



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

June 10, 2024

3:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

1. Special Use Permit application PZ24-00180 filed by K & M Realty Group LLC to allow commercial recreation facilities at 218 Poplar Street (Parcel 20818) in accordance with Article 3.M Section C Item 4.

IV. NEW BUSINESS

1. Special Use Permit application PZ24-00185 filed by Blackstone Building Group LLC for approval of a Planned Unit Development at Parcels 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608.
2. Rezoning application PZ24-00242 filed by Walden France American Legion Post 29 to rezone 627 and 629 Monroe Street (Parcel 22747) from OT-R Old Town Residential to M-R Multifamily Residential.
3. Rezoning application PZ24-00238 filed by 1076 Schoolfield, LLC to rezone 916 West Main Street (Parcel 60452) from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.
4. Rezoning application PZ24-00238 filed by 1076 Schoolfield, LLC to rezone 1076 West Main Street (Parcel 60570) from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.
5. Special Use Permit application PZ24-00230 filed by David McLaughlin for waiver to maximum sign area at 221 South Main Street (Parcel 24101).

6. Special Use Permit application PZ24-00228 filed by Curtis Allen White for automobile salvage yard at 2025 South Boston Road (Parcel 77307) in accordance with Article 3.M Section C Item 31.
7. Rezoning application PZ24-00247 filed by Scott Loftis to rezone 660 Arnett Boulevard (Parcel 02300) from M-R Multifamily Residential to HR-C Highway Retail Commercial.

V. APPROVAL OF MINUTES

1. May 13, 2024 Minutes

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURNMENT

STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00180 filed by K & M Realty Group LLC to allow commercial recreation facilities at 218 Poplar Street (Parcel 20818) in accordance with Article 3.M Section C Item 4.

SUMMARY

The applicant, K & M Realty Group LLC, is requesting a Special Use Permit to allow an indoor commercial recreation facility at 218 Poplar Street. The property is zoned HR-C Highway Retail Commercial. The Special Use Permit would allow the applicant to operate an event venue with space to lease for parties and social gatherings. The structure is vacant and was previously utilized as a church. Parking will be required at a rate of one (1) parking space per four (4) persons of the maximum building capacity at 218 Poplar Street. It will be necessary for the parking lot to be striped and a minimum of one (1) ADA space designated. Structural renovations will also be required.

This item was postponed during the May Planning Commission meeting due to the lack of attendance by the applicant or a representative.

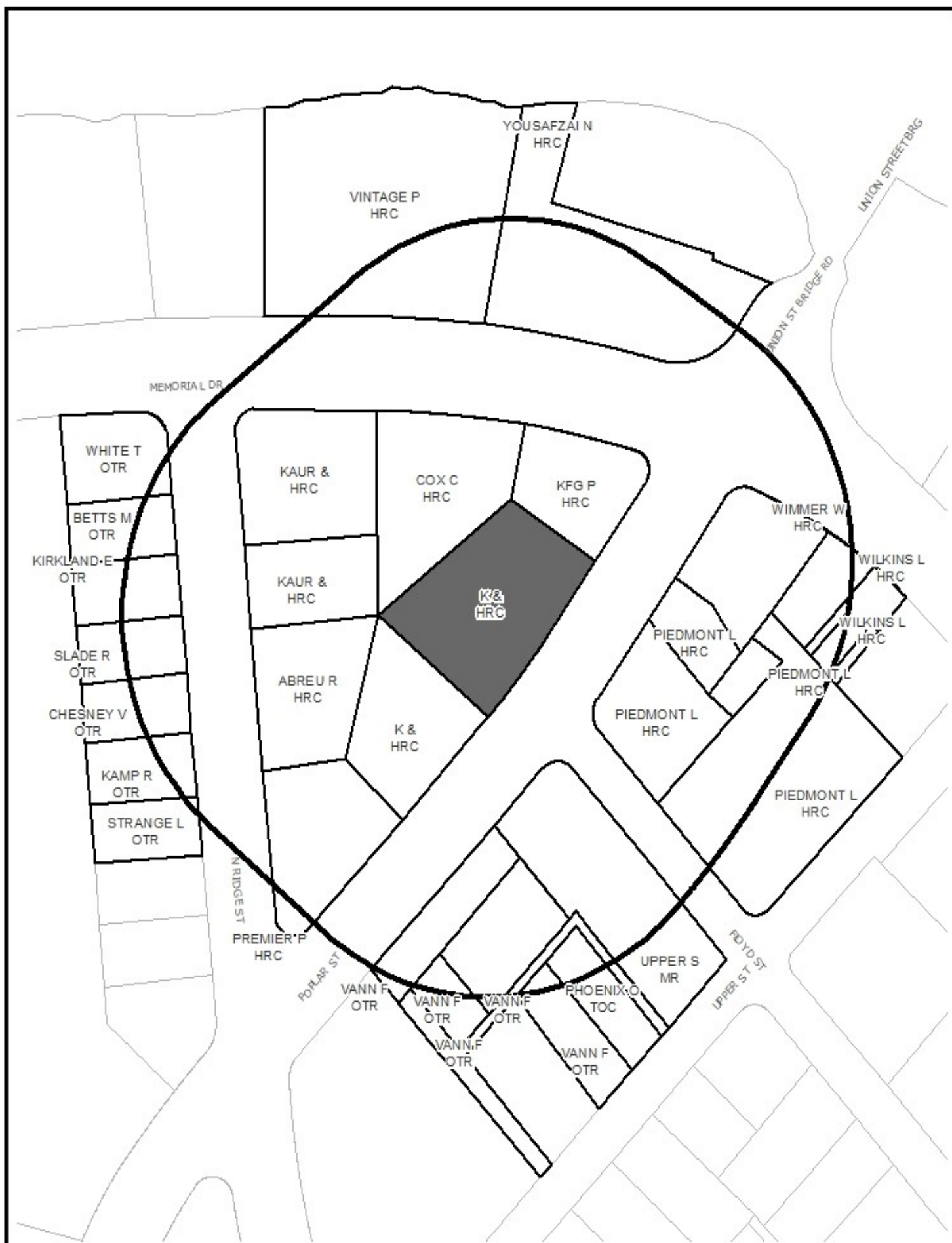
RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00180 to grant a Special Use Permit to allow an indoor commercial recreation facility at 218 Poplar Street in accordance with Article 3.M Section C Item 4.

