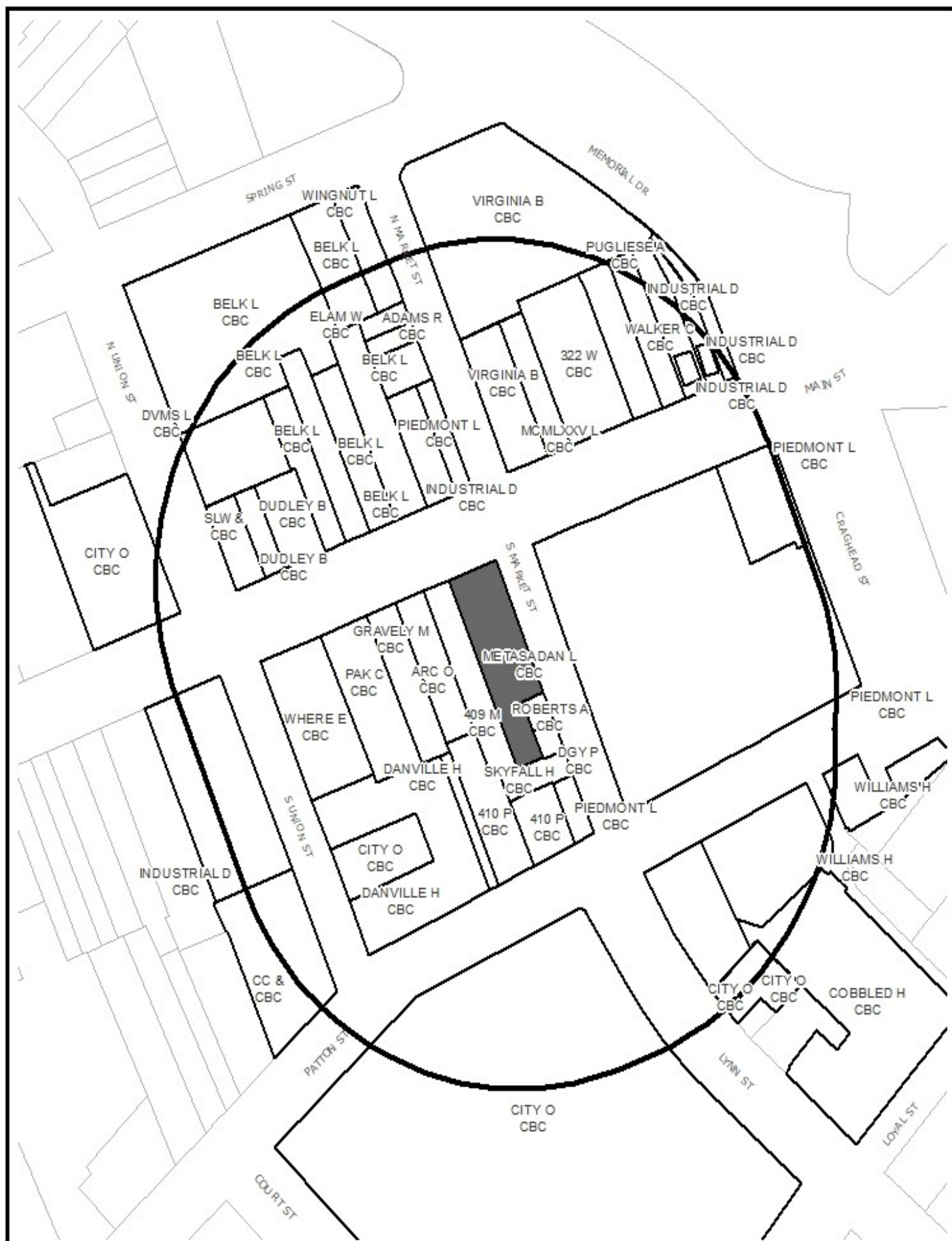
Special Use Permit Application

401 Main Street

Proposed Request:

The proposal is to create a small venue space on the basement level for less than 100 people (patrons and employees). Most of the events would be private in nature and conducted in the evening hours. Events would include entertainment acts such as music, comedy, etc. Bathroom facilities along with a future kitchen will service this level as well. This section of the building is part of a larger redevelopment project to create entertainment, dining, and residential offerings for the downtown Danville area.





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
2/20/2024

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/20/2024

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STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ24-00092 filed by Juan Lopez for rezoning of Parcel 70961 from T-R Threshold Residential to NT-R Neotraditional Residential.

SUMMARY

Parcel 70961 is a vacant, undeveloped 27 acre tract with frontage on Longview Avenue. The property was recently purchased by the applicant, Juan Rivera. The proposed development is a subdivision that would create eighty-four (84) lots for single-family homes. The subject property is currently zoned T-R, Threshold Residential. Rezoning to NT-R, Neo-Traditional Residential will change the maximum density from two (2) units per acre to seven (7) units per acre and reduce the required lot size.

The property is bordered to the east by T-R, Threshold Residential zoning and S-R, Suburban Residential zoning, which also borders the property to the south. To the west is Sandy River Residential, and the adjacent properties along the northern border of the subject property are located in Pittsylvania County.

A preliminary proposal has been submitted that would subdivide the existing twenty-seven (27) acre tract into lots to allow for the construction of eighty-four (84) single family homes, leaving areas for open space and storm water management. The selling point of the development is between \$200,000.00 & \$250,000.00. This price point has not been addressed through previously submitted housing projects. The 2022 Danter Housing study states, "...there is an annual demand for 80 homes in the \$250,000.00 range".

Thirty-eight (38) notices were sent out to property owners within three hundred (300) feet. Fifteen (15) notices were received. One (1) was unopposed, fourteen (14) were opposed.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of rezoning request PZ24-00092 to rezone Parcel 70961 from T-R, Threshold Residential to NT-R, Neo-traditional Residential. This rezoning will allow for an eighty-four (84) single family unit development that will fill the void identified in the 2022 Danter Housing Study.

ATTACHMENTS

1. SUP Longview (1)
2. Longview Concept
3. Longview_AERIALS
4. Longview Ave_OWNERS
5. Longview_LANDUSE



CITY PLANNING COMMISSION

REZONING APPLICATION

1. An application for rezoning 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 as established by the City Council.
2. The application shall include the following information:
 - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - b. 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.
 - c. 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.
 7. A preliminary site plan in accordance with the Site Plan Regulations.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: 70961 Zoning District: _____
Existing Zoning: T-R Proposed Zoning: ~~R-TR~~ N-TR
THRESHOLD RESIDENTIAL NEO-TRADITIONAL RESIDENTIAL

APPLICANT PROVIDED INFORMATION

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

Property Address: LONGVIEW AVE Gross Area/Net Area: 27.94 AC

Property Location: N ☒ S ☐ E ☐ W ☐ Side of: Longview Ave

Between: Ranch Drive and Longview Ct

Proffered Conditions (if any, please attach): _____

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

Name: JUAN LOPEZ Telephone: 571-286-8735

Mailing Address: 1502 ACCOKEEK RD, WALDORF, MD, 20601

Email Address: jlope9516@gmail.com

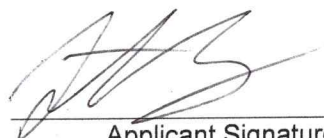
APPLICANT (PLEASE TYPE OR PRINT):

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

Name: JUAN LOPEZ Telephone: 571-286-8735

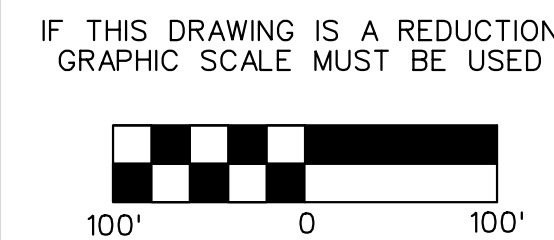
Mailing Address: 1502 ACCOKEEK RD, WALDORF, MD 20601

Email Address: jlope9516@gmail.com



Applicant Signature _____ date _____

Property Owner Signature _____ date _____
(if not applicant)

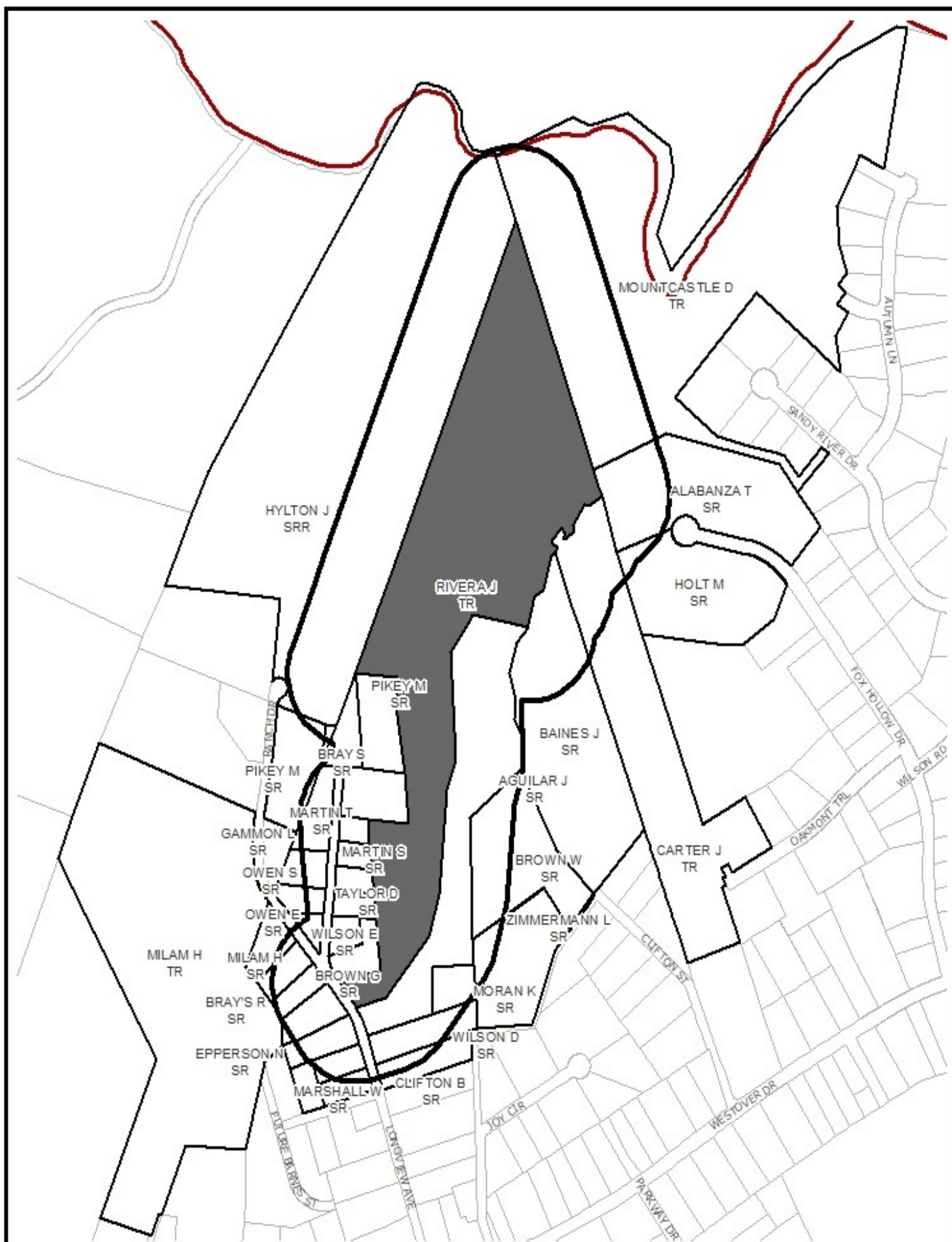


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WHITE ENGINEERING & DESIGN

P.O. BOX 1334
FOREST, VA 24551
PHONE: 434-660-3007
JWHITE@WHITEANDD.COM
WWW.WHITEANDD.COM



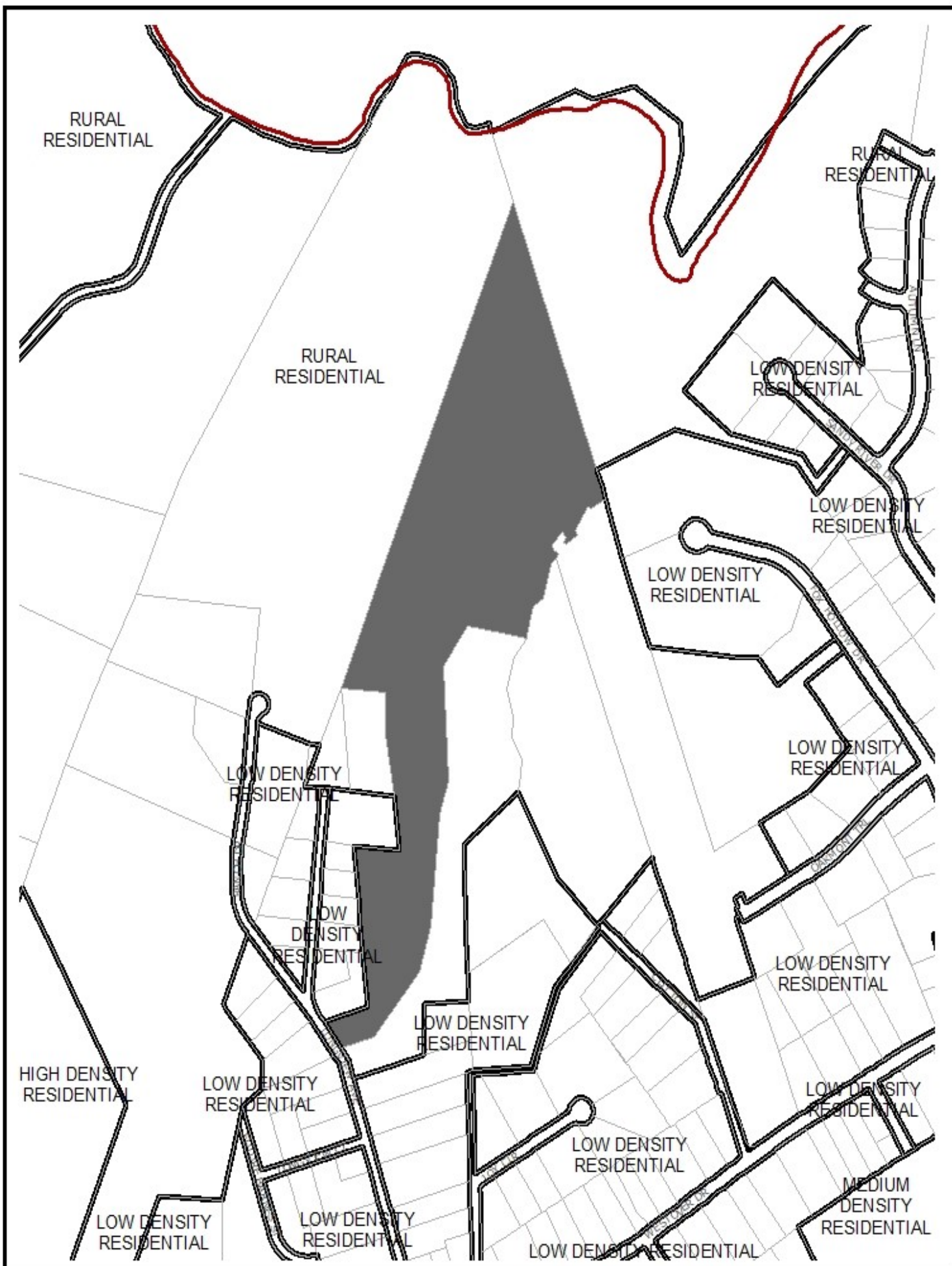


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/20/2024

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/20/2024

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00093 filed by Rivermont Danville, LLC to allow a waiver of maximum floor area ratio at 403 Spring Street (Parcel 21690) in accordance with Article 3.K Section C Item 19.

SUMMARY

Rivermont Danville, LLC is proposing construction of a 432 space parking complex at 403 Spring Street. The parking complex will have a single story section of forty-two (42) spaces and a six (6) story section of an additional three hundred and ninety (390) spaces. 403 Spring Street is zoned CB-C, Central Business Commercial and is approximately 0.1206 acres.

The proposed parking structure has a Floor Area Ratio (FAR) of 4.8 where 3.0 is the maximum allowed without a Special Use Permit. The applicants have requested a Special Use Permit in accordance with Article 3.K Section C Item 19 for a waiver of the maximum Floor Area Ratio. Article 15 of the Zoning Code defines Floor Area Ratio "[t]he ratio determined by dividing the gross floor area of all buildings on a lot by the area of that lot".

The 2030 Comprehensive Plan does not identify parking structures within Planning Area 6 "River District", but the River District Design Guidelines recognized the potential need. Page 21 of the Design Guidelines states "[a]s Danville redevelops, parking garages will be needed". The City of Danville has experienced spectacular growth in the past ten (10) years. The request and need for a parking garage in the River District is a result of this growth and increased activity in the area. A parking structure will provide an amenity for surrounding living units, River District businesses and visitors of the Riverfront Park.

Thirty-four (34) notices were sent out to property owners within three hundred (300) feet. Four (4) unopposed notices were received.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00093 to grant a waiver of the maximum floor area ratio at 403 Spring Street.

ATTACHMENTS

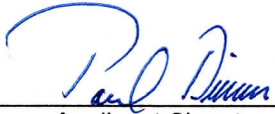
1. Application
2. Danville Parking Deck _ statement of compatability - 020824
3. Danville Parking Deck Plans
4. 403 Spring St _AERIALS
5. 403 Spring St _OWNERS
6. 403 Spring St _LANDUSE

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 403 Spring StRivermont Danville, LLC, a North Carolina limited liability company on behalf of The City ofApplicant: DanvilleApplicant's Address: 200 North Mangum Street Suite 202 Durham, NC 27701Applicant's Phone Number: 1-312-399-8725Applicant's E-mail: pdincin@catapultrealestate.comDescribe Proposed Request: 6 Story Parking Garage

The project consists of a Parking garage with two distinct parking areas within a single building footprint. At the northeast corner, the Spring Street vehicle entry / exit services a one-level 42 space parking facility. Of the 42 spaces, 2 accessible spaces have been provided of which 1 is van accessible. At the southwest corner, the North Union Street entry / exit services 390 spaces on one grade level and five raised levels. Of the 390 spaces, 8 accessible spaces have been provided of which 2 are van accessible. All of the van accessible spaces are located near the entry / exit points. The project thus consists of six parking levels providing 432 spaces (including 7 standard accessible spaces and 3 van accessible spaces).

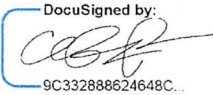
The Building has a FAR of 4.8 and a building height of 77'-8.



Applicant Signature

2-12-24

date

DocuSigned by:

 9C332888624648C...

Property Owner Signature
(if not applicant)

2/12/2024

date

Rivermont Danville, LLC,
 a North Carolina limited liability company
 on behalf of The City of Danville

Belk Leggett Real Estate Holdings, LLC

Memorandum

February 8, 2024

To:	Renee Burton	Project No.:	22-413
From:	Arden Freeman		
Project:	Danville Parking Deck		
Re:	Special Use Permit Application		

As required by the Special Use Permit Application, below is an outline of our project compatibility. Please see Sheet G-003 for additional information regarding zoning requirements and compatibility with the Danville River District Design Guidelines.

1. Comprehensive Plan – As a new public parking deck, the project would be a major contributor to the transportation goals of the Comprehensive Plan. Located at the corner of N. Union Street and Spring Street, the parking deck is ideally located to support the parking needs of the Danville River District.
2. Applicable Zoning District – The site is zoned CB-C, Central Business District, which allows for public parking decks.
3. Current and future neighborhood conditions – Parking decks are the most efficient way to accommodate current parking demands and free up other existing surface lots for potential future development.
4. Surrounding Properties – As a public parking deck, this project will help support the parking demands of the surrounding properties, which is a major benefit to the nearby retail and commercial businesses.
5. Pedestrian and Vehicular traffic patterns – The Danville Parking Deck will have no impact on existing pedestrian traffic patterns. The parking deck will have two vehicular entrances, with the main entrance being located on Union Street, the impact on existing vehicular traffic patterns will be negligible.
6. Adequate public facilities – The Danville Parking Deck will be a public parking facility.