ATTACHMENTS

1. 218 Poplar St_AERIALS
2. 218 Poplar St_OWNERS
3. 218 Poplar St_LANDUSE





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
4/23/2024

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
4/23/2024

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STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00185 filed by Blackstone Building Group LLC for approval of a Planned Unit Development at Parcels 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608.

SUMMARY

The applicant, Blackstone Building Group LLC, has requested a Special Use Permit for a Planned Unit Development (PUD) at Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608. The aforementioned parcels are undeveloped and total ~45 acres.

The applicant is requesting a PUD to develop the area with town and patio homes that are two (2) and three (3) story high. The development will contain a maximum of 360 residential units and two (2) commercial structures. The first phase will contain 46 townhome units that will exclusively use Vandola Road for ingress and egress. The remaining development will use the unimproved Kayewood Lane for ingress and egress. A proposed layout has been provided.

The development will stretch from the intersection of Kayewood Lane and Riverside Drive to the intersection of Kayewood Lane and Westover Drive, totaling nine (9) parcels. The area is adequately served by public utilities and will require road improvements for Kayewood Lane by the applicant.

Staff recommended conditions for the PUD are listed below:

1. The development shall include no more than 360 residential units and 2 commercial structures;
2. The commercial structures may be located on Parcel 71143 and 77608 and are to be developed in accordance with Article 3.J, N-C, Neighborhood Commercial zoning classification;
3. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed three (3) stories or 45 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; and
10. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and or the development agreement, whichever is greater.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission recommend approval of PZ24-00185 to grant a Special Use Permit for approval of a Planned Unit Development at Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608 with the following conditions:

1. The development shall include no more than 360 residential units and 2 commercial structures;
2. The commercial structures may be located on Parcel 71143 and 77608 and are to be developed in accordance with Article 3.J, N-C, Neighborhood Commercial zoning classification;
3. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed three (3) stories or 45 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; and
10. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and or the development agreement, whichever is greater.

ATTACHMENTS

1. Vandola PUD app
2. Supplemental Rezoning Information Vandola Crescent Townhome Application
3. Vandola Aerials Map
4. Vandola Owners Zoning Map
5. Vandola Land Use Map
6. Vandola
7. Vandola2
8. Vandola3
9. Vandola4



CITY PLANNING COMMISSION

Vandora Crescent

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#): _____

Applicant: Blackstone Building Group LLC

Applicant's

Address: 4932 Dominion Blvd Suite 106 Glen Allen VA 23060

Applicant's Phone Number: _____

804 217 8367/ mobile 757 5110 2451

Applicant's E-

mail: rick@longevitysolutionsva.com

Describe Proposed Request: _____

Rezone and special use permit for Planned Unit Development known as Vandola Crescent. Project to contain 301 workforce townhomes with community covered picnic-grill area, tot lot and dog park, 59 age 55 plus patio style townhomes with restricted clubhouse and pool, 2 commercial parcels fronting Riverside Drive and Westover Drive. Includes improvement of partial improved Kayewood Ave from Riverside to Westover. Project consists of approximately 45 acres.


Applicant Signature date 5/22/24

See separate signature pages for landowners
Property Owner Signature date
(if not applicant)

Supplemental Rezoning Information Vandola Crescent PUD Townhome and Commercial Application

Property Description: approx. 45-acre parcel located in the Riverside/Vandola Corridor in the western section City of Danville Va. The parcel is bordered by RT 58 Riverside Drive to its southern boundary line, Vandola Road to its Western Boundary, Kayewood Drive and the Wren Yates Funeral Home to the East and the Townhomes Known as Charles Towne on Vandola to the North. The properties that encompass the majority of Kayewood Lane now are incorporate into the development for a completion of Kayewood Lane.

The property has close and semi direct access to Riverside Drive (Rt 58) and Westover Drive which are both major throughfares to downtown, Berry Hill and interstate systems. Sufficient capacity appears to exist for a project of this size according to most recent traffic studies available.

The property is served by city water and sewer, power, gas, and communications/cable service sufficient for the proposed development size.

The property being mostly wooded provides extensive tree cover to provide barriers along the southern, northern and western boundaries adjacent to neighboring properties. Phase 1 and 4 of the development would have significant tree border along the rear along Vandola and Kayewood providing separation from the larger phases.

Vandola Crescent is a proposed Townhome development of 2 and 3 story style and some patio homes targeted for workforce housing, empty nesters, and retirees. This planned unit style development of 360 units will have sufficient open space, onsite recreational amenities, onsite stormwater management, an active onsite HOA management office, private roads and right of ways as well be priced affordably starting in the 280's. The units will have garages, private drives, 3 plus bedrooms with onsite landscaping and landscape maintenance including snow removal when required. The development has several phases with phase 1 consisting of 46 units with remaining phases will be of 314 units and completion is projected at 48 months of start of construction. Phase 1 will have occupancy in fall/winter 2024/2025 in line with the grand opening of Caesars Palace Hotel and Casino. Vandola Crescents strategic timing and location will provide much needed workforce housing availability to not only Casino/Hotel Employees but also those in other close by employment centers such as Tyson Foods, Goodyear, ATDM, Police-Fire EMS, Teachers, and Government employees. The proposed development is located to close by Berry Hill Mega Site and its future job creation. The development is also within minutes of shopping, restaurants, and the downtown waterfront.

Surrounding Residential: While a small number of single-family homes across Vandola Road and one house adjacent to a corner of the property, rental properties and mobile home parks are located close by on Westover. The homes in Charles Town are of one story attached Townhome style. With Charles Town setting a precedent the proposed

development style of townhomes would not be out of character. The proposed development will have far more open space and onsite amenities than its neighboring townhome community. The proposed sales prices of Vandola Crescent will be minimally equal and very often exceed the neighboring project therefore not diminishing any valuations.

The proposed Vandola Crescent Project will have a finished taxable impact to the City of Danville between \$110,000,000.00 to \$ 120,000,000.00 not including permits and other construction related fees but also over \$ 720,000.00 in water and sewer tap fees. This is a considerable boost to the City of Danville's Budget and school system which currently does not exist with this very long-term vacant piece of land.

In addition to density request to address affordability, the builder-developer will be committing over \$3,490,000.00 of sales proceeds to interest rate buy downs and down payment assistance to assist potential homebuyers seeking workforce housing during this very difficult period of elevated costs and interest rates. This comes right out of the bottom line of net proceeds but realize the private and public must work together to solve the workforce housing affordability problem. The Congressional passed Inflation Reduction Act and American Rescue Plan Acts both incentivize localities with sizable grants for infrastructure in exchange for density incentivization promoting affordable workforce housing. Vandola Crescent fills all those commitments with its rezoning request submittal.

The Vandola Crescent Development should incentivize continued development and redevelopment of the local area especially the conversion of older mobile home parks. Vandola provides adequate walking areas throughout the neighborhood as well to the community facilities.

Vandola Crescent is being submitted during a crossover period of older Comprehensive Plan and a new proposed Comprehensive plan. The proposed development may have components in both plans but need to zoning flexibility to achieve affordable workforce housing.

Preliminary Architectural Floorplans are submitted along with proposed sketch plan noting adding slight floorplan and elevation adjustments will be made as well as different color variations in harmony with the development.