Danville Parking Deck

Basis of Design

02.05.24



PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 6-TIER, SINGLE-USE, PRE-CAST CONCRETE OPEN PARKING GARAGE. PROJECT IS WITH SPRINKLER ON 1ST LEVEL FOR EV STALLS. PROJECT INCLUDES AN EMERGENCY GENERATOR AND MANUAL DRY STANDPIPE SYSTEM.

432 PARKING SPACES

PROJECT SQUARE FOOTAGE AND PARKING SPACE SUMMARY

LEVEL	SPACES	GSF	NEW EVC (ELEC.)	FUTURE EVC	ACCESSIBLE SPACES	ACCESSIBLE VAN
GROUND LEVEL / SPRING ST.	42 SPACES	15,032 GSF	10 SPACES	10 SPACES	4 SPACES	3 SPACES
GROUND LEVEL / N. UNION ST.	15 SPACES	9,822 GSF	-	-	4 SPACES	-
LEVEL 2	77 SPACES	24,850 GSF	-	-	3 SPACES	-
LEVEL 3	77 SPACES	24,850 GSF	-	-	-	-
LEVEL 4	78 SPACES	24,850 GSF	-	-	-	-
LEVEL 5	78 SPACES	24,850 GSF	-	-	-	-
LEVEL 6 / ROOF LEVEL	65 SPACES	21,547 GSF	-	-	-	-
TOTAL	432 SPACES	145,801 GSF	10 SPACES	10 SPACES	11 SPACES	3 SPACES

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN



RENDERINGS

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

A-01



RENDERINGS

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
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BASIS OF DESIGN

A-02



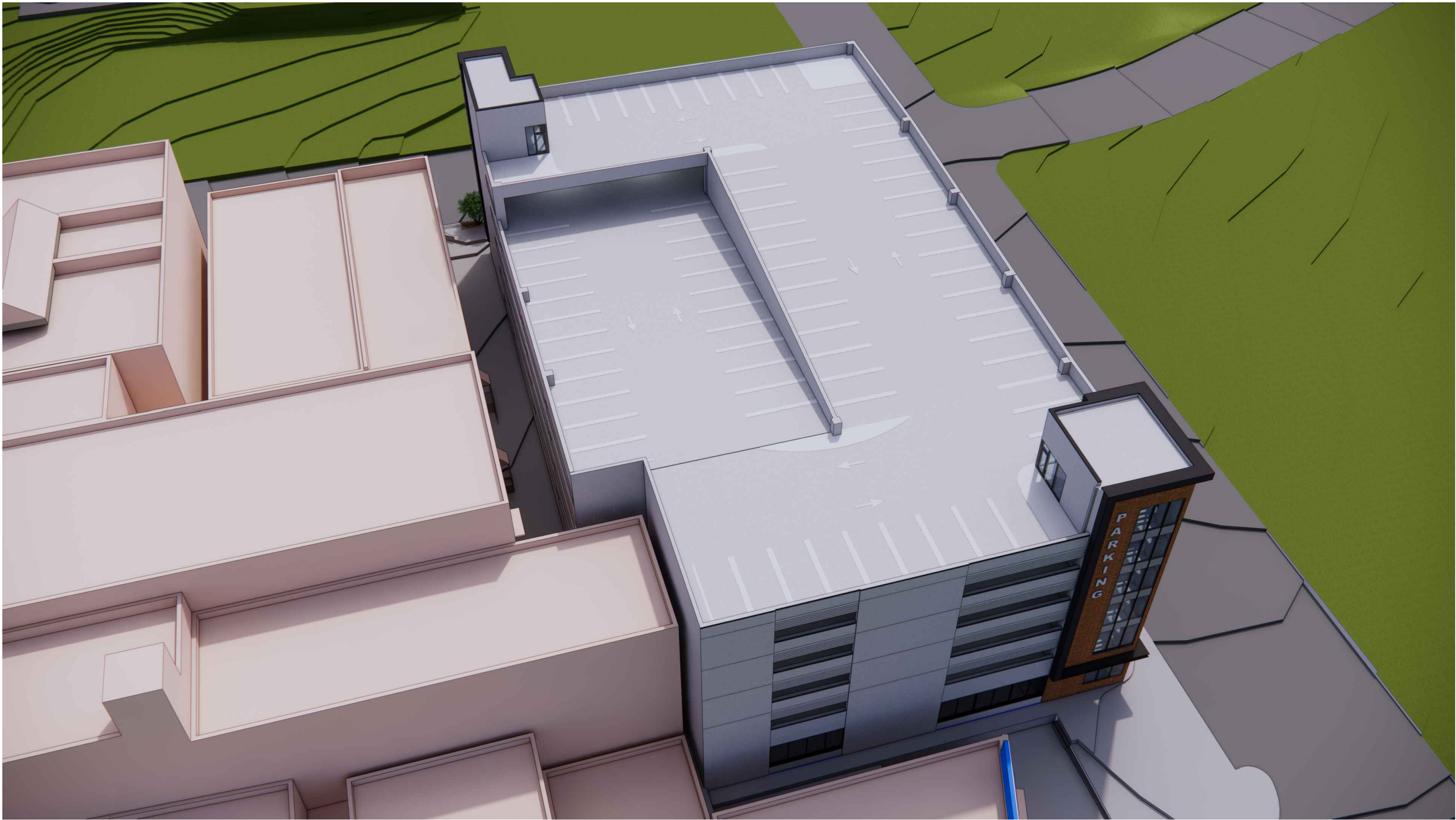
RENDERINGS

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

A-03



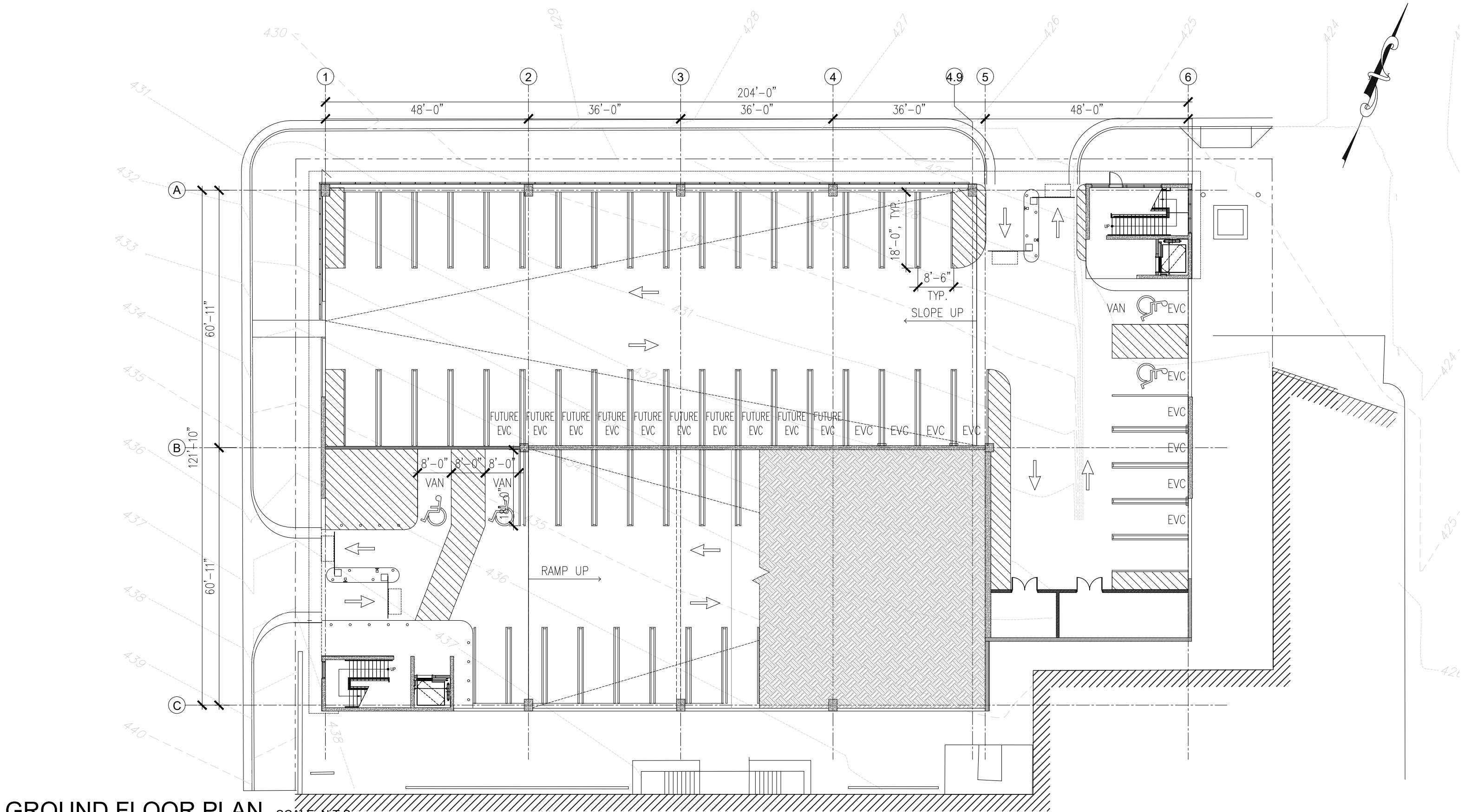
RENDERINGS

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

A-04



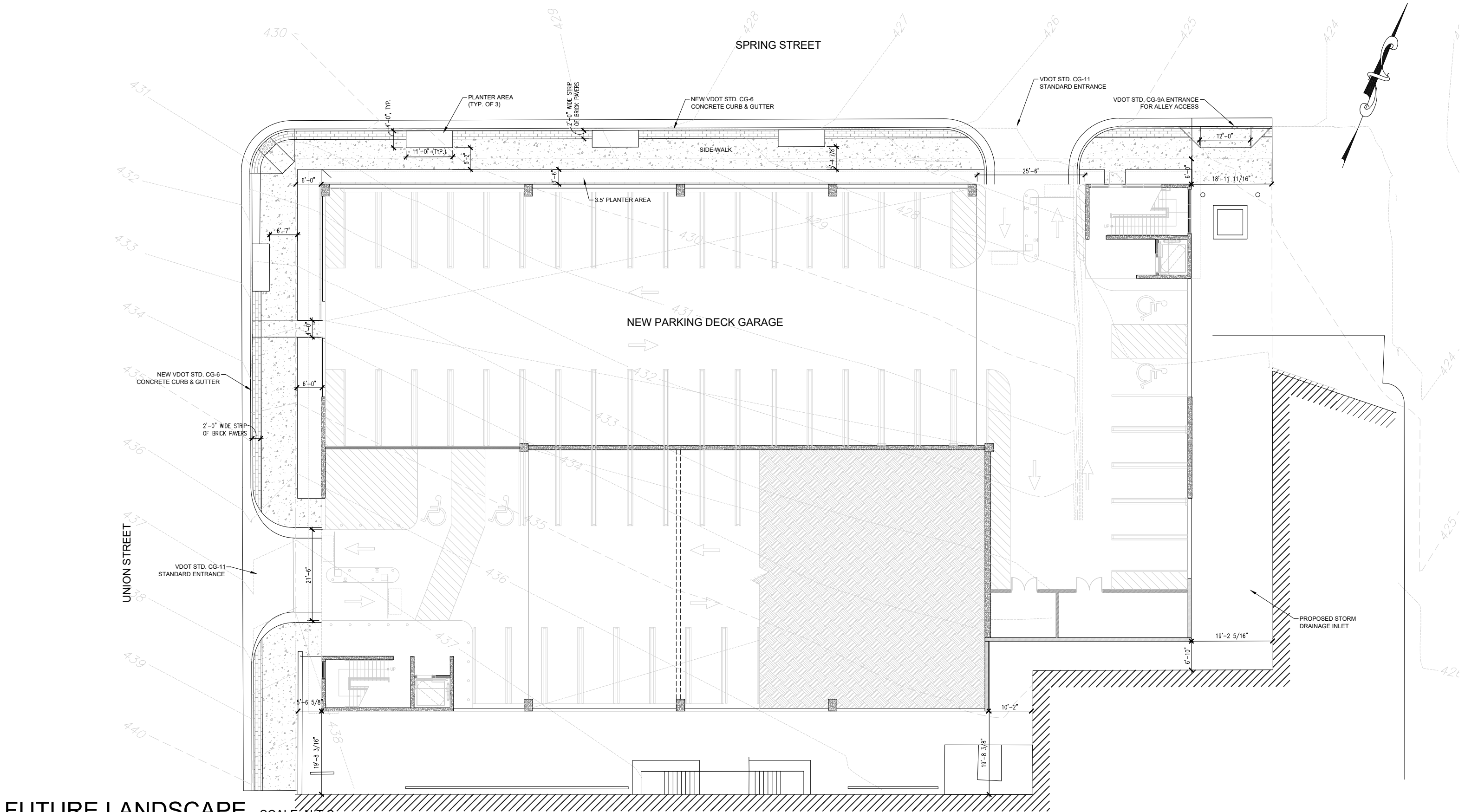
GROUND FLOOR PLAN SCALE: N.T.S.

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
 Address: 403 Spring Street, Danville, VA 24541
 Introduction Date: February 05, 2024

BASIS OF DESIGN

A-05



FUTURE LANDSCAPE

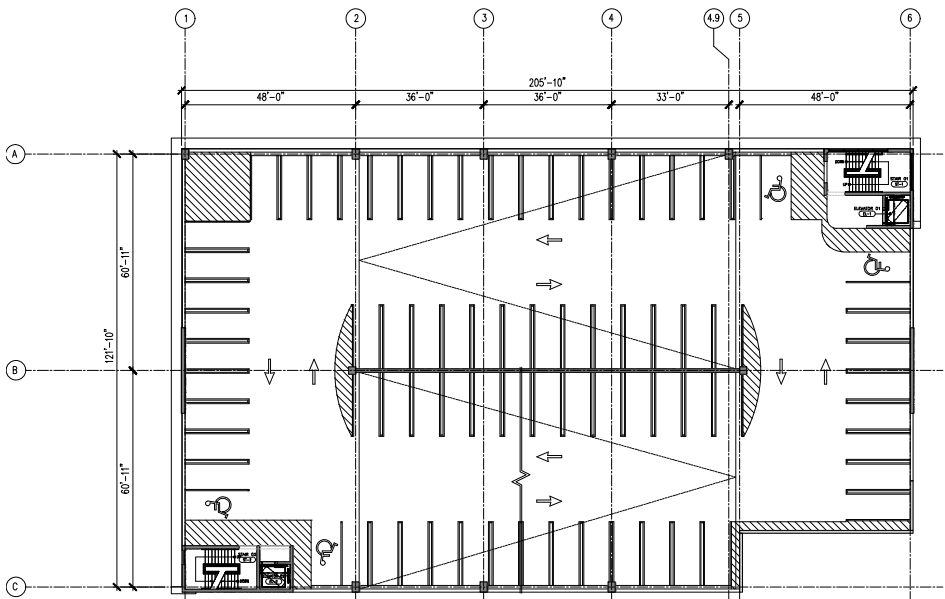
SCALE: N.T.S.

BUILT FORM, LLC

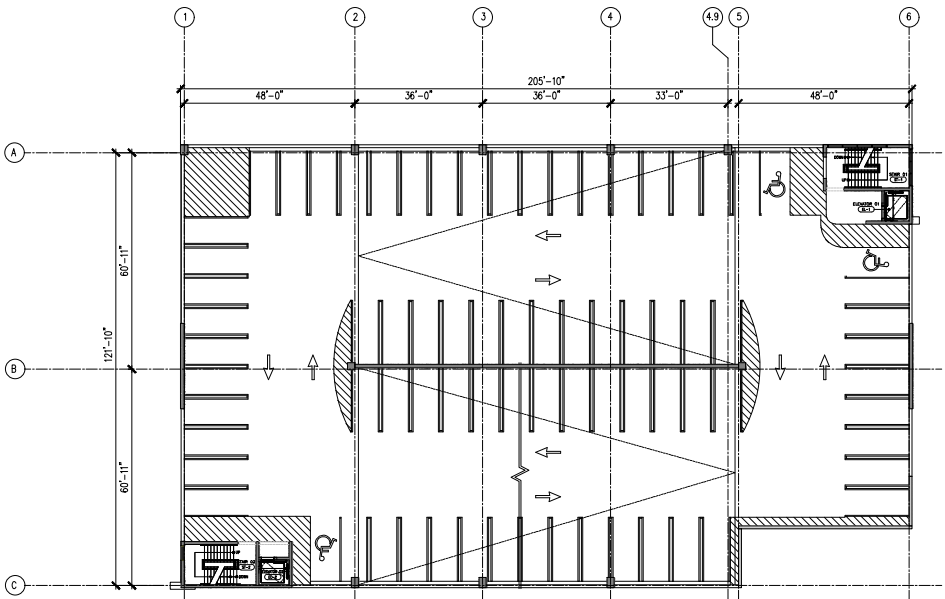
Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

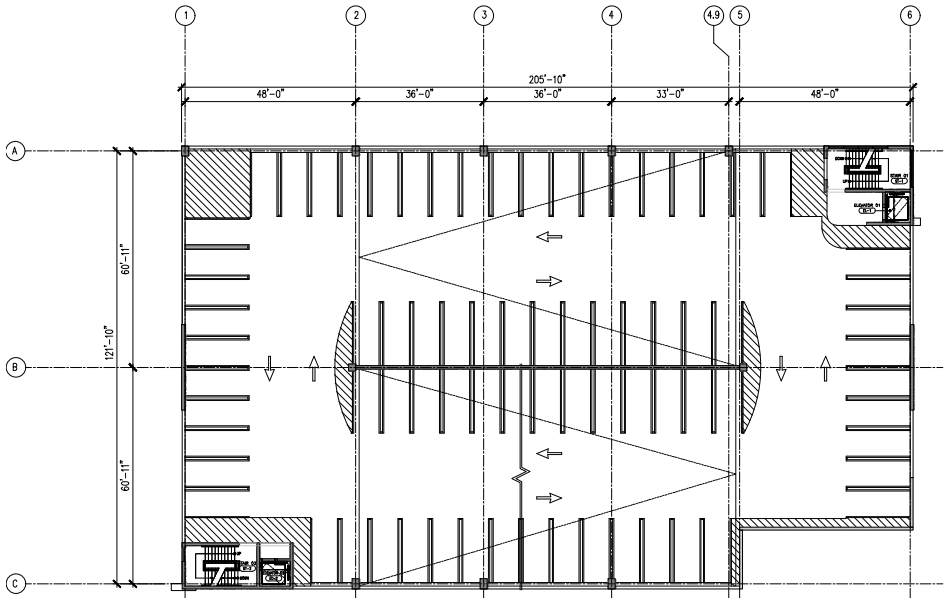
A-06



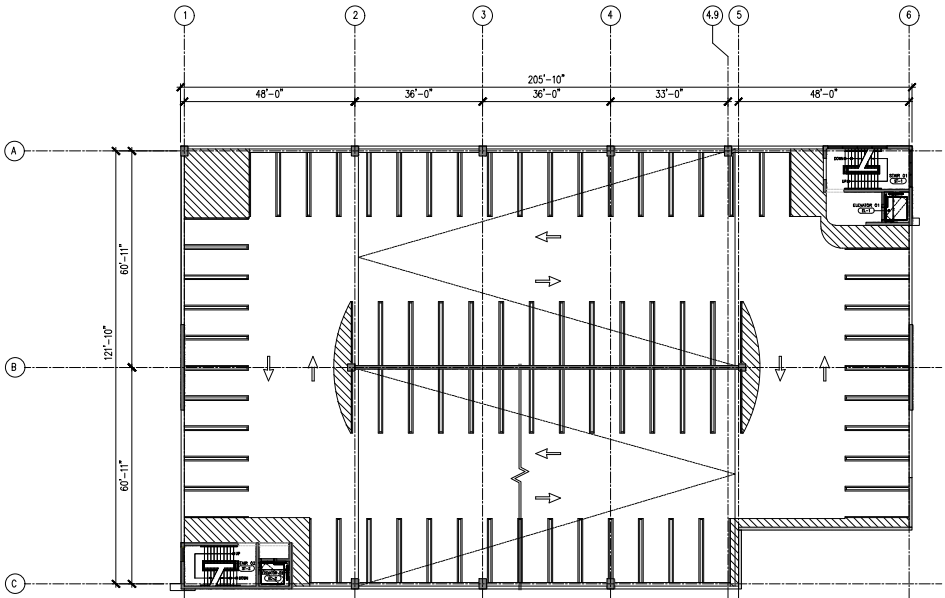
2ND FLOOR PLAN



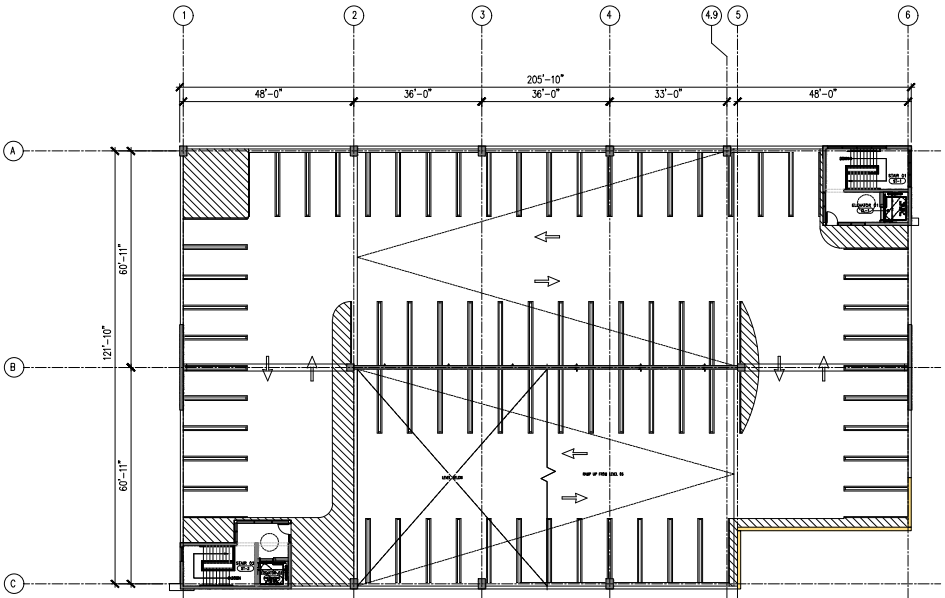
3RD FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN



6TH FLOOR PLAN

PROJECT SQUARE FOOTAGE
AND PARKING SPACE SUMMARY

LEVEL	SPACES	GSF	NEW EVC (ELEC.)	FUTURE EVC	ACCESSIBLE SPACES	ACCESSIBLE VAN
GROUND LEVEL / SPRING ST.	42 SPACES	15,032 GSF	10 SPACES	10 SPACES	4 SPACES	3 SPACES
GROUND LEVEL / N. UNION ST.	15 SPACES	9,822 GSF	-	-	4 SPACES	-
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LEVEL 6 / ROOF LEVEL	65 SPACES	21,547 GSF	-	-	-	-
TOTAL	432 SPACES	145,801 GSF	10 SPACES	10 SPACES	11 SPACES	3 SPACES

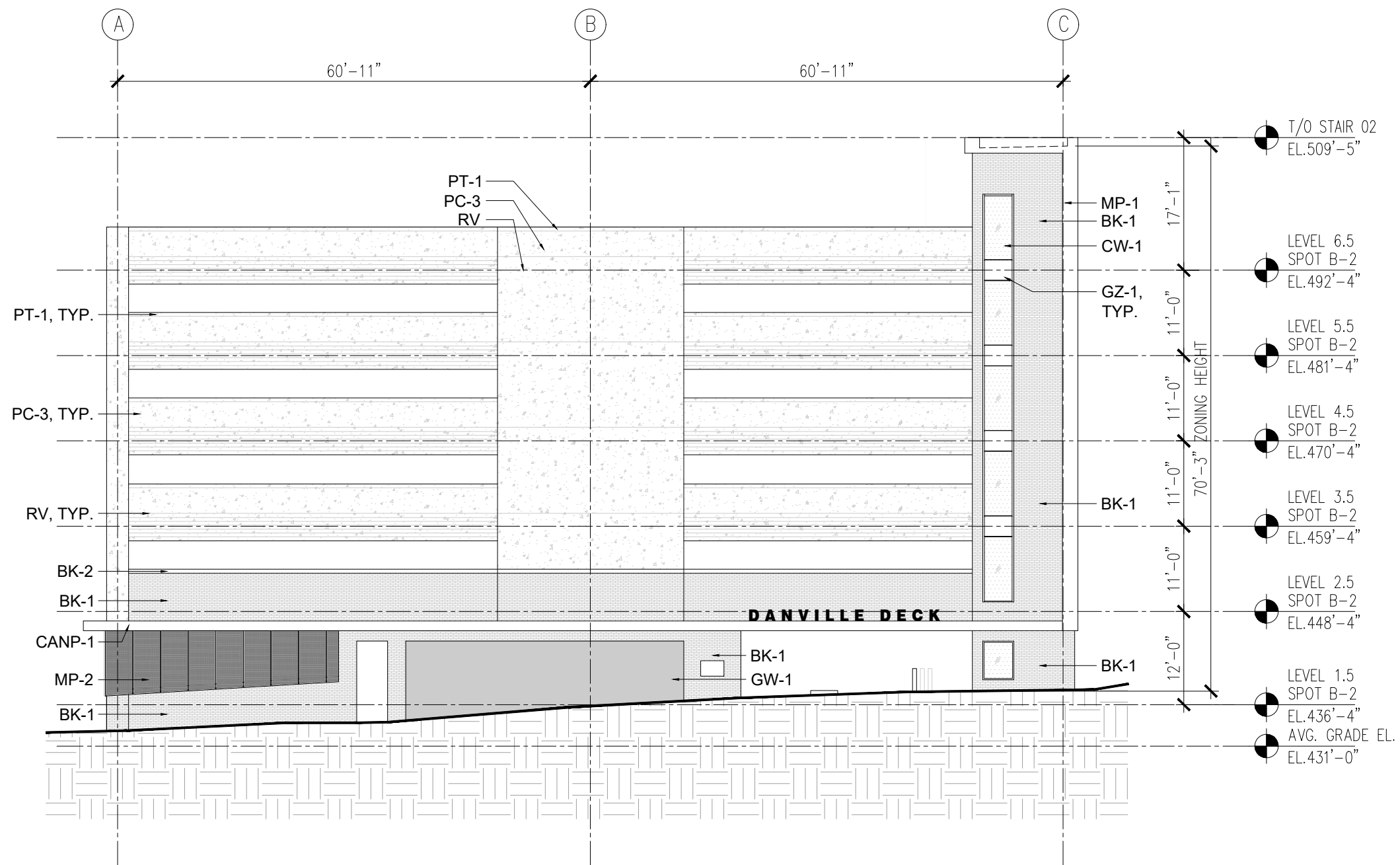
FLOOR PLANS SCALE: N.T.S.

Applicant: Catapult Real Estate Solutions
 Address: 403 Spring Street, Danville, VA 24541
 Introduction Date: February 05, 2024

BASIS OF DESIGN

BUILT FORM, LLC

A-07



EXTERIOR MATERIALS	
BK-1	THIN BRICK IN PRECAST- RED
BK-2	THIN BRICK CAP IN PRECAST- COLOR TO MATCH MP-1
CANP-1	METAL CANOPY- GALVANIZED, PRIMED AND PAINTED STEEL, COLOR TO MATCH MP-1
CW-1	CURTAIN WALL SYSTEM - BLACK ANODIZED
GZ-1	SPANDREL GLASS
MP-1	COMPOSITE METAL PANEL - MATT BLACK
MP-2	PERFORATED METAL PANEL WITH ART WORK
MP-3	STAINLESS STEEL ADDRESS PLAQUE
WM-1	WELDED WIRE MESH PANEL
PC-3	EXPOSED PRECAST CONCRETE
RV	3/4" PRECAST CONCRETE REVEAL
PT-1	PRECAST CONCRETE TO BE PAINTED, COLOR TO MATCH MP-1
GW	LIVING GREEN WALL

WEST ELEVATION

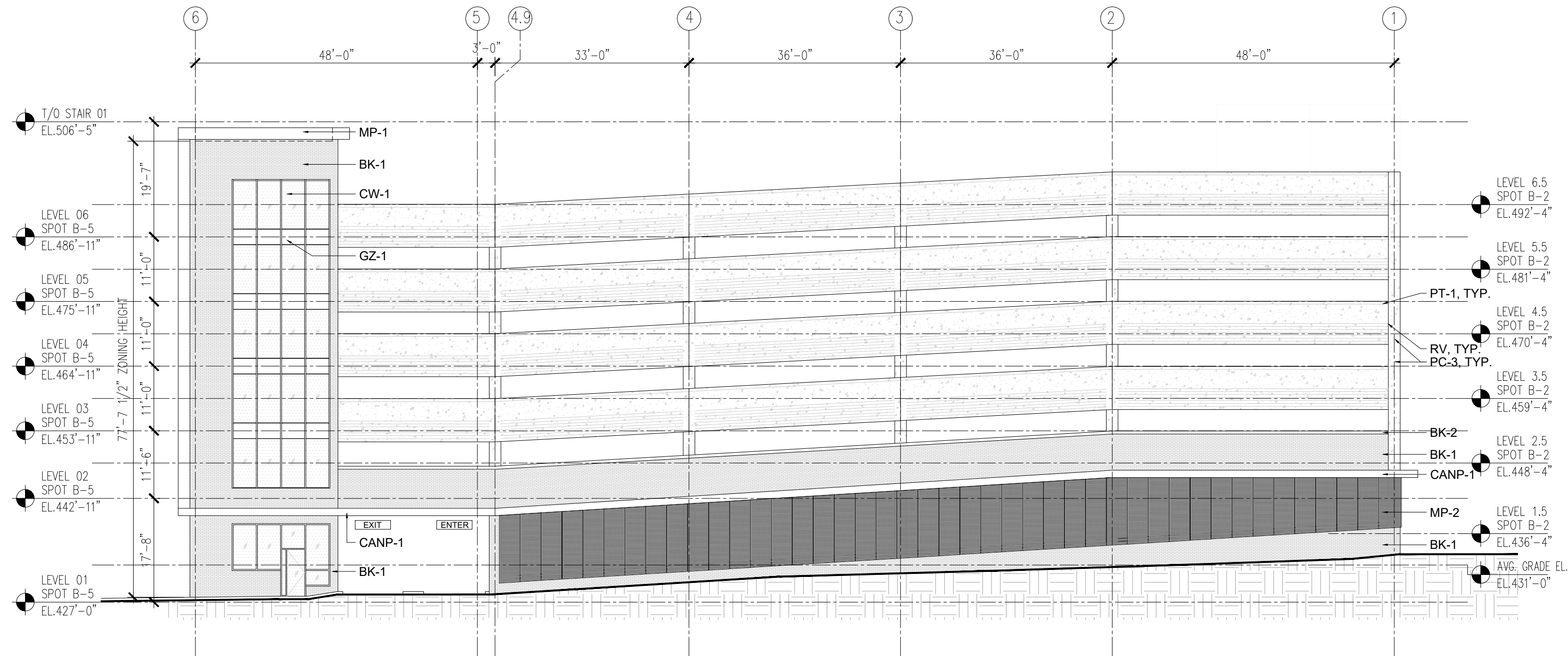
SCALE: N.T.S.

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

A-08



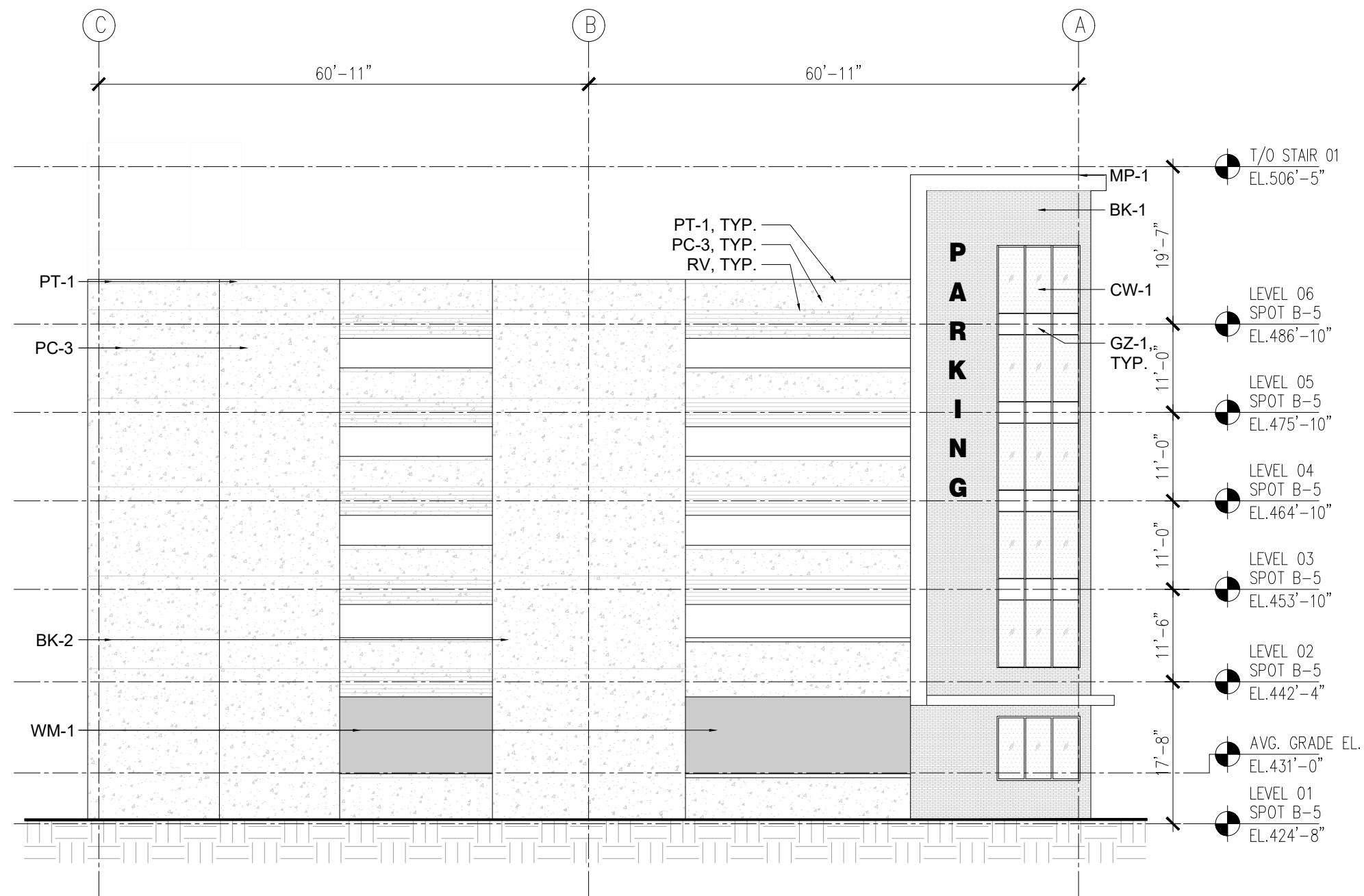
NORTH ELEVATION SCALE: 1/16" = 1'-0"

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

A-09



EXTERIOR MATERIALS	
BK-1	THIN BRICK IN PRECAST- RED
BK-2	THIN BRICK CAP IN PRECAST- COLOR TO MATCH MP-1
CANP-1	METAL CANOPY- GALVANIZED, PRIMED AND PAINTED STEEL, COLOR TO MATCH MP-1
CW-1	CURTAIN WALL SYSTEM - BLACK ANODIZED
GZ-1	SPANDREL GLASS
MP-1	COMPOSITE METAL PANEL - MATT BLACK
MP-2	PERFORATED METAL PANEL WITH ART WORK
MP-3	STAINLESS STEEL ADDRESS PLAQUE
WM-1	WELDED WIRE MESH PANEL
PC-3	EXPOSED PRECAST CONCRETE
RV	3/4" PRECAST CONCRETE REVEAL
PT-1	PRECAST CONCRETE TO BE PAINTED, COLOR TO MATCH MP-1
GW	LIVING GREEN WALL

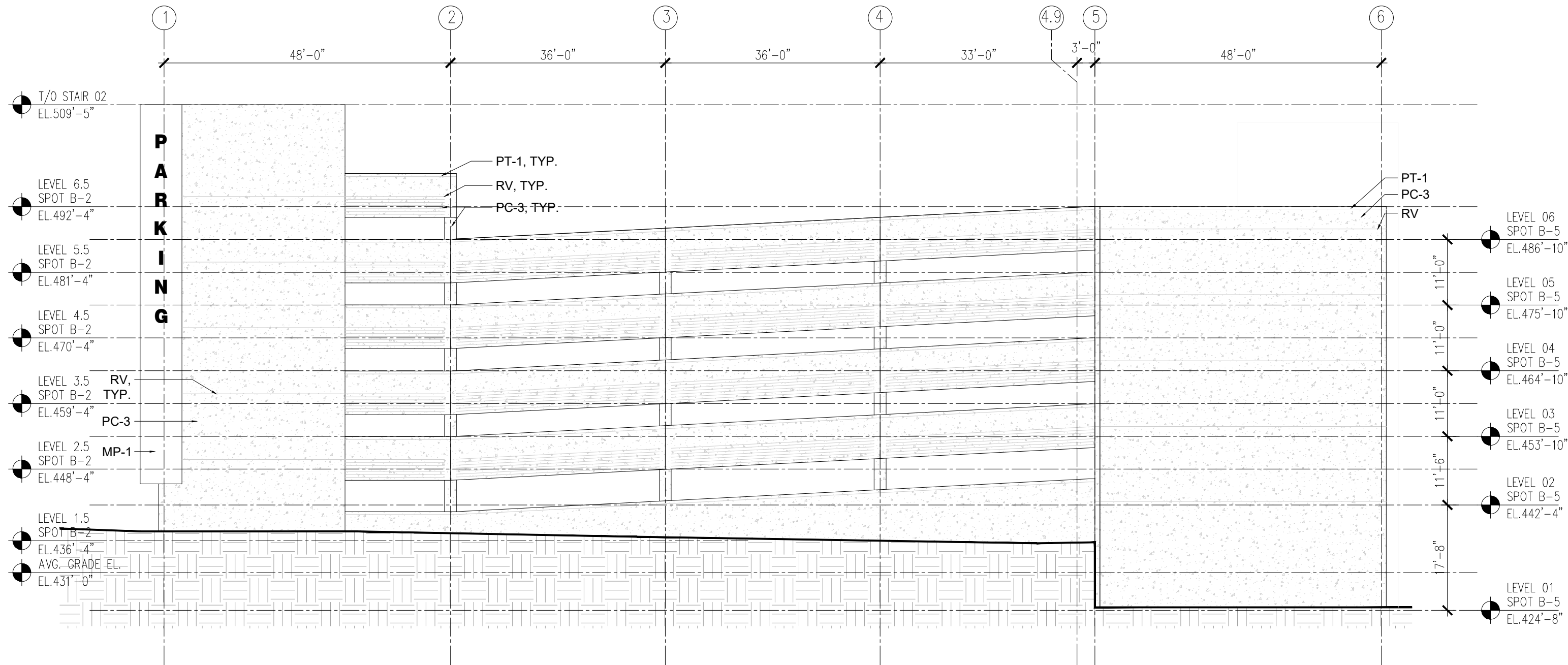
EAST ELEVATION SCALE: N.T.S.

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

BUILT FORM, LLC

A-10



SOUTH ELEVATION SCALE: N.T.S.

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: February 05, 2024

BASIS OF DESIGN

A-11





YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/21/2024

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STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00094 filed by Culture Restaurant and Grill to allow commercial recreation facilities at 510 Spring Street (Parcel 20586) in accordance with Article 3.K Section C Item 5.

SUMMARY

The applicant, Culture Restaurant and Grill, is requesting a Special Use Permit to allow an indoor commercial recreation facility at 510 Spring Street. The property is zoned CB-C Central Business Commercial and is currently in operation as a restaurant. The applicant has requested a Special Use Permit to allow an expansion of restaurant operations to include entertainment and music events. Operation of a facility that requires payment to attend events is deemed indoor commercial recreation by the Zoning Code and a Special Use Permit is required.

A zoning violation letter was issued in January for commercial recreation facility operation without a special use permit. After receiving the notice of violation, Mr. Ferrell contacted the Planning Office to submit a Special Use Permit application.

510 Spring Street has a Certificate of Occupancy limiting capacity to 150 persons.

Twenty-seven (27) notices were sent out to property owners within three hundred (300) feet. Four (4) unopposed notices were received.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00094 to grant a Special Use Permit to allow indoor commercial recreation at 510 Spring Street. Event venues in the River District provide after-hour attractions for residents and visitors.

ATTACHMENTS

1. Application
2. 510 Spring St_AERIALS
3. 510 Spring St_OWNERS

4. 510 Spring St_LANDUSE
5. 510SpringStCofO (1)



City of Danville
Community Development
Planning Division

CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION REQUIRED INFORMATION

Application # 122-011-0000000000 Filing Date March 11, 2024
Date Received 3/11/24 Received by [Signature]
Parcel ID# 122-011-0000000000 Address 10 Patton St
Existing Zoning 122-011-0000000000 Future Land Use C-1

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#)

427 Patton Street | Danville, VA 24541 | 434.799.5260 | www.danvilleva.gov

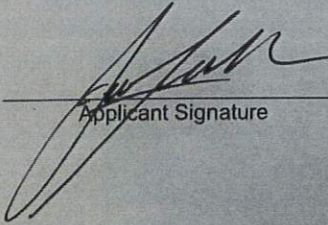
Applicant: 510 Spring Street
Culture Restaurant and Grill Justin Ferrell

Applicant's Address: 205 Macy Herndon Lane

Applicant's Phone Number: 434.251.3304

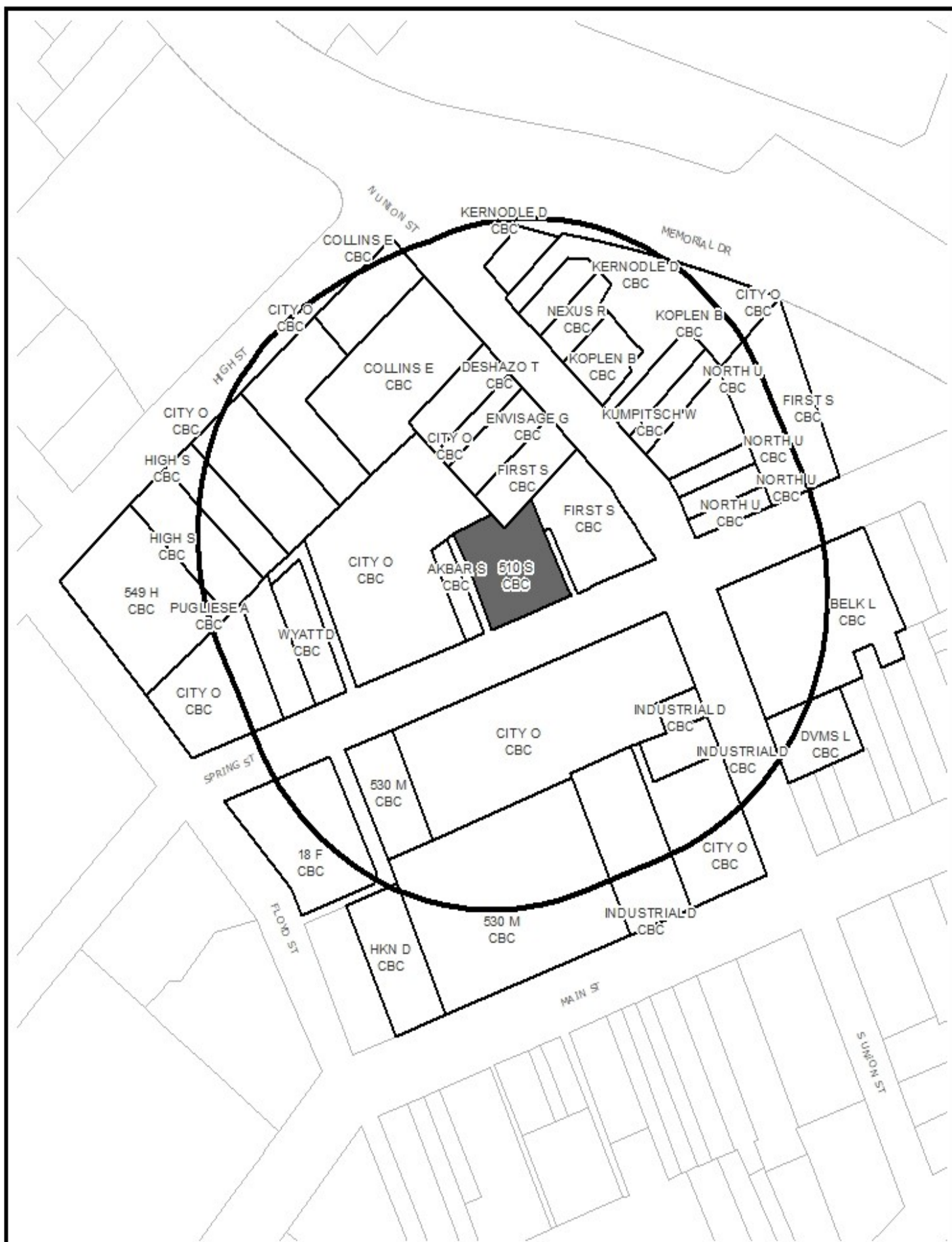
Applicant's E-mail: ferfam5@gmail.com

Describe Proposed Request: Requesting special use permit to
do building rental, membership, and special events.


Applicant Signature 2/15/2024
date

Property Owner Signature _____ date _____
(if not applicant)





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/21/2024

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/21/2024

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.

Certificate of Use and Occupancy

CITY OF DANVILLE, VIRGINIA
Department of Community Development
Inspections Division

This Certificate issued pursuant to the requirements of Section 116 of the 2015 Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City and the Virginia Uniform Statewide Building Code regulating building construction or use.

For the following location:
510 SPRING ST, DANVILLE, VA 24541

For occupancy by:
RESTAURANT

Use Group:
A-2 Assembly

Type of Construction:
3B = Exterior masonry with wood floor and/or roof, NO rating

Building Owner and Address:

510 SPRING STREET LLC
306 LAUREL WOODS DR
DANVILLE, VA 24540

Occupancy Load: 150 Persons

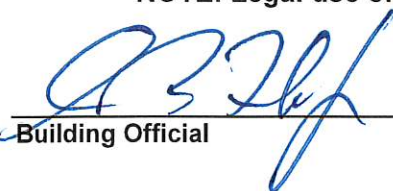
CODE	PERMIT#	INSPECTOR	FINAL APPROVED
Commercial Building Permit	PRBCBC202100601	William C. Willis Jr	10/18/2021
Electrical Permit	PRE202100602	Eliseo Bucio-Valencia	10/15/2021
Mechanical Permit	PRM202100603	Richard Phelps	10/20/2021
Plumbing Permit	PRP202100604	Mike LaPrade	10/08/2021
Fire Systems Application	PRFS202100998	Richie Guill	10/18/2021

Modification-Building Code

Building fire detection and fire alarm system will be installed, and system will be interconnected between floors and continuously monitored. Two means of egress from both first and second levels.

FIRE SPRINKLER SYSTEM NOT INSTALLED AND NOT REQUIRED

NOTE: Legal use of this structure may also require a Certificate of Zoning Compliance.



Building Official



Date



POST IN A CONSPICUOUS PLACE



STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00097 filed by Carl Norton for special use permit at 108 West Main Street (Parcel 26034).

SUMMARY

108 West Main Street is zoned TO-C, Transitional Office Commercial. The office of the Commissioner of Revenue shows that there has not been an active business license at this location since 2013, but the property was previously used as offices and a medical practice. The applicant is proposing a retail establishment. If Code Amendment request PZ24-00098 is approved by City Council, retail will be allowed by Special Use Permit, limited to indoor display and storage.

108 West Main Street is located in the West Main Corridor Overlay. This overlay is developed to encourage economic growth and development that is compatible with the surrounding areas. The applicant has requested a Special Use Permit to operate a retail establishment of apparel and accessories. The property has a paved parking lot in the rear of the structure that will adequately serve the retail operation on the main level and a potential office on the upper level.

Twenty-one (21) notices were sent out to property owners within three hundred (300) feet. Three (3) unopposed notices were received.

RECOMMENDATION

The Planning Staff recommends that Planning Commission recommend approval of PZ24-00097 to allow retail sales in accordance with Article 3.I Section C Item 10 with the hours of operation limited to 8:00 am to 8:00 pm.

ATTACHMENTS

1. Application
2. Supporting Docs
3. 108 W Main St_AERIALS
4. 108 W Main St_OWNERS
5. 108 W Main St_LANDUSE



Deadline: 02-12-2024
8:36 AM

CITY PLANNING COMMISSION

REZONING APPLICATION

1. An application for rezoning 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 as established by the City Council.
2. The application shall include the following information:
 - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - b. 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.
 - c. 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.
 7. A preliminary site plan in accordance with the Site Plan Regulations.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00697 PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Zoning District: _____
Existing Zoning: _____ Proposed Zoning: _____

APPLICANT PROVIDED INFORMATION

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

Property Address: 100 WEST MAIN Gross Area/Net Area: 3253 SQ FT

Property Location: N ☒ S ☐ E ☐ W ☐ Side of: WEST MAIN STREET

Between: 136 WEST MAIN and 1124 MAIN STREET

Proffered Conditions (if any, please attach): _____

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

Name: CARL NORTON Telephone: _____

Mailing Address: 108 WEST MAIN ST. DANVILLE, VA 24541

Email Address: INFO@NORTHURST.COM

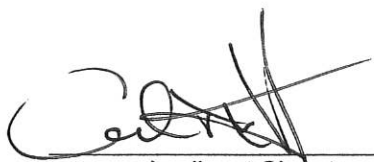
APPLICANT (PLEASE TYPE OR PRINT):

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

Name: SAME AS ABOVE Telephone: _____

Mailing Address: _____

Email Address: _____

 14 FEB 2024
Applicant Signature date

Property Owner Signature date
(if not applicant)

14 February 2024

City of Danville Community Development
Director of Planning and Zoning
427 Patton Street
Danville, VA 24541

Director of Planning and Zoning,

Per the directions outlined in the rezoning application, please find the following details.

Section 2 – Paragraph A – Description of the Proposed Use

It is our intent to utilize the property for retail sales. The property is currently listed as Commercial TOC – Office. There are 50 parking spaces located in the parking lot on the property. There is also handicap access (concrete ramp) to the building. The proposed hours of operation are from 8:00am to 6:30pm Monday thru Saturday – Closed Sunday. Anticipated number of employees will be 4 (four).

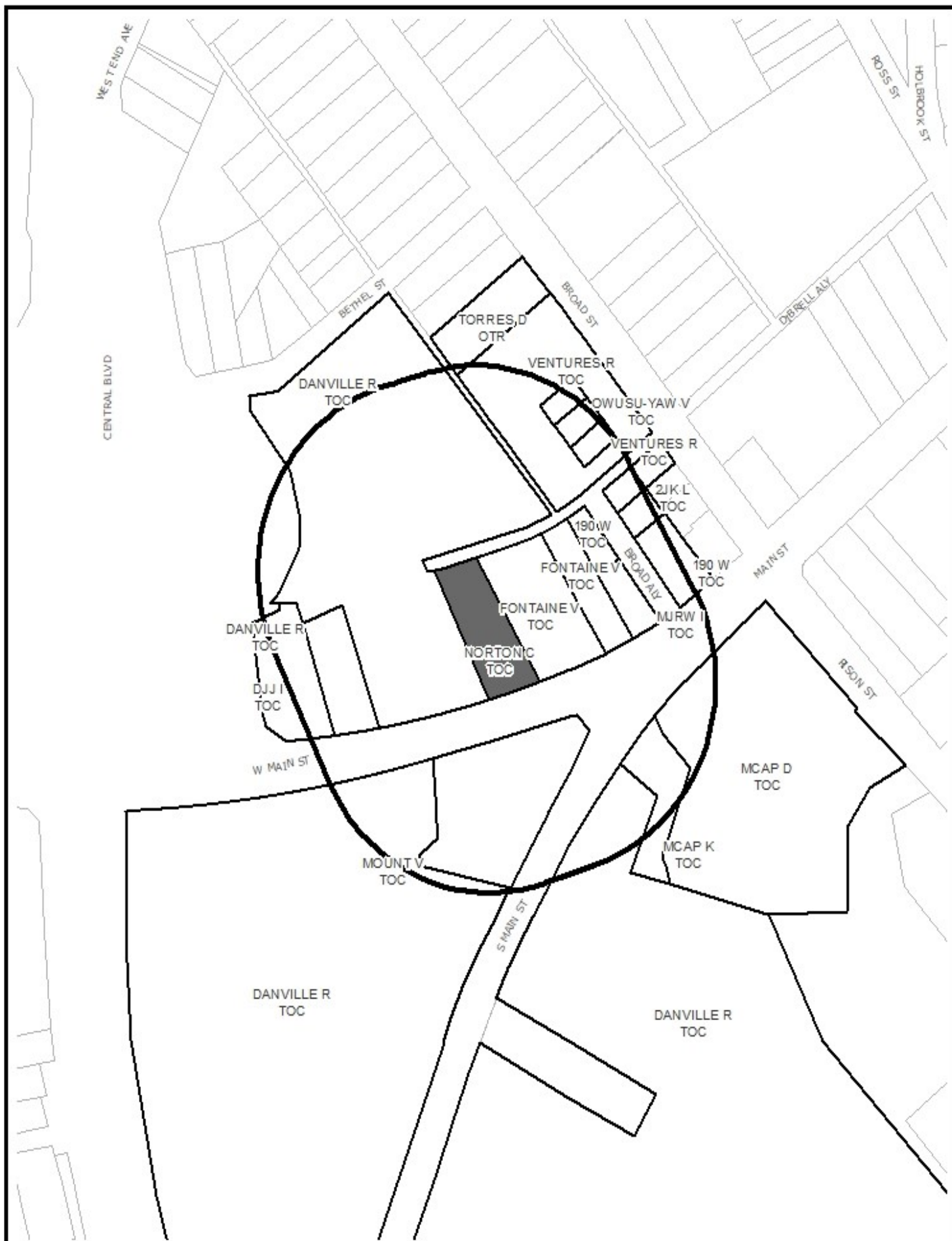
Section 2 – Paragraph B – Statement of Proposed Compatibility

1. The Comprehensive Plan – Our plan is to provide retail services from this commercial location. We plan to utilize the first floor for retail space and the second floor will remain office space.
2. The Applicable Zoning District – Our property is located in a commercial district and is currently zoned for commercial use.
3. The Surrounding Properties - Our property is surrounded by commercial property. To the left side of the property is the SOVAH hospital employee parking lot. To the rear of the property is an alley and the bottom half of the SOVAH hospital employee parking lot. To the right side of the property is a doctor's office that is currently owned privately. In front of the property is Mount Vernon Church and the SOVAH hospital.
4. Current and Future Neighborhood Conditions – The current neighborhood is commercial. As almost all of the structures in the neighborhood are commercial buildings it is anticipated that the neighborhood will remain commercial.
5. Pedestrian and Vehicular Traffic Off-site – To the front of the property is West Main Street with vehicular traffic operating in 2 directions. There are sidewalks on both sides of West Main Street for pedestrian traffic. There are 50 parking spaces on the property so there will be no on-street parking required.

Pedestrian and Vehicular Traffic On-site – There is a “One Way” Vehicle Entrance onto the property from West Main Street which leads to the rear of the property and a 50 space parking lot. There is a “One Way” exit at the rear of the property thru an asphalt paved public alley road. Vehicles will only be authorized to enter the property from West Main Street and exit to the rear of the property via the asphalt paved alley road. There are dedicated walkways from the parking lot to the entrance of the building.

6. Adequate Public Facilities - There is a concrete handicap ramp affixed to the front of the building for wheelchair access to the building.



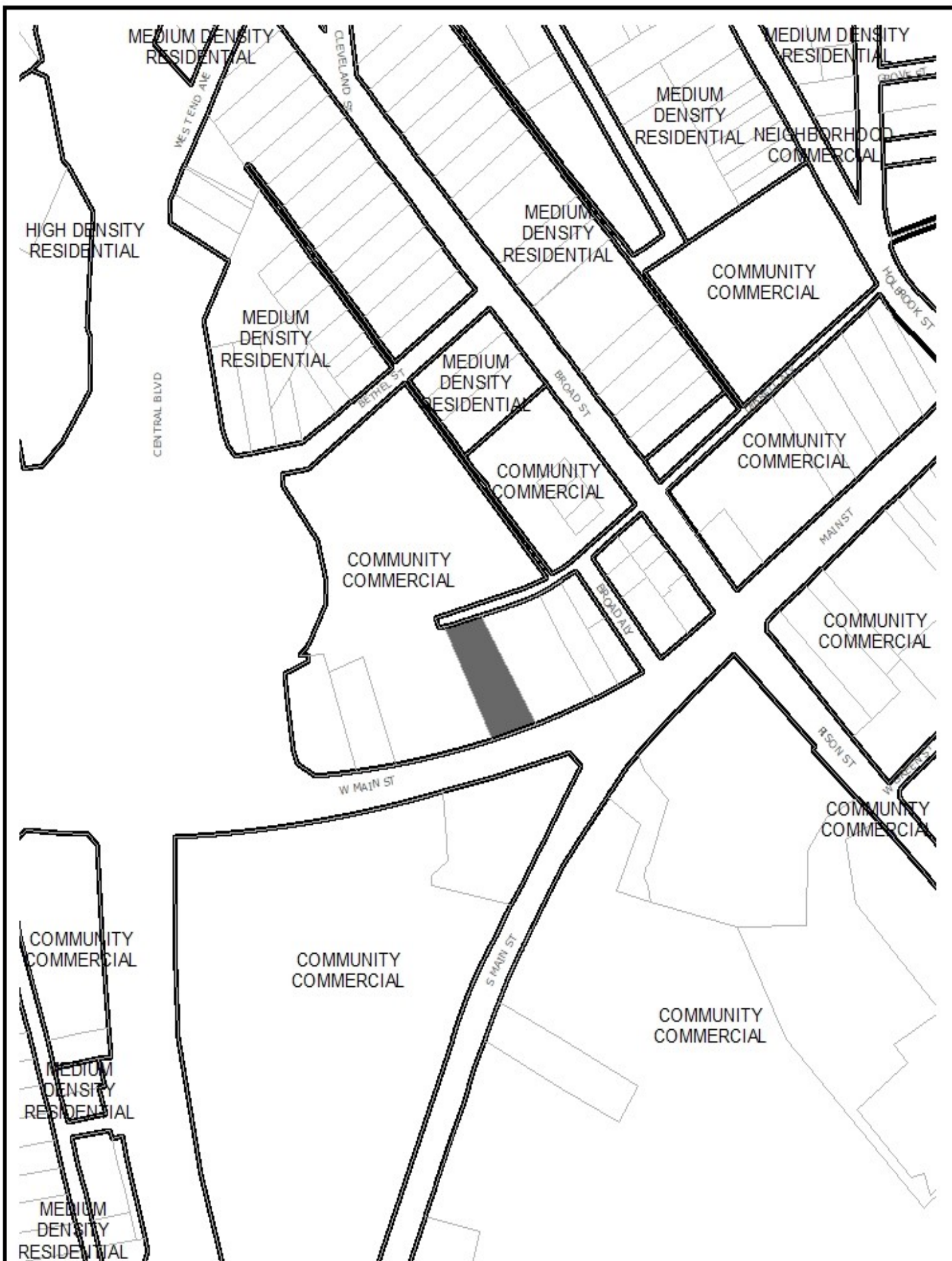


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
2/21/2024

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/21/2024

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STAFF REPORT

DATE: March 11, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit Application PZ24-00089 filed by CCKW, LLC requesting a Special Use Permit to amend an existing PUD to include Parcel 25236 (Franklin Street).

SUMMARY

In December, the applicant, CCKW, submitted a planned unit development which was approved by City Council. The proposed Planned Unit Development (PUD) consolidates parcels and creates a residential housing development on Monument, Shelton, Cabell, and Franklin Streets. The entire development will consist of thirty (30) single-family attached unit dwellings and sixty (60) apartments divided into three (3) apartment buildings. The PUD was approved with the following conditions:

1. The permitted uses at the development are residential;
2. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
3. The buildings may not have vinyl siding on exterior vertical fascia;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed 60 feet;
6. Parking shall not be placed in the front yard of townhome development;
7. No more than eight (8) and no fewer than three (3) single-family attached units (townhouses) shall be included in any one physically contiguous grouping;
8. Townhouse grouping shall be designed to minimize "Flat-faced", row-house architectural facades. Architectural projections, off-sets, window bays, canopies, porches, mixed materials and colors and other design elements of a unified architectural theme shall be provided to achieve this result;
9. Architectural treatment of attached dwellings shall vary so that no more than two abutting units are substantially the same and so that no more than four units in any group are substantially the same;
10. Apartment building construction must mimic the exterior design submitted by the applicant labeled "Allure";
11. The development will maintain landscape buffers compliant with Article 16 of the

- zoning ordinance and or the development agreement, whichever is greater; and
12. That the developer executes and records a development agreement with the City that acknowledges these conditions.

Since approval, the applicant acquired Parcel 25236 and is requesting to amend the Special Use Permit to include the new property within the existing PUD. The addition of Parcel 25236 would prevent the construction of a driveway between two existing homes on Cabell Street and increase the number of townhomes fronting Franklin Street from six (6) to ten (10).

One hundred thirty-nine (139) notices were sent out to property owners within three hundred (300) feet. Thirty-two (32) unopposed notices were received. Twenty-six (26) of the thirty-two (32) returned notices were responses from the applicant.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of application PZ24-00089 to amend a PUD with previously approved conditions to include Parcel 25236.

ATTACHMENTS

1. Application and Supporting Documents
2. Franklin St_AERIALS
3. Franklin St_OWNERS
4. Franklin St_LANDUSE

February 12, 2024

Via Hand Delivery and Electronic Mail

Ms. Renee Burton
Director of Planning
City of Danville
427 Patton Street
Danville, Virginia 24541

Re: Special Use Permit Application submitted by CCKW LLC

Dear Ms. Burton:

On behalf of CCKW LLC ("CCKW"), I am pleased to submit this Special Use Permit Application for the following parcels located on Monument, Shelton, Cabell, and Franklin Streets (the "Parcels"): 23320, 23677, 23662, 23661, 20860, 21603, 22885, 20074, 20881, 24445, 22244, 22727, 23040, and 21602 (multi-family); and 24048, 20749, 21228, 22594, 25347, 24577, 24549, 20071, 20076, 20856, 20862, 21471, 20488, 25184, 21957, 21561, 20637, 24941, 23319, 22082, and 25236 (townhomes) (the "Application").

Specifically, and as set forth below, the Application seeks to amend and expand modestly CCKW's proposal for the Monument-Berryman Redevelopment Area (the "Area") that was previously considered by the Planning Commission and subsequently approved by City Council (in the form of a special use permit for a planned unit development).

Please note that the Parcels are owned by a combination of CCKW, Big Time Rentals, LLC ("BTR"), and the Danville Redevelopment and Housing Authority ("DRHA"). BTR has consented to this request by CCKW, as shown on the enclosed two-page Special Use Permit Application from the City's website (the "Application Form"); we anticipate that DRHA will do the same and will provide a signature on the Application Form upon receipt thereof.

Enclosed for your review and reference are a completed Application Form, marked as Exhibit A, which this letter is intended to supplement, along with two additional exhibits identified below and a check in the amount of \$360.00, representing the City's fee associated with this Application.

Description of Previously Approved Development

On December 5, 2023, City Council approved a comprehensive proposal from CCKW for a planned unit development to redevelop the bulk of the Area and create an attractive, single-family home and high-end apartment community that would return this corridor to productive use (the "2023 Plan"). The 2023 Proposal envisioned thirty (30) single-family attached unit dwellings and sixty (60) apartments divided into three (3) apartment buildings. A portion of the apartments are intended for occupants making less than the area median income.

Updates to 2023 Plan

Following the approval of the 2023 Plan, CCKW has been fortunate to acquire an additional parcel – PIN 25236 – from a private party, which was achieved with assistance from both the City and the Danville Redevelopment and Housing Authority (“DRHA”). The acquisition of this parcel allows CCKW to (i) avoid installation of a driveway between two homes on Cabell Street (i.e., PINs 20067 and 20069), which had been an area of concern to neighbors, and (ii) increase the number of townhomes fronting Franklin Street from six to ten.

With this Application, CCKW seeks two specific changes to the 2023 Plan: (1) addition of PIN 25236 to allow for construction of four (4) additional townhomes and (2) removal of PIN 22082, on which the aforementioned driveway was to be constructed following purchase from DRHA, so that it remains under the complete control of DRHA. Otherwise, the 2023 Plan will remain unchanged.

Exhibit B to this Application demonstrates this increase in the number of townhomes, while Exhibit C showcases the increase in the context of the other components of the 2023 Plan.

Additional Compatibility Considerations

Consistent with the 2023 Plan, this updated approach is in harmony with the City of Danville’s 2030 Comprehensive Plan, (1) promoting opportunities for a greater variety of housing types in the City within an established neighborhood and, in doing so, (2) supporting the *continued economic development of the region*.

The aims of the Application also remain in harmony with the current intent and purpose of this zoning district, as CCKW’s proposal represents the return of residential development to currently vacant parcels and takes advantage of an opportunity to realize additional density in an established portion of the City.

Finally, the updated components of this proposal are consistent with the residential character of adjacent properties, surrounding neighborhoods, and existing and proposed development, both in terms of aesthetics and scale. Residents of the proposed development will have ready access to the surrounding area, both for vehicular and pedestrian uses. The Parcels presently have connections to public water and sewer facilities, which will be maintained, if not enhanced, by the proposed development.

Application Requirements for Special Use Permit

Our intention has been to address above each of the requirements identified as a requirement for consideration of this Application. To the extent that any item has been overlooked, we will gladly and promptly supplement this letter.

* * *

Thank you in advance for your consideration of this Application. Should you or your staff have any questions, do not hesitate to let me know. We look forward to discussing updates to the proposed development with the Planning Commission in March.

Very truly yours,



Steven P. Gould

Enclosures

cc: CCKW LLC (w/encls.) [via electronic mail]
Danville Redevelopment and Housing Authority (w/o encls.) [via electronic mail]



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.
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 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Address: _____
Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

PINs: 23320, 23677, 23662, 23661, 20860, 21603, 22885, 20074, 20881, 24445, 22244, 22727, 23040, and 21602 (multi-family); 24048, 20749, 21228, 22594, 25347, 24577, 24549, 20071, 20076, 20856, 20862, 21471, 20488, 25184, 21957, 21561, 20637, 24941, 23319, 22082, 25236

Property Location (address/ID#): (townhomes)

Applicant: CCKW LLC

Applicant's Address: 733 River Park Drive, Danville, VA 24540

Applicant's Phone Number: 434.793.0217 (Clif Walden); 434.942.9863 (Kevin Shotwell)

Applicant's E-mail: clif.walden@riversiderooftruss.net; kevshotwe@aol.com

Describe Proposed Request: Please see accompanying correspondence

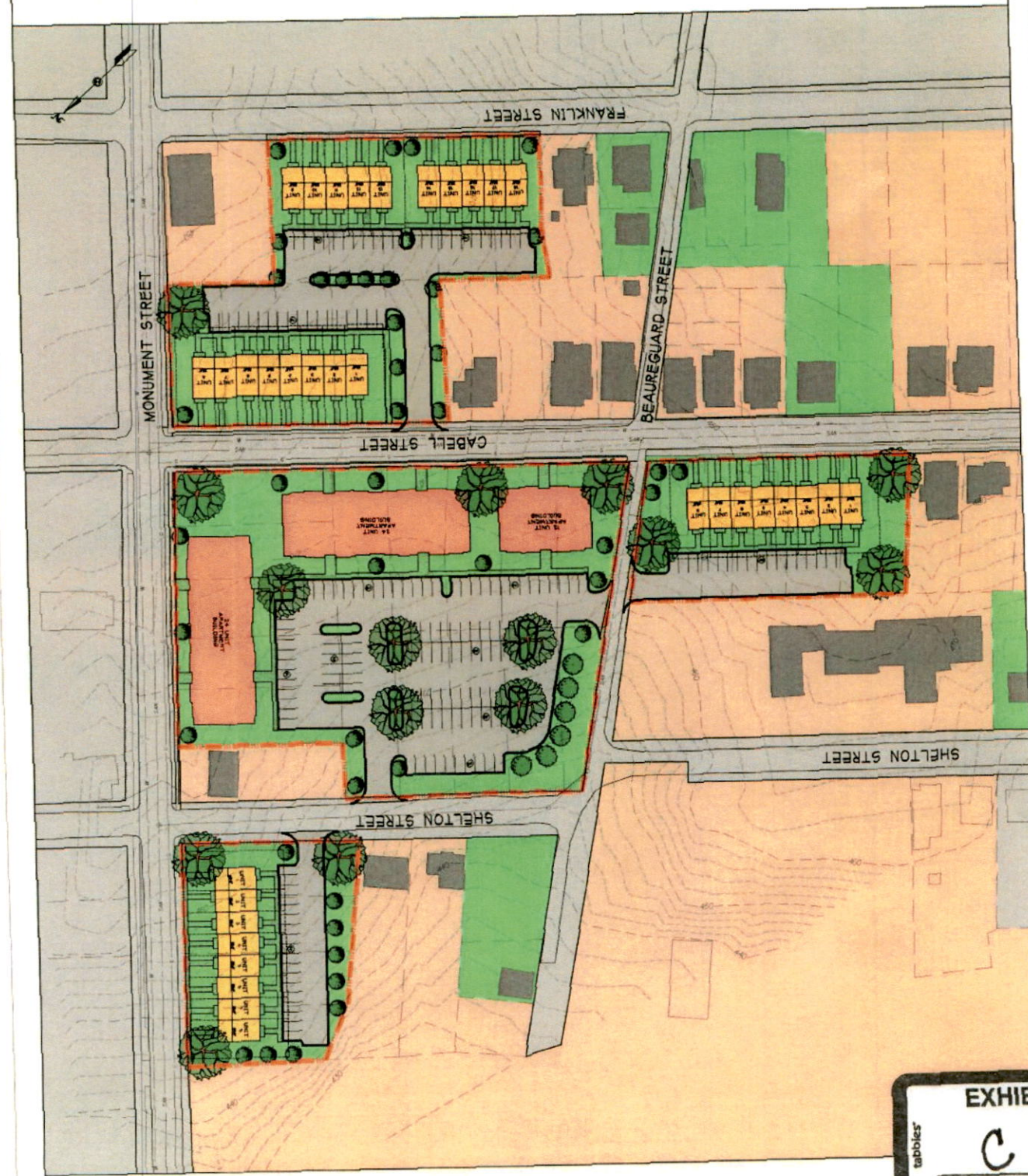
CKW 2/12/2024
ID: dKig5n1w6EEEnAmSgrkp9884
Applicant Signature date
Clifton K Walden, Jr., Co-Manager of CCKW
LLC

CKW 2/12/2024
ID: dKig5n1w6EEEnAmSgrkp9884
Property Owner Signature date
Clifton K Walden, Jr., Co-Manager of Big Time
Rentals, LLC

Amy Barts 02/27/2024
Property Owner Signature date
Amy Barts, Interim Executive Director of the
Danville Redevelopment and Housing Authority



- LOTS AVAILABLE FOR MONUMENT-BERRYMAN REDEVELOPMENT
 - LOTS NOT AVAILABLE FOR MONUMENT-BERRYMAN REDEVELOPMENT
 - PROPOSED MULTI-FAMILY UNITS (APARTMENTS)
 - PROPOSED SINGLE-FAMILY ATTACHED UNITS (TOWNHOUSE)
 - EXISTING BUILDING
 - PROPOSED DEVELOPMENT LIMITS
- DEVELOPMENT SUMMARY:
APARTMENTS: 60 UNITS
TOWNHOMES: 30 UNITS

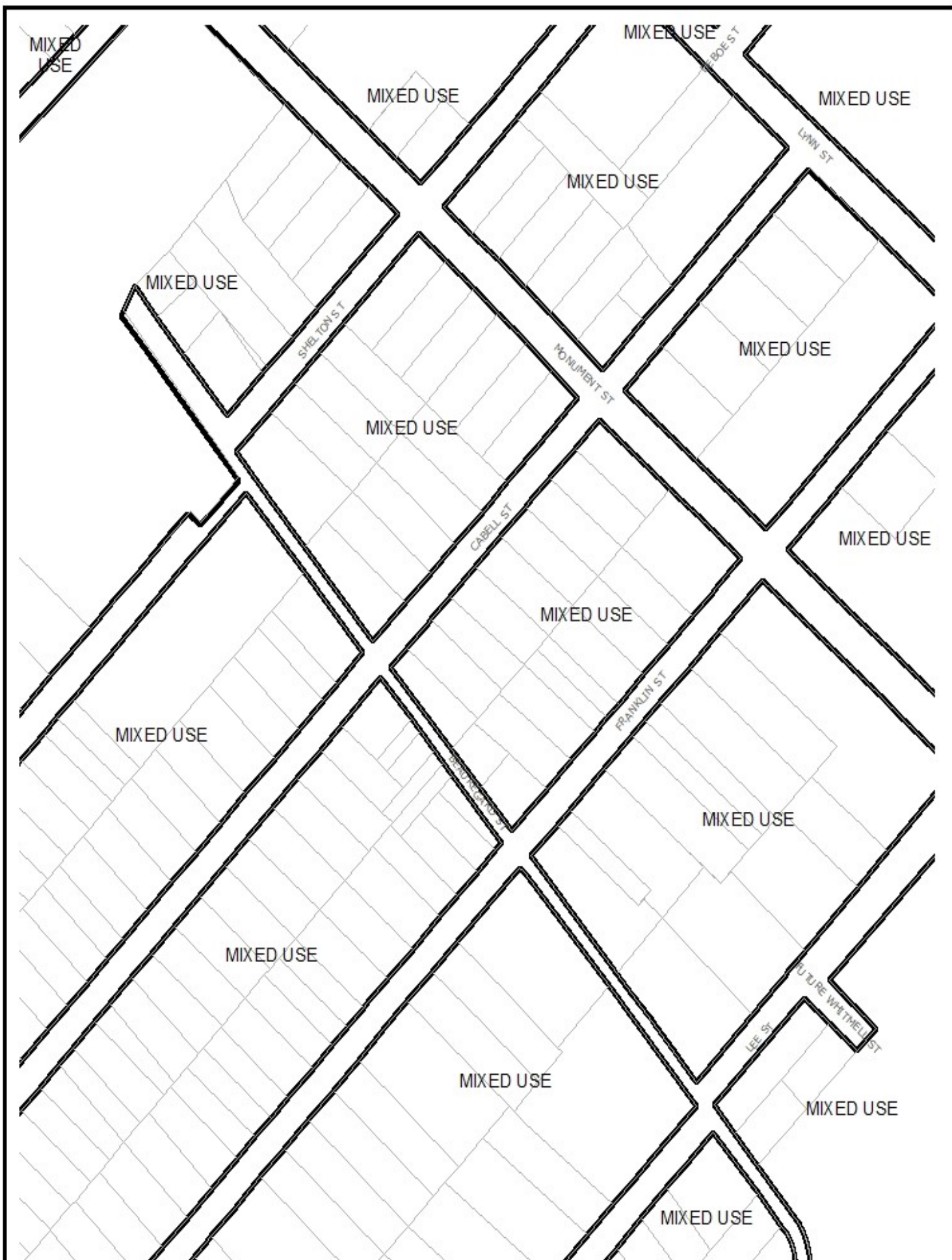


EXHIBIT

C

tabbles





YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
2/21/2024

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PLANNING COMMISSION MINUTES

FEBRUARY 12, 2024

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF

Renee Burton
Cynthia Lester
Clarke Whitfield
Shanika Williams
Antonio Furman

OLD BUSINESS

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

Mr. Petrick opened the Public Hearing.

Applicant was not there.

Mr. Petrick closed the Public Hearing.

Ms. Evans stated. Question for staff. Why was it not recommended that the two properties be merged?

Ms. Burton stated. If properties are consolidated. That would create a corner lot and a detached accessory building must be located in the rear yard of a property. Creating that corner lot would have made that area extremely small and he would not be able to locate that detached accessory. This is actually the most viable path for him.

Ms. Evans stated. Do you know where Mr. Walden is? Why he is not attending.

Ms. Burton stated. I have not heard from him.

Mr. Bolton stated. I've been by this property; I wish he were here and I know we like for folks to be here to represent but this is a nice piece of property. It is well kept, it's a nice lot. Across the street is nothing adjacent, goes up to the park at Cabin Lake. I believe it is pretty cut and dry.

Mr. Bolton made a motion to approve special use permit application PZ23-00507. Ms. Evans seconded the motion. The motion was approved by a 7-0 vote.

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

Mr. Petrick opened the Public Hearing.

Mr. Vail and Mr. Cochran stated. We are here to answers and questions offer more insight. We are in agreement with staff recommendation and proffers related to the project. Our application had most information included but I wanted to add and reiterate again, these are market rate apartments. We do intend to have a high-quality product which is why we're willing to spend the additional resources of at least 35 or 30% being masonry, be it stoner, or brick, no vinyl, we intend to use composite, hardy board again, so you can see the renderings of another what you could call a sister project or representative project that was done in Christiansburg that was included in the application. High-quality clubhouse pool, all of them being private for tenants, the site has recently been graded. There's additional grading to be done. The dirt has been compacted. We have engineering reports on all of that. I know there might have been some questions about that. I wanted to go ahead and make that statement here. We'll talk about the River Oak development when it is the appropriate time for that, we're not requesting any other rezoning of the remainder of the land. We'd like to retain it as Threshold Residential. We are here because we are answering a call that we received at the housing summit. That Danville is in need of additional housing of a variety of different types. So, Mr. Cochran and I have gone through a few iterations of this site and different possible development scenarios. We feel this is the most sensible increasing the residential density of it for this multi-family development.

Mr. Ranson stated. You are requesting 14 acres. The zoning be changed and that's facing on West Main Street and will access an egress to the property be included in the 14 acres.

Mr. Vail stated. The only access in egress to the rear portion of the property that would not be through this site. There won't be any addition egress to the back of the property. It'll simply be to the apartments.

Mr. Ranson stated. The 14 acres itself, the apartments will have their own entrances and exits.

Mr. Vail stated. Yes, that is correct.

Mr. Cochran stated. On West Main Street, there is an existing entrance there now which is being used for the infill work that is going to and from.

Ms. Evans stated. You are speaking of that curb cut as the entrance.

Mr. Vail stated. That the entrance that is currently being used. Any development project we would comply with a new VDOT entryway into the site. We've talked with the city engineer and we understand we're going to have a traffic analysis done. Our hope would be to have a right in and a right out, and for what I believe would be eastbound traffic. Correct me if I'm wrong would have a left crossover into the site. It what we are hoping to obtain.

Ms. Evans stated. You realize cars fly up Memorial Drive and make that turn and you're right there to turn into that development.

Mr. Vail stated. Yes, we have driven it. I haven't had any particular legitimate concern about that but I'm sure that with public awareness and some signage and whatever VDOT's recommendations would be to satisfy the development guidelines we'd be happy to do.

Ms. Evans stated. Where do you plan on the emergency exit being located?

Mr. Vail stated. We have spoken with staff about potentially through the existing County Club was where we were going to have a gated dirt road there.

Mr. Bolton stated. Piggyback on the road I don't want to skip to the next item but obviously a road has to go to those homes. So will there be a road off of that coming into, I'm having trouble seeing where that ingress, egress, additional would be.

Mr. Vail stated. For River Oak.

Mr. Bolton stated. Just an alternative in an out of the proposed development.

Mr. Vail stated. There is a road cut going toward County Club and it only has to be our understanding of minimum dirt gravel with a gated entrance so that emergency crews could get in and out if the entrance was blocked.

Mr. Bolton stated. Both entrances would be block.

Mr. Cochran stated. It would not be a public entrance. It would just be for emergency use only.

Mr. Bolton stated. You really wouldn't have but that one entrance.

Mr. Vail stated. You will have one entrance off West Main Street per VDOT's recommendations.

Mr. Bolton stated. Have you looked into what other recommendations from a VDOT study would be? I mean I'm thinking like Ms. Evans, you know that is a bad place. And if you turn right let's, just say a school bus, comes out. I don't know where a school bus would pick up children on West Main or actually go into your complex but they have to turn right and then come left to go back to Schoolfield School or any school and those medians are bad. I mean, a car is going to be half in the lane. A truck is going to be almost in the other lane and a school bus is probably going to block or they're going to have to go almost all the way up to the North Carolina line and make a U turn. What would you think if that was to come up? I'm trying to look forward to what may come up on that study and what you're thinking.

Mr. Vail stated. We'd be happy to install a stop light if that was the recommendation of VDOT or the city. I think that would be great and that's what recommended that surely what we will do. Additionally, I believe, and I can ask Ms. Burton about this but I believe the comprehensive plan for we fall into that Schoolfield overlay. I believe there's right of way infrastructure stated to be happening in the city's comprehensive plan already that improves the medians and reduces the tree line from what I recall. So, that is already in place with the city's current planning as I understand it.

Ms. Burton stated. Yes, that's in the Schoolfield master plan.

Mr. Vail stated. Our hope is to piggyback with that master plan and improve that infrastructure through there whether it be a crossover, whether it be a traffic light, and certainly what we are hearing will be improved on the median there.

Ms. Evans stated. Have you discussed your plans with the neighbors?

Mr. Vail stated. We have not. We're happy to discuss this with them here today but no we have not had a specific meeting with the neighbors of this particular site.

Mr. Cochran stated. I guess I would ask the question which would probably be discussed in time is exactly which neighbors will the development be impacting. We've specifically looked at these parcels and that the potential development of that entire parcel to put them within a scale and a location that does not abut or directly intersect or interact with any specific parcel or neighbor to provide buffers as well as DE simmering entrances. So, I believe we could develop much more of the parcel. We do not intend to do that; we want to keep these buffers where they are and we hear and understand your concern about and entry point off of West Main and traffic. That is why we agree with staff's recommendation about a traffic study, and we will certainly adhere to those recommendations along with VDOT in terms of how we create a safe entry and exit point for all parties.

Mr. Bolton stated. Set in stone with the project layout. The only thing looking at it, the building that will be the closet to West Main will have the rear facing the street and I know the other two apartment complexes out that way is shotgun. The front face inward and so when you're driving by you don't hardly see them but with the rear facing to me and going back to the comprehensive plan,

you know, that corridor is supposed to be made more attractive for the people coming in. Let's say at the casino and in other things to visit in Danville. And to me, that would seem a little unattractive to be the entrance. If you could reconfigure, just given any thought to a different way to lay it out.

Mr. Vail stated. Absolutely. This is not just haphazardly put together with our architects and engineers. If you look at some of the renderings that I include and I specifically included these renderings of the apartments so you can see. We plan to do a very attractive entryway with retaining walls there, signage, landscaping, above and beyond what would be required with city code. That's why we have 60% additional parking than what's required with the city code because we don't want the project to look thrown together with cars not parked where they need to be. We're trying to go above and beyond. The front and rear facades of these buildings are very similar to one another as far as how they're going to present. You've got covered balconies. Again, stone and hardy board. So, I don't think maybe you're concerned. It's going to look like just the back of a building coming down the street, but I don't believe that's the case with the current plan.

Mr. Petrick stated. It's the four at the front are facing. All of them are facing the street.

Mr. Cochran stated. The front or the rear of the building looks the same.

Mr. Petrick stated. Right.

Mr. Cochran stated. Except you have entrances, windows, three doors on the front.

Mr. Vail stated. We also would not have any objection to increasing the façade standards of those front facing buildings on West Main. If there were specific elements that the Commission or Council might think would make them more attractive in one regard or another, maybe even if we just made them exactly mirror how the front of building look so the average passerby doesn't know. I mean, we're have no objection to that.

Ms. Collins stated. Gil and I live at 14 County Club Drive. The property immediately adjacent to the proposed apartments. If the city was honoring the long-term 2030 comprehensive plan, I wouldn't have to be here today. Threshold residential houses were being built right next to my home. I would have no problem with that. But instead, the developers are asking to change from single-family homes comparable to ours and our neighbors in Country Club West, to multi-family residential housing or apartments. They want to change from no more than two single-family homes. per acre, to 17 buildings with over 200 apartments on a 14-acre track. Asking to go from low density to highest density. One extreme to the other. The intent of the threshold residential district outlined in 2030 plan is to encourage with housing with compatible scale and character of architecture. The multi-family apartment complex is not in keeping with these goals. I fully acknowledge the need for multi-family housing, but this isn't the right place. Not between two established neighborhoods, zoned as threshold residential. There is quite a bit of land available that apartments would blend into nicely. That are already zoned. For multi-family apartments. There's lot 99 of Cross Creek Lane and numerous parcels at Cherokee Court in Danville. As you come into Danville, from Greensboro on 29, there are many lots not being used. If you insist on changing the zoning and adding over 200 apartments and over 300 parking spaces, traffic will be a nightmare. Other concerns include light and noise. We have worked to improve our property for the 25 years that we have lived there. We are finally at retirement age. Ready to enjoy it. And it is in jeopardy. Assuming that this is not a done deal, please look elsewhere for places to build the apartment and honor our city's long-term comprehensive plan.

Mr. Ranson stated. I'm not familiar with this neighborhood, where's your house? Looking at the map that shows the area they are proposing in it. I don't see any houses.

Mr. Petrick stated. You are right at the end of Country Club Drive.

Ms. Collins stated. That is correct. Linda Gibson lives across from us. We bought land and bought the right of way essentially so that we wouldn't have this problem.

Mr. Ranson stated. Ms. Burton is her house on any of the exhibits? I mean I really want to know where her house is.

Mr. Bolton stated. It is on the plat, if you look to the right of the lot, that's in question. The lot right of it. Go back one lot you 'll see a house over to the right. I believe that's their house.

Ms. Collins stated. When Mr. Shields originally bought the land from Dan River, we brought two extra acres. So, all our trees have dollar signs hanging on them. All the trees you see are ours they clear cut everything else.

Mr. Ranson stated. Your trees will stay there.

Ms. Collins stated. Yes. We can see since they have cleared this lot, we can see the traffic much better. The lights and if you put a pool up and you've got people probably, after I go to bed, at the pool.

Mr. Petrick stated. Would staff like to comment about Ms. Collins concern about the comprehensive plan. I know you have touched on it in the opening about the decision that was made.

Ms. Burton stated. The Comprehensive Plan specifically states for us to review this further as the demand for housing grows. And the staff believes that we are currently in this situation in the city of Danville. There is a high demand for housing.

Ms. Collins stated. I acknowledge that need but I don't think it should be next to us.

Mr. Jones stated. For Ms. Burton we've have some other apartment complexes that are in the acts of trying to take place now. Is there a way that we could know which ones potentially will come. The time frame because if they have already been approved, then the need may not be as great with that. They could've provided substantial housing with those that we already have on the agenda to come.

Ms. Burton stated. I do not have that information to give you specific timelines on the developments. I know that we have a couple of townhomes developments that are going to be the first ones. I do not have it for apartments.

Ms. Vernon stated. 105 River Oak Drive. We have been a quiet peaceful neighborhood for a long time and very caring. For me personally. I've reared two sons here and I guess I want to speak more to the city than I do to this group. However, during the construction of the casino we endured dump truck after dump truck, 60 per day at times. Steam through our picturesque area, littering dirt, debris and construction material. This is the same debris we have learned that has been used to fill the site. We are concerned about today. Had we known at the time what was planned. Apparently, the city knew. Had we known the city would have heard our cry earlier. No one wants a wasteland in their backyard. What we are witnessing now is a possible cover up of waste materials from the mill site. Turned casino, likely unsuitable to be dumped anywhere. This site was a ravine, five stories deep, a big gully. And all the water went in there flowed into the river. To compound this headache. I believe the city is wanting to saddle us, not you. You're our friends, I hope. I think the city is wanting to settle our community with an unfit site for building. How does the city find a user of property? Or do we just wait and take any offer that comes to us. Today we are outraged because this construction will greatly change our neighborhood environmentally and physically and you know that. It will change the streets. It'll change everything in the area. Ours has always been a beautiful and well-kept site. Cutting trees and filling ravine is bad enough. Please, city do no harm to our area. No more harm.

Ms. Gibson stated. I live at 13 County Club Drive; I am a History and Government Teacher. Bought this house 40 years ago. I am opposed to both of these developments. The houses and apartments they have already talked about. I sent in my opposition letter, and I also wrote a separate letter to Ms. Burton last week. I have a lot of concerns about the pool noise and the general noise, I have heard every dump truck and back hoes all these months. I am concern they are putting so many people in such a small acre, so many cars. So much traffic, none of this is commiserate with the housing that on either side of this property. It makes me wonder why they have to rezone and put this different type of housing here. Instead of what Mr. Shields original plan was single family homes. If this is approved, we will need to have some kind of buffer around the place like multiple rows of trees, something to give us some protection. We will need to have the pool not open except during daylight hours. We don't need loudspeakers for the picnic area. We don't need it to be sublet, I know

that the city's already concerned about people subletting places I don't have a problem with people building houses. I'm in favor of people making money, but I feel this is the wrong type of construction in the wrong place.

Mr. Collins stated. I live at 14 County Club Drive. I have a lot of the concerns that we have already talked about. I have read the comprehensive plan. I have the 100-page housing study that was done in 2022. That's the basic for some of the data that everyone is talking about the housing crisis. I also read the staff report. The housing study also talks about the shortage of single-family dwelling. We have a 150-acre track that's already zoned for that type of residents. It does not make sense that we're going to take 14-acre track of that area that's already zoned for housing we already need and plop a 200 unit apartment complex right in the middle of two residential areas that are well-established, diverse neighborhood, stable it just does not make sense that we're considering doing that and I also wonder who would want to have an apartment on that location on the highway right adjacent to the railroad track. I wonder about the marketability of these units as well. They have to be tiny. It's 200 of them and I figure them to be about 400 square feet each. It doesn't in anyway comparable to what we already have. We all knew this area was going to be developed, we are certainly all for Mr. Shield, developing the property but not in this manner. We are glad there is a traffic analysis going to be done. That's critical. We have trouble getting in and out of that highway right now where we are. We can't use the entrance that goes straight out from our house, we have to go down to the first entrance so we can see both ways. The traffic is flying. We need the traffic analysis, and the noise and lighting pollution buffers those are critical. We haven't heard anything about this emergency exit over the County Club Drive. There is no road through there right now. I'm thinking they're thinking there is access to that. It is not. It's Ms. Gibson and my property there's no access to that road over to County Club Drive currently. Those are all serious concerns that definitely concern about what's in the landfill that they are going to build this on. We have anecdote now of what's going in there, concrete slabs, hazardous material we don't know. There has been no input from the community. Seems like this is something that is going to be rushed through so that the community doesn't have time to react. This is a big deal to us and is something we think is a bad idea.

Mr. Ranson stated. I forgot about those trains going by there to make noise.

Mr. Collins stated. Yeah, they blow the whistles all day and night, it's the main east west line for the Norfolk and Southern train.

Mr. Ranson stated. So, the loud people in the apartment are louder than the trains.

Mr. Collins stated. Yes, there is going to be like four or five of these lined up right along the highway, if you are up on the second or third floor, you're going to be right at the horn's level. You going to be blasted all night.

Mr. Ranson stated. So, you can't hear the trains from where you live?

Mr. Collins stated. We have a home that's very well insulated. You get used to it after a while but I wouldn't want to live in an apartment right directly across from the track.

Mr. McDowell stated. I'm affected on both sides. When I bought my property 14 years ago from Mr. Shields, he said you are buying a big piece of property, I said yeah, assuming that there is going to be regular houses built around me. Mr. Shields said yes that what we are doing with its threshold one, just regular houses that's it. All the dump trucks start dumping dirt, six months ago, I come to the Zoning Commission and say what going on with all this dirt. They say well, they're just hauling dirt there is no plans for nothing. You have nothing to worry about, but you know it really not true. I hear really not knowing who to be upset with Brian lying or the city lying. Who's not being transparent. We were given three weeks' notice to talk about all of this, and all the time before being told nothing is going on, nothing is going to be built but something you are used to having. We are putting 200 apartments there and I don't believe all the truth is still being told. On the map there is a road to the back so after these 200 are done, are we putting 200 more behind it which is going to be right above my house. Looking into my yard that I spent all of this money to buy. A house, a yard that this was no part of it. Is Mr. Shield going to come and answer question why he told me that there would not be stuff like this built.

Mr. Petrick stated. Well, he really had no way to know.

Mr. McDowell stated. Okay.

Mr. Petrick stated. As far as another development would have to come for approval as well. This is just for this one 14-acre track. As far as the apartments are concerned.

Mr. McDowell stated. I understand that but then you going to have 200 people living right there and no one is going to go against the landlord to oppose it. This is getting pushed through with not transparency to what's really going on. It is so sad that we had so little time to do anything and to complain.

Mr. Herd stated. I live at 461 Country Club Drive, and I would like to address the issue of spot zoning, by definition, it's illegal and proper zoning ordinances designed solely to serve the private interest of one or more landowners but not the community as a whole. As I look at the maps, I see a beautiful community that I live in. Then I look across the river beautiful neighborhood over there. We have Windsor Heights, Canal that area is one of the most beautiful areas in the city. I think there is demand for multi-family housing everywhere and Danville is going to be no exception. These developers are presenting beautiful rendition of what they are going to build. I just say, it is not in the right place. If you rezone this area for multi-family residential and you put 200 units on it, it's simply wrong. Absolutely and completely wrong and I would ask you if anything to not make any decision today, to delay your vote if that's what it is. And think about the future. I'm 75 and will not be here much longer. But I look at these residential areas that were built back in 50's thru the 90's even the part where I live in was put there in 2008. Beautiful properties. That's what we need. There are lot of different types of single-family resident that can be built, don't mess it up with an apartment complex sitting at the edge of it, develop it into residential units rather than multi-family.

Mr. Petrick stated. I would like for staff to clarify spot zoning.

Mr. Whitfield stated. He is pretty much right. I mean, spot zoning is not necessarily illegal or improper or mistake. Spot zoning is illegal when the zoning ordinance is designed solely to serve the private interest of one or more landowners if the legislative purpose is to further the welfare of the entire city as a part of an overall zoning plan, the ordinance does not constitute illegal spot zoning. So, what illegal spot zoning you have to do is balance whether or not the need for housing is something that is in confluence with the overall plan for this development and that something that initially here, the Planning Commission's going to have to make that call for their recommendation and ultimately, council will make that call. Whether or not it's in balance, whether it is needed for the entire welfare of the community.

Mr. New stated. I live at 110 River Drive. I just want to speak on the traffic problems. I drive the speed limit. You fuss at me. The 40 mile an hour speed limit on West Main is the low ball. I would say except around 55 to 60 late in the day. I think we've had several telephone poles knocked down recently in the last year, accidents. We have traffic problems, before we get the land, we need to figure out how we going to move around. We need a stoplight up at Barrett River. My wife goes out Ferry Road now to exit my house, for 30 years I've been going straight up the road, she scared. You look down the road you don't see anyone a second later, you start out and someone is on your tail. The police I know they are doing what they can do. But you better solve the problem before someone gets killed on the road. You going to have to have turn lanes to get into those apartments. The railroad's not going to give up any land across the road. Everything's has to be done over here on one side.

Ms. Casa stated. I live at 224 River Oak Drive. My husband and I found a community that we could raise our 5 children under the age of 17. For several months we have had dump trucks back and forth into the back yard they have ruined a beautiful piece of land. I understand it's their property and they are welcome to develop it but the land is zoned for single-family homes which is what my husband and I was looking for. A nice, beautiful environment where we can raise our children. You ask him before if he spoke to the neighbors before starting this. No one has spoke to us, not signs posted. My husband and I tried to months to find out what was going to be built in our backyard we could not get an information as to what was coming. We love our city. This is Danville. We are Danville. I'm not sure what this spot zoning is but I feel this is what's going on. We are not to take

the interest of two individual, over the whole community that been there for over 40 years. The builder's intention is to put their public access road to the second part of this community in my neighbor's driveway. Two senior citizens whom has worked hard to earn their living to cover a beautiful section of Danville for themselves just to have an apartment complex I'm not sure with the building is from my little section. But Ms. Jenny told me to tell you guys she would love to keep her home safe.

Mr. Ranson stated. She is not talking about what we are talking about these 14 acres. I mean, why would the dump trucks that were putting dirt on those 14 acres go on River Road Drive?

Ms. Casa stated. They did.

Mr. Ranson stated. How did they get there? Its right off West Main. Why didn't they go off West Main?

Ms. Burton stated. There are two different areas. One fronting West Main and one fronting River Oaks Drive. So. There are two different developments.

Mr. Ranson stated. Right, and were talking about the one that's on West Main right now.

Ms. Burton stated. Yes, that's the first one.

Mr. Ranson stated. I understand your comments but that's not what we are talking about. Right.

Ms. Burton stated. Yes, that the next agenda items. She is part of the community and so she's referring.

Ms. Casa stated. Most of our neighbors have spoken already.

Mr. Ranson stated. I was just confused because I thought we were talking about one thing, and I didn't understand that we were talking about something else.

Ms. Casa stated. So, we are not talking about property as a whole. We are just talking about the section facing West Main.

Mr. Ranson stated. That's what Mr. Petrick said at beginning, we're talking about 14 acres.

Mr. Petrick stated. Yes, that coming up.

Ms. Casa stated. Ok.

Mr. Ranson stated. We will file that away in remembrance.

Mr. Hayes stated. I live at 2 Country Club Drive. Basically, I'm the new kid on the block. I moved from Greensboro, NC in May of last year. This is our dream house that we found, and we love this community. We love how Danville has welcome us here. I have a couple of concerns about the property for the apartments. Infrastructure can be an issue we're adding 200 units of apartments which would be potentially if it's single bedroom or double bedroom. We're looking at two baths, dishwashers, can our water supply support that right now. Is there enough water pressure in there on that part of Main Street. Another thing that's a concern as well the federal government does provide being a walking community. 200 to 300 people living there where are they going to walk. They are going to come into our neighborhood or go into West Country Club. What type of access is the city going to provide them? And when is it too much access or is it too little access? They are certainly not the pool, and the clubhouse are going to get old after a while. I would think so, we have a beautiful area to live in but has any thought been put into this. Going into the field dirt one thing that I would pos to the developers as well are they going to manage the property once it's completed? Are they going to bring in a third party or they just going to build it and sell it. Who is going to maintain this property? Would it be a national management group? I'd love to see what the answer is for that. The field dirt is another concern. I actually took a look at the property this weekend and they've got a long way to go. I'm sure they've got it figured out down to the dump trucks, but I think there a lot more dirt that needs to be brought in to build this property up. This would involve hundreds of loads of filter coming in. Who's going to clean Main Street when we get one of these storms and wash everything out. This is one of these things. I challenge you Danville you want to build up and you want a property to be better. You want the area you live in to keep

developing in the direction it's going in and I feel this is building down looking at the multi-family home. I'm not opposed to this property being developed but I think this is the wrong development.

Mr. Holwick stated. I live at 325 Country Club Drive. I'm relatively new, been here a couple years. I love the area; the people are great. I moved from Fairfax. Big difference one of the reasons I truly love the area because it's peaceful, it's quiet but then you have so close to everything else. Traffic is a big concern of mine, just getting out of our development especially with the casino. I don't think that's been address at all. Another issue is crime. I'm all for developing affordable living. What is this? Is this community going to be based on section 8, Hud housing. I'm not trying to stereotype but these are things you have to talk about. That we live in a single-family development and you're talking about bringing 200 apartments and I don't believe there is clear transparency. I think there's going to be more development of multi-family housing. They say one and doing another.

Mr. Petrick stated. You understand there's a separate development, a 10-acre track that going to be specifically for single-family homes and then there's a 14-acre track for the apartment development.

Ms. Holwick stated. Oh, okay. But it's going to be in our area.

Mr. Petrick stated. Yes, In the middle of that 157-acre track.

Ms. Holwick stated. Another issue is crime, Danville has a huge crime problem and I think there's more issue that need to be addressed before we start building more into our community I think traffic, crime and you want to bring in all these people and for you guys to give affordable housing, people who live here in Danville can't afford housing as is. So, what kind of affordable housing are you doing here? The pay wages here are horrible. That why I can't fathom.

Mr. Vernon stated. I live in Villa Park, CA. You met my mother; I appreciate all of your service to the community. My footprint on the sidewalk the city has a liability problem right now, I slipped on the sidewalk. If I had fallen into the road there is material running off of the property right now. We would have had a 100,000-suit minimum. Second image is a notification that was put adjacent to the property, it is behind a guardrail. I only saw it because I was walking the sidewalk. The sign is printed on one side there's your minimum documentation legally. You probably covered you rear end on that one. There is an image that I posted that says no rezoning next to the sign.

I believe Mr. Cochran referred to compaction, if he did the next item in the foyer request that I request from the city that says.



inspectionsfax@da
nvilleva.gov_202402.

The city says they don't have this information. I introduce my self to the developers we have not had a chance to be at the table. Housing need is subjective. I will bring experts. The impact in Danville we are in very good shape that's my opinion. We want a place at the table.

Mr. Cochran stated. The lion share of that property is not developable for anything. It is zoned for single-family residential it is next to impossible to develop that for such or anything else. You could potentially do some a budding the Breckenridge neighborhood maybe, but it will very steep and challenging and most likely not feasible. Secondarily we are just looking at 14 acres that a butt West Main and the reason I wanted to show an image that's in the application is we have a very large buffer between our proposed parcel for the multifamily, for the apartments, and the River Oak neighborhood or the Country Club neighborhood. There's quite a large buffer of beautiful trees. We don't anticipate doing anything with those. We want to leave those buffers, and this is why we're trying to put this development where it is because it is not directly impacting either of the neighborhoods. It is facing Main Street and will be completely separate from the two neighborhoods.

Mr. Vail stated. To expand on that too because there were a couple comments about lighting, buffering, yes, we want this to be a private, nice apartment community. We intend to retain a beautiful tree landscape buffer. Furthermore, we intend to comply with Mr. Sheild's noise ordinance which is quite hours between 10PM and 6AM. Lighting which would all go into a development plan

for a building permit would always face down toward the parking lot as with any standard multi development. We don't intend to light up any neighborhood or neighborhood parcels. Our intent is to develop what we believe is a nice community for nice residents to live in and be offered the same amenity and ability as anyone else in the city.

Mr. Cochran stated. I feel like part of this has been treated as if we're building a frat house. We are building apartments that are going to be market rate which is a pretty high end of the scale in term of cost.

Mr. Petrick stated. Can you guess the size someone speculated about 400 square feet. I assume they're larger.

Mr. Cochran stated. No, we have one, two, and three bedroom and we definitely don't have any 400 square feet units. They are all will be larger than 400 square feet.

Mr. Vail stated. In fact, the reason why we're designing this is a multiple garden-style building approach is to have adequately sized units. These buildings average 12 units per building. That allows for 800 square feet to 1200 square feet units. Instead of trying to create more of a metro-designed four story, 80-unit per building complex that could potentially have studios and much smaller units.

Mr. Cochran stated. I guess I would like to say we could, there are a lot of ways this parcel could be potentially developed, and we could come in a propose different options that would be much more feasible and profitable, but I don't think they would fit into the vision of the Schoolfield master plan. I don't think they would fit into the vision of how we perceive Danville in terms of a quality place to live and we think they'd be much more impactful in a negative way the surrounding neighborhood and community. We're doing the exact opposite in trying to address a direct call to developers like us, the city of Danville and Pittsylvania County have said you are in dire need of housing. We are trying to address that in a productive and positive way. We are happy to have conversations with all neighborhood and community members about facts regarding the development to that point Mr. Vernon is accurate. Mr. Sheilds does still own the property. We have it under contract to purchase and develop. Mr. Sheilds has been in filling the dirt for a number of years with intent to sell the parcels to develop it. We have no control, authority, or say over that. All of that infilled dirt has been studied by Hurt and Profit. It all has geotechnical reports behind it. We have phase one environmental reports with it. It is all clean and good dirt. It is all correctly compacted for development, and we have already done the due diligence on that. But beyond trucks coming in and out and moving dirt. I apologize. We have not control over that because the current owner is directing all of that work.

Mr. Vail stated. We also don't plan on additional development passes multi-family section as some folks had asked.

Mr. Cochran stated. Going back to topography, it's not developable land. It of it is in a floodplain. We have no intention of trying to hoodwink anybody and come in and do another development after this one. If we were going to do that, we'd get it all rezoned now. We're proposing a single family which hopefully will get a chance to discuss because to the people who said we should do single-family. All of you all live on the ridge tops. Look at where you, the rest of the land we are buying is the rolling downward drainages that cannot be developed. There is no more ridge tops other the ones we going to discuss in the next conversation and the buffer right along West Main Street that we're proposed development for multi-family. Beyond that, we have no intention and we do not plan to try to sneak one pass anybody.

Ms. Evans stated. Have you looked elsewhere within the city to put this project.

Mr. Cochran stated. Aggressively.

Ms. Evans stated. With no luck or.

Mr. Cochran stated. With no luck.

Mr. Petrick stated. Just to clarify, you have a contract.

Mr. Cochran stated. We have a contract to purchase.

Mr. Petrick state. On the entire 157 acres.

Mr. Cochran stated. Yes.

Mr. Petrick stated. And of course, you are buying it knowing that the remainder is probably undeveloped.

Mr. Cochran stated. Confirmed undevelopable.

Mr. Vail stated. Maybe 57 of the 157, maybe a little more is in a FEMA flood plain. There's no development that could take place and not only to Pogg challenge as you go further into this site. There's several creek crossings and other things that we don't intend to get into.

Mr. Bolton stated. Is you contract contingent with Mr. Shields? Contingent upon an approval from City Council or you have to buy it one way or another.

Mr. Vail stated. Have to buy it one way or another.

Mr. Petrick stated. I just like to clarify too, what's your history as far as developing properties similar to this.

Mr. Cochran stated. I've developed it for about 10 years, I'm one of the developers of Bee Hotel directly across the street. I've got extensive experience doing multi-family projects. Primarily multi-family project, we do not do single-family home construction. We have entered into an agreement with states and homes who is a home builder, and we'll discuss that on the next conversation because that is their wheelhouse, but I focus on multi-family development and redevelopment.

Mr. Vail stated. That is the same history for me as well. Mr. Cochran and I have been working together for a few years now specifically multi-family is what we do.

Mr. Cochran stated. I would like to address one question and comment for the gentlemen from Greensboro. He brought some good comments forward and he's concerned about how this property will be taken care of after it's built and I would just say, when you invest \$40 million dollars in an asset, you tend to take care of it. For the long term, because you have to pay the bank and if you're not taking care of it you don't have people living there. It will be very nice in my humble opinion will be nicer than anything that's been proposed to be developed here and something that will look good from the street and something you can be proud of an entrance and a gateway into the east and west side of the city.

Mr. New stated. Is this the largest project you have undertaken?

Mr. Cochran stated. In terms of unit count no.

Mr. New stated. You can build ten houses; you can build ten thousand. I'd like to know how many.

Mr. Cochran stated. We are not built for the next for the River Oak parcel. We're not building the houses. States and Homes Builder will build those houses and they do build hundreds of thousands of homes.

Mr. New stated. So, they have paid this with you?

Mr. Cochran stated. For the multi-family. Yes, they would partner with us on this.

Mr. Vail stated. I don't want to get into the semantics here but to be clear, we are professional developers, and we intend to bring in partners who are equally professional developers to successfully develop this property.

Mr. Petrick closed the Public Hearing

Mr. Bolton stated. For staff, I wrote down a lot of concerns and most of them have been addressed by the speakers encounter by the developers, the two things that have come up that I didn't have I just want to make sure on the environmental study, there's some issue there maybe not. And the

settlement, the security of that dirt. Is that something we get into or those the city when building permits are issued. Are they two concerns that we need to take into account. As planning and zoning.

Ms. Burton stated. We do not look at that for planning and zoning our public works division handles the version and settlement control permits, compaction, dirt analysis, soil analysis they handle that. We're not responsible for that. They will be part of the overall review for development.

Mr. Bolton stated. It would be required for that. Just a few comments if you all indulge me. It's obvious from the presentations of the Sycamore Development and their reputation they are first class they are professional. I think they have all intentions of doing good in the city and for the community. But to be honest, I go up and down that road a lot. And watch the dirt going in and I'm thinking what's going to go there. I have to say I was shocked when it came across as 204 units. I have been on here 12 years, and this is going to shock a lot of my colleagues because I am so excited about projects like this and want to see growth and being a realtor housing. I'm all about that but I just don't really see a way forward. We talk about traffic study, but people come around that curve. I almost say that having to be a third lane off of Memorial Drive. I almost see a turning lane that comes way back. Maybe part of the three lanes. Council's going to know more about this as far as the medians and things that are in the process. I don't have that information now but, in the overlay, I mean, to me, that was really put into place to keep that entrance and exit attractive to keep it safe, and I'm not sure right now that it is. I think it also states that it wants to protect the property owners. I'm having a hard time seeing and I like the fact that this exception rule is in there. I'm just not convinced that this is the right place to do that, and I would listen to discussions and opinions of the other members.

Mr. Ranson stated. Are you saying that the traffic problems are insurmountable? Or do you know.

Mr. Bolton stated. I don't know and that's the problem and I will have to say in all my years, I don't think I've ever seen one that the traffic has concerned me more. I drive that every day quite a bit and when you start, I'm coming from West Main at that stoplight, and you come through there and they're coming for more. If I want to turn to show a house in the River Oak, sometimes I have to go pass it and come back around and try again. I'm just so familiar with the road. I don't know what can be done. If Council knows more and wants to approve it with a traffic study and they feel comfortable about that. No one will. I just don't know right now; I'd say it's the worst traffic issue that I've looked at on my time on the commission.

Mr. Petrick stated. Mr. Bolton do you realize that this is a stated condition of this.

Mr. Bolton stated. Yes.

Mr. Petrick stated. This is something to be considered for approval or denial somewhere in the future.

Mr. Kahn stated. Traffic too.

Mr. Petrick stated. Yes, I can't imagine that, but something will have to be done that's considerable to that main entrance before it's going to be safe for egress and ingress into the development there.

Ms. Evans stated. I too have concerns about an apartment building on these 14 acres. I think it a lot of people to put there one, two and three bedrooms. If it was a housing single-family, I could consider that. But not apartments.

Mr. Petrick stated. Any particular distinction you'd like to make between single-family and apartments.

Ms. Evans stated. I think it's too many people. You are putting apartments in between single-family.

Mr. Bolton made a motion to deny Rezoning Application PZ24-00034. Ms. Evans seconded the motion. The motion failed by a 3-4 vote.

Mr. Dodson made a motion to approve Rezoning Application PZ24-00034 with conditions. Mr. Kahn seconded the motion with a 4-3 vote.

Mr. Petrick opened the Public Hearing.

3. *Rezoning Application PZ23-00033 filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company requesting to rezone approximately 10 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to NT-R Neotraditional Residential.*

Mr. Vail stated. This second phase of our overall development that we're looking at, what we've dubbed the ridge is a really beautiful piece of property. We have an existing right of way off of River Oak Drive. Under the current zoning, we could build a handful of homes. I don't remember if it was eight or eleven but when you start to look into the feasibility of new single-family construction, we would need to build many mansions here that I don't think are in similar congruent with the neighborhood as it exists currently, and I don't think it's what the Danville market needs. We're requesting obviously the reason this to neo-traditional residential which would allow for a little bit greater density. We're proposing 24 home sites. I know my narrative I had mistakenly stated the 34. Be a cul-de-sac street, storm water would be upgraded along the rear of the cul-de-sac. There's already a pond in place. It would need to be modified and reengineered but otherwise, we view this as a straightforward rezoning request for this cul-de-sac street. We've included some images of some potential 1 ½ to 2 story homes. That is what our partners States and Homes would like to build in this neighborhood and there's also an aerial rendering of a different property but it's fairly similar in the way it lays out. It's also been included. I am happy to answer questions about this development specifically and speak to any concerns you all may have.

Mr. Kahn stated. These are all single-family homes.

Mr. Vail stated. Yes, these are all single-family homes!

Mr. Kahn stated. How many total single-family homes.

Mr. Vail stated. 24.

Mr. Ranson stated. In the staff report it says the word affordable. Is that just because of the lot sizes are smaller? I mean are they what makes them affordable.

Mr. Vail stated. I think the term affordable gets tossed around a lot and probably has a lot of different meaning to different people. Specifically, these lots and homes we're estimating price points in the upper 300's to the mid 400's which nowadays is fairly affordable for a new construction home, but these are not intended to be that the price point we are looking for.

Mr. Cochran stated. The entry level home is probably a better term.

Ms. Evans stated. There is going to be just one egress and ingress.

Mr. Vail stated. That's correct, it would be the one street in and one out in the cul-de-sac lot there at the end.

Mr. Bolton stated. What is your frontage?

Mr. Vail stated. I would have to confirm with staff. I believe the zoning were requesting it a 40-foot frontage would be the street frontage for these lots.

Mr. Bolton stated. Probably 2 stories a ranch I don't see how it would.

Mr. Vail stated. I don't think you're going to see many ranches given that. If you look at the images, we included from States they typically build and it's what I'd call a craftsman, a 1 ½ or a 2. It's generally what they build.

Mr. Petrick stated. It looks like typically about a quarter acre lots.

Mr. Vail stated. I believe that's right. States and they're our home building partner, their reputation speaks for themselves. If you all look them up, they're regional. They're based out of Blacksburg, Christiansburg. They do a lot in Roanoke. Mr. Cochran and I recruited them down to Danville. We brought them down here and we spent the day. They're not currently a home builder in this market and they are very excited about this project. They want to do more home construction in Danville, and I think that's a great testament to both their recognition of Danville and what Danville is currently offering. They are excited to be her and if you look them up, they build a really nice home product. It's good material. They have a great reputation, a great service department. So, we're happy to be partnering with them.

Mr. Cochran stated. Most importantly, they do it fast. They are ready to get moving.

Ms. Evans stated. Have you considered reducing the number of homes?

Mr. Vail stated. We started out looking at just retaining the existing zoning which would allow 8 or 11 home sites which I think it's a 100-foot frontage, one unit, two units per acre. When we did a call study on what we would, we have to build the road, the infrastructure, all the that go into the site, planning, development. The homes we would have to build to have any return would be north of 6 or \$700,000. We think that was comparable to what's in the neighborhood or in the area and we didn't think it was really building homes for ¾ million dollars was really what Danville is in need of right now.

Ms. Even if you reduced it to say 15 or 16?

Mr. Vail stated. Scale really helps once you get over that 20 mark which is why we looked to the NTR zoning. States and Housing has a specific home model which I've included here that they build on these 40-foot frontage lots. So., we work together with them, what they like to build and what we hope to see go here. To be able to offer him a price point I stated previously.

Mr. Bolton stated. I don't have familiar with other projects in Danville. Maybe not quite like this but you have the Windermere Villas, patio homes attached, Charlestown attached, patio homes, and I think one Oakview and there's such a demand for that. Did you give any consideration to that type of project. You would still get quite a bit, but it might be more fitting. I know Window farm has 400,000 500,000 homes and then they have those Windermere Villas and it's just a nice fit. Did you get any look to that at all or you're unfamiliar with something like that.

Mr. Vail stated. I've seen those developments; we did consider patio homes we felt that accessing off of River Oak being an existing literally accessing off the road of an existing single-family detached subdivision that single-family detached homes would be in most congruent with the neighborhood. That's why we opted to go that route. I have no doubt that patio homes could do well on the site and do well in Danville. There is a lot of need for that and Mr. Cochran an I would be happy to look at other sites for such a measure, I know States Homes would be interested as well but coming through and existing single-family detached subdivision, we felt it was most congruent to do that.

Mr. Meder stated. I am so very glad that they are going to build it there and not on Lady Aster Street because we'd have to tear down the multi-family housing on Lady Aster to put in these single-family homes. And who would want 24 brand new homes near their home. That cost \$400,000. Actually, I think this is a great idea. Danville does not have enough housing. It does not have enough apartments. It does not have enough townhomes. It does not have enough anything for our people. I have children that can't find a place to live in Danville except with their parents because the costs are too high and currently right now, there's only 2 that they would like to live in. So, we need this property. Also, it generates additional jobs \$40 million dollars for an apartment complex. I don't know what this house is going to be but 24 X 400,000 is probably what? 50 million. Oh my god. It's going to be a lot of dump trucks coming up the street.

Mr. Petrick stated. We are talking a lot of money.

Mr. Meder stated. We are talking a lot of money, casino, half a billion. White Mill, I don't know 200, 300 million. This is great for our city. It's providing jobs for our children, so they don't have to leave Danville. Look around how many kids have left Danville because they didn't have the economic base here for them to stay or for the kids that are here working as waitresses even though they have a college degree or as waiters. There's a lot coming to Danville, and we need to be prepared it called change.

Mr. Amber stated. I live at 201 River Oak Drive. I have a hard time believing a lot of what was said. I'll explain my skepticism and especially from some of the stuff the builders have said. We here today to ask the Planning Commission to deny the spot rezoning request from buying Shields and his developers from TR to NTR. On the 10-acre track on River Oak Drive. When they started hauling dirt from Dan River Industrial Site to both sites on West Main and River Oak. No one informed us. The city or Mr. Shields, at least 60 loads were dumped a day and sometimes trucks would be backed up 10 deep all the way to River Oak Church into their parking lot. This went on for months, damaging the street in numerous places. Thick dust was everywhere, our homes, lawns and cars and piled up on the curbs. It was wise to wear a mask when cutting grass or out blowing the curb. Twice I had to repair damage from trucks, construction trucks backing over my yard. The residents and the complaints that we gave were basically ignored. They did send 1 or maybe 2 people with hand brooms to sweep up and then they did send a big sweeper that did nothing but stir the dust up. It was broke down most of the time and sit on the side of the street. All these problems and complaints have made us in our neighborhood lose complete trust and faith in Mr. Shields and the city. There was black soil that could be seen from West Main, at the Dan River Industrial Site. Trucks with dark soil was being hauled and dumped off of River Oak. Was that soil contaminated? Was soil test done? Are these tests to be conducted at a test for so many tons? Or their compassion line for building on field dirt, are there weight restrictions per square foot for building on field dirt. This area is also deemed a severe erosion risk are the steep-filled banks eroding, has a traffic study been done on River Oak. These are all questions that I asked the panel to look into and make sure that if needed that proper documentation has been filled out and signed off by the proper authorities. I've placed a phone call today to the Department of Environmental Quality of Virginia concerning these issues but have not received any response. We have been given little time to prepare for this. Under Danville comprehensive plan, our neighborhood is designated TR as a minimum of 2 houses per acre. The landowners want to spot zone to NTR with a maximum of could be up to 7 houses per acre. Under Danville comprehensive plan for NTR zoning the top number one priority is affordable housing. Many affordable housing projects across the state are subsidized. This is totally incompatible with homes in our neighborhoods. We have worked hard to afford nice homes on $\frac{3}{4}$ acre lots. What good is comprehensive plan if you can't come at will and spot zone is there more to come. There is more land back there that is flat. I know I grew up there. Mr. Shields has spent most of his life protecting the lines of property and property values of Danville citizens and for that he needs to be commended but why has he turned his back on protecting our property values. Why has he done that to us. We are not against profit or private property rights. That is the founding of this nation was to own property and to do what you want. I just feel that he has turned his back. If he was and I don't believe these homes are 3 and 4 hundred thousand dollars homes, I believe they're

much less than that. If they were building 3 and 4 hundred-thousand-dollar homes there, I wouldn't be standing up here now. They would match our neighborhood. I hope everyone on this panel has a secure neighborhood and none of you have to face what we are facing.

Mr. Ranson stated. I share his concern but it a little late at this point since any construction project is more than an acre requires them to get an erosion sedimentation control plan. Which means they have to clean up the street every day. They have to limit erosion and if these things weren't done, that is bad. However, it's not the developer's fault that were done. I believe the city would be in charge of enforcing those requirements. I'm sympathetic and understand what you're saying. It's sort of been done. Ans it wasn't done by the developers, and it wasn't the developers' responsibility it was the owner of the properties and the city responsibility.

Ms. Burton stated. If there was a permit issued, yes, there are inspections that are inquired by the city to take care. There are complaints, they can call and there are inspectors and supervisors for those jobs that will come out and look at that.

Mr. Vernon stated. The foyer request included the whole property. I've submitted documents that show that compaction reports soil tests have not been done to the contrary, the developer is responsible for the compaction. If you approve the zoning, which is in opposition to your comprehensive plan that the body participated in writing. Most people in Danville don't know what a comprehensive plan. I would describe it as the Bible of what you want to do in the future. It is a multi-year document. The compaction, the material in place was not removed and done properly under generally accepted practices. Their permit is for erosion, a retention basin, and the permit has not been closed out if I'm correct.

Ms. Burton stated. I'm not sure.

Mr. Vernon stated. A lot of people are not sure. In fact, the applicant wasn't sure about a number of things, and we are here in very high-pressure situations talking about things that affect us and we haven't had a opportunity to be at the table. The public needs to know the documents are available. I will make them available to the public and you'll get to see the things that are not available and not presentable, and I would dare say the city employees have blown the whistle on the conditions. Have blunted the conditions because they took the photographs. This is out of order. Mr. Shields move to the county a long-time city employee I have requested all of the documents from his communication to the city including Planning Commission and Council. The city has not fulfilled that request yet because it's overwhelming for them to do. I won't get that for at least a couple of days. The record needs to show what happened in the last decision that was made, and the record needs to show what this is and include all of the foyer information. So, it is available. The four-year information that I paid for my mom, so the public knows exactly what's underneath the soil. We can look out of a lake, over the ocean, and not know the jaws is under there. One day when those homes are not able to support themselves because the boring reports haven't been done. The compaction engineering reports haven't been done. They are responsible for that. This is an issue that will come before City Council on March 5. I am fully committed to this community.

Mr. McDowell stated. We live at 124 River Oak Drive. The housing development they're proposing, my yard would be right there.

Ms. McDowell stated. I would like to see the full development.

Mr. McDowell stated. We are talking about the dirt, and nobody really believes it's a problem, but the truth is it been under Dan River for how many years and one way that I know it is, my brother is a dump truck driver here in Danville and he hauled some of this dirt back to the casino. They don't want to build on that they say it's dirty it's adulterated. They're hauling it from the City Farm area bringing in dirt to Ceasar, they don't want to build on that dirt. That's the dirt that in our community now, if the dirt ok why are they hauling it away and hauling in new dirt. No one wants to answer that

question, but someone has to. They are talking about this is the Ridge project. It was a mountaintop; they have taken this dirt and created a lot it was all gullies. It was a mountain. If they want to build what right like they said the eight houses, we can't complain. Twenty-four is not right, put what is supposed to be there, the size of the lot that's suppose to be there, a 40-foot wide is just not acceptable. Imagine what that would do to our property value. The houses should be wider than 40-foot, right? They can't build wide, so they are building up, every yard in our neighborhood is over a 100-foot wide. Just because we have a big piece of property, we spent the most of our money that we've worked for 30 years on our house. And now you're going to put these type houses there is not right. Put what's supposed to be there. Put what already rezoned for no need to change it. They are wanting to maximize the profits at our expense, at our expense, leave the zoning alone. Build your houses what it is zoned for. If that's 4 houses or 8 houses, they have increased the size of this lot by doing nothing but bringing in dirt. Otherwise, you wouldn't have been able to build 2 houses there. They only paid less than \$100,000 for this lot because that was the offer for the public to buy. They are saying you have to build 24 to make a profit. That's not true. Maybe they might not make maximum profit only building 8 houses, but you will make a profit building 8 houses.

Ms. McDowell stated. Our property is smash dab encompassed by everything both projects want to have rezoned. We looked at the 10-acres when we brought our property and decided to buy because there was no open land so hence, they brought in the dirt. I don't think the changing the zoning is going to protect our living conditions. Certainly not my privacy because you're going to put 24 homes there. We have something that's unusual in the city of Danville and we want to protect that. Also, the character of our neighborhood. The builder says the homes that people could afford were profitable would not be comparable to the area. The homes they have shown are not comparable to our homes in our neighborhood. What about the noise from the project, my family will have noise on both sides, I assume both projects will be going on at the same time. It just doesn't make for a harmonious neighborhood because these homes are not in character with what already in our neighborhood. I ask you to decline the rezoning application.

Ms. Comper stated. I live on River Oak Drive. My concern how this meeting was publicized today. I understand it's a guideline for the Planning Commission to put up a sign where the area is to be rezoned. Therefore, people who didn't get a letter in the mail would raise questions with them as to what's going on. I went down to the property today to look for a Planning Commission sign, there was none and as I understand it. These are 2 different property areas. So, they put one on West Main Street, but it was behind a guard rail if you were not walking you would have never seen that sign. I proposed to you that is so unfair for the people who live off River Road Drive that had no notification of this at all. I'm sure we could have filled this room was it a cover up? Is it a deal that's already done? This is not, the way our democracy should work, and I pose to you if anyone could have provided a picture of the sign. We know that there were residents on Winbush that were given a flyer yesterday and was like we didn't know anything about this. That is not fair, if you're concerned about the community everyone should be able to participate in opposition or whether they're for proposal.

Mr. Petrick stated. Ms. Burton would you like to address questions about public notifications for these applications.

Ms. Burton stated. Sure, once an application is set for an agenda date, there is notification sent to property owners within 300 feet of that particular subject parcel. There is also notification published twice within the local publication being the Dan Register Bee. It is also posted on our website and then we do go the extra step. We put up the signs to let anyone know that there is a public hearing. Those signs just state there is a public hearing and gives you a number to call for more information.

Ms. New stated. I live at 110 River Oak Drive, that the first house when you come around the curve from West Main. I have had 2 cars to come in my yard when they hit their gas when they come off West Main, so far, we have been lucky one person came back and fix our yard because his daddy

made him because he messed up his vehicle. That is going to make more traffic like I said they fly. I don't have any small children now, but I am concerned about my neighbors' kids, and I just don't think you all are being fair. I don't mean you all individual, I mean the city of Danville isn't being fair to the people o River Oak and Country Club West.

Mr. Robertson stated. I live at 266 River Oak Drive, and I would like to say that I oppose this. I've been in the neighborhood for eight years, it a quiet neighborhood. I love my neighbors. I want to say I understand the gentlemen who is for this. I understand that there is a need in our community for housing, but my opposition is toward 24 houses. It like they trying to cram these houses in one location and if it was less 8 or 12 it would make more sense, they are basically going through in order to get to these houses that they proposed to put up. You have to go through 2 neighbors. They are going to make a road between 2 neighbors' property. I vehement, oppose this, please consider our voices. We want our community to have affordable housing not cramming in houses in our area.

Mr. Meder stated. 111 Lady Aster. Just want to clarify a couple things. One, isn't it wonderful we live in a democracy, and we can have people on both sides of the aisle with good points from both sides. For instance, the roads there. How many more people need to die on that road system? It's awful. One of thing this Planning Zoning Commission should do is recommend that the city study that again and see if we can work it out, maybe the speed limit gets lower, maybe put in turning lanes, something bat a lot of people have accidents on that road and I have had wrecks on the road for dozens of years. It's one of the points that the folk have brought up. Building of a new home today cost about \$248 a square foot and if you do the math on that and you have a 1500 square foot house that comes out almost to \$400,000. When I looked at Country Club West, I noticed that there were 14 houses that are on the Zillow listed at \$400,00 or less. I know that Zillow is not, a real estate yada, yada but just wanted to point that out. Sounds like they're building houses that are comparable value to what's there and I realized those houses there are a lot nicer and depending on how the insides are they may sell for more.

Mr. Vernon stated. Describing the way conditions are done in housing and building is something that changes all the time depending on lumber process and the thing that doesn't change was the comprehensive plan, showing severe erosion. It's a document that you guys approved. You know about and you need to stick with the comprehensive code.

Mr. Petrick stated. Mr. Vernon brought this up, we have to have an understanding about what this group has responsibility for. We're concerned with adherence to city code. We are not concerned with items that come up during the permitting process that are decided by other agencies of the city which is engineering, maintenance, traffic, law enforcement, and I appreciate your concerns, but these are not issues that we have direct control over.

These issues will come after the decision is made to approve these zoning permits and these special use permits. If found that these projects are not feasible, then they will not be allowed. But it's nothing that we can suppose or imagine or have a feeling that it's not right. It doesn't concern us at this point.

Mr. Vernon stated. Do you concur with that Mr. Whitfield?

Mr. Whitfield stated. Their ability is simply to look at zoning and zoning only. There are multiple state and city agencies and departments that will look at the project over and over again. They're right just trying to determine whether or not this id appropriate zoning for this particular neighborhood.

Mr. Petrick closed the Public Hearing.

Ms. Evans stated. Question for staff, you talked about 40 feet road frontage, I believe.

Ms. Burton stated. I did say 40. It is 45. My apologies.

Ms. Evans stated. What are the side yard setbacks?

Ms. Burton stated. You are looking at 16 on the front, 6 on the sides, and 20 in the rear.

Ms. Evans stated. So, each house would have 3 feet to the next property line.

Ms. Burton stated. Eventually, so you are looking at a 6 feet side yard.

Ms. Evans stated. From the house to the property line and then that property line to the next house is 6 feet.

Ms. Burton stated. Yes, that correct. You have 12 total in between.

Ms. Evans stated. Okay.

Mr. Petrick re-opened the Public Hearing.

Ms. Vail stated. We have our engineer here who attest to more of the site plans.

Mr. Gatewood stated. I own and operate L and D Professionals in Danville, and I just want to clarify something the proposed subdivision is for 52-foot frontage with a 6-foot side set back on either that leaves enough room for a 40-foot-wide house to meet the NTR regulation.

Ms. Evans The backyard setback?

Mr. Gatewood stated. Maintaining the 20 feet.

Mr. Cochran stated. I would like to once again address the dirt concern. Again, we have not been responsible for this infill process. I have no idea how long it's been going on. So, forgive me if I said it was years. I frankly do not know. So, I apologize. The current owner Mr. Shields has been conducting all that work and again, we do have all the engineering reports and environmental studies from Hurt and Profit which is an engineering firm who conducts that work for that infill. We are very confident that the land is in good condition for development because it has been studied since they began moving it.

Mr. Ranson stated. How come these reports apparent? Mr. Vernon can't get access to these reports.

Mr. Vail stated. They are private. The reports have not been made public. We've not submitted for a building permit. We've not submitted for any of the steps that would require them to enter the public domain.

Mr. Ranson stated. So, what he requested is not available at this point.

Mr. Vail stated. That's correct.

Mr. Ranson stated. But it will be available once you apply.

Mr. Vail stated. Yes, that would certainly be something that would be required from the city building department and engineering department. It would all become available at that point in time.

Mr. Cochran stated. but it's just basic logical exercise, we wouldn't be here now in this very challenging situation, hoping to rezone the property for development if we weren't confident that the dirt was feasible for said development based on those reports. So, I think you can rest assure that the dirt is in good, safe, and sound condition.

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated. Just for staff, this neo transitional residential is fairly new to this area, It probably more popular in larger cities where there's small tracks of land, only available. Where is it already zoned, Neo? Is it any place in Danville zoned that now?

Ms. Burton stated. Yes, there is a housing development that is underway right now that the Habitat for Humanity is working with. That's over behind Saint Luke's Church, they were rezoned to this particular zoning classification.

Mr. Burton stated. I know by reputation and presentation; this is a first-class group. They have all good intentions. I hope they will be around and doing work in Danville for a long time. It worries me

now that we've passed that recommendation on the first property. The traffic now is going to be worse now that is potentially going to be approved. I kind of stand by what I said the first time. I think that traffic area, even though there's a traffic study. I just don't think it's going to be that great and do you remember Ms. Burton on Jenny Lane? We did one zoning change that actually went from two per acre to three per acre. What was that jump? What was that transition?

Ms. Burton stated. We went from SR to TR if I remember.

Mr. Bolton stated. So, we went to what this is already zoned.

Ms. Burton stated. TR to SR pardon me.

Mr. Bolton stated. Okay, the TR would give them 2 per acre if they would had applied for the suburban residential. They could put 3 in there. Right. I feel like there is a better use for that back there, but that just my say.

Mr. Petrick stated. Old town residential list 5, right.

Ms. Burton stated. Yes.

Mr. Petrick closed the Public Hearing

Mr. Bolton made a motion to deny Rezoning Application PZ24-00033. Ms. Evans seconded the motion. The motion failed by a 3-4 vote.

Mr. Dodson made a motion to approve PZ24-00033 with conditions. Mr. Kahn seconded the motion with a 4-3 vote.

Mr. Petrick opened the Public Hearing.

4. *Special Use Permit application PZ23-00038 filed by Frederick and Laura Meder to convert a single-family residence into a duplex at 912 Green Street in accordance with Article 3.E Section C Item 2.*

Mr. Meder stated. I own 912 Green Street as well as 918 Green Street the property next door. The only reason I came is to introduce you to this home. Currently right now, I'm putting up a 1000 square foot brand new standing seam tin roof on it and the home has no bathrooms that functions. There's no laundry. There's nothing like this. The middle of the home is gutted. You can see the floor and you can see the sky. I can show you those pictures on my phone if you would like. The main sewer system's is compromised. I've done extensive work for the previous homeowner to stabilize the building. The front porch is falling down and will need to be remade. The duplex that going to be 3 bedrooms home each side. I'm going to live right there. So, I'm owner occupied if you will because the driveway is going to be an auto court. We'd like to put an elevator in the building so we can have people over 62 years of age. Now as far as what they're talking about affordable, I don't understand that because I bought this house for \$17.60 a square foot. And they are talking about building homes for \$250 a square foot. So, I don't see where the problem is here. I have a home 3000 square foot, that's affordable that no one has even looked at to buy. I don't know where they're coming from.

Mr. Dodson stated. This was approved by the Committee for Architecture Review.

Mr. Meder stated. It will be. I will file all those guidelines. If you drive by that home, the home was owned by a relative of President Eisenhower and this man just kept adding on and on. There are over 22 rooms in this home. It's a maze. It's up and it down. Like I said the roof's falling and the porch is expanded steel columns that they took the original fluted column off. It is a typical thing that happens in the historic district. They throw the parts away and then they do whatever they want, and

that's what the commission does. The commission is specifically here to stop people throwing the parts away. We ask people to rebuild the home the way it was. Don't change anything, just put it back together. That is what we intend to do, and I have a firm track record on doing that.

Mr. Petrick stated. I can attest to that your expertise. I did see that you had an option of putting in an elevator. Are you seriously considering an elevator?

Mr. Meder stated. Absolutely.

Ms. Evans stated. Where would the elevator be located.?

Mr. Meder stated. There's a back area with a workbench and it's a crazy section. I'd love to show it to you. It's perfect entrance. So, we're going to build a back entrance and a front entrance and a side entrance. There will be several entrances for these people to access the building. I am looking for an older person that wants a garden too. If you know of anybody, let me know.

Mr. Petrick stated. Just to clarify, this property is next to your residence.

Mr. Meder stated. Yes, 20 feet away from my house. For years it felt like we lived next to 2 abandoned homes. There're so many homes that I presented to City Council last fall. There were 26 homes on Green Street from the light to Holbrook that were empty. And most of them are around my house and going toward Holbrook. For some reason, it's infilled from the bottom up. Which seems kind of backwards.

Ms. Evans stated. The elevator will be accessible for both apartments.

Mr. Meder stated. Yes, they make individual like tubes like at the bank where you put your money in. They make those that are vertical. I don't know if they are big enough for a wheelchair, but I think they could tough it out. It's only one floor.

Mr. Petrick stated. The location is in their pocket there and there's two sets of drawings.

Ms. Evans stated. I saw those but I just wasn't clear about the tubes.

Mr. Dodson stated. Are you related to Lawrence Meder?

Mr. Meder stated. That's my younger brother.

Mr. Dodson stated. I'm sorry.

Ms. Evans stated. He says you can build a house at 248 a square foot.

Mr. Meder stated. That's the average myself.

Ms. Evans stated. But that's not what you are talking about. I hope it's less than that. The problem with the neighborhood which I don't understand is it from a building standpoint. As you're building in your neighborhood your property value continues to grow for 10 years after the building stops. So, these people's children going to play out for their children because they won't be here we they recognize what they can gain from what's going to happen in their neighborhood.

Mr. Dodson made a motion to approve Special Use Permit Application PZ24-00038. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.

V. PLANNING DIRECTOR'S REPORT

Next meeting is March 11, 2024, with 4 cases so far.

Mr. Khan commented in the future we should consider the presence of a police officer here.
Mr. Petrick commented. Excellent ideal.

VI. MINUTES

The January 8, 2023, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 5:49 p.m.

APPROVED