Subject Properties under contract in this application

30.97 Acres Part 2 Riverside Drive Parcel ID 77925 Danville VA
River Oak Church of God Trustees
120 River Oak Drive
Danville VA
24541
434 793 9648

James David Searce
434 250-7143
jdscearce@yahoo.com
412 Berkshire Road
Danville VA 24541

Parcels 1-9 Westover Drive ID 77608
Parcel 711143 num 37/part 38 Kayewood Lane
Parcel 77922 num 36 Kayewood Lane
Parcel 77921 num 35 Kayewood Lane
Parcel 77920 num 34 Kayewood Lane
Parcel 77919 num 33 Kayewood Lane
Parcel 77918 num 32 Kayewood Lane

Searce Land Company
Kaye Rogers 434 770 7556
Kayerogers13@gmail.com
Charles Searce 434 250 3202
Parcel 71138 num 25 Kayewood Lane
126 James Road
Danville VA 24541

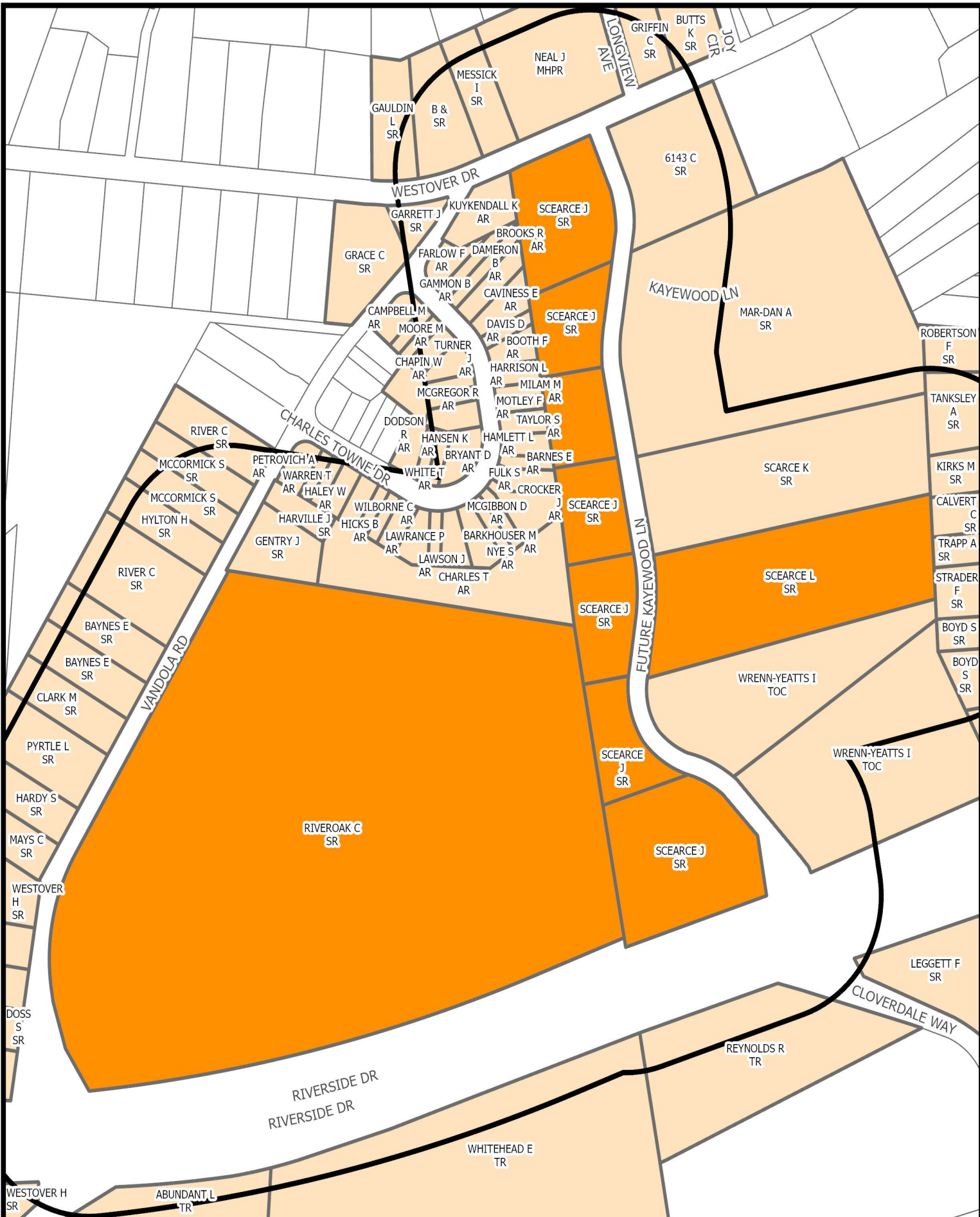


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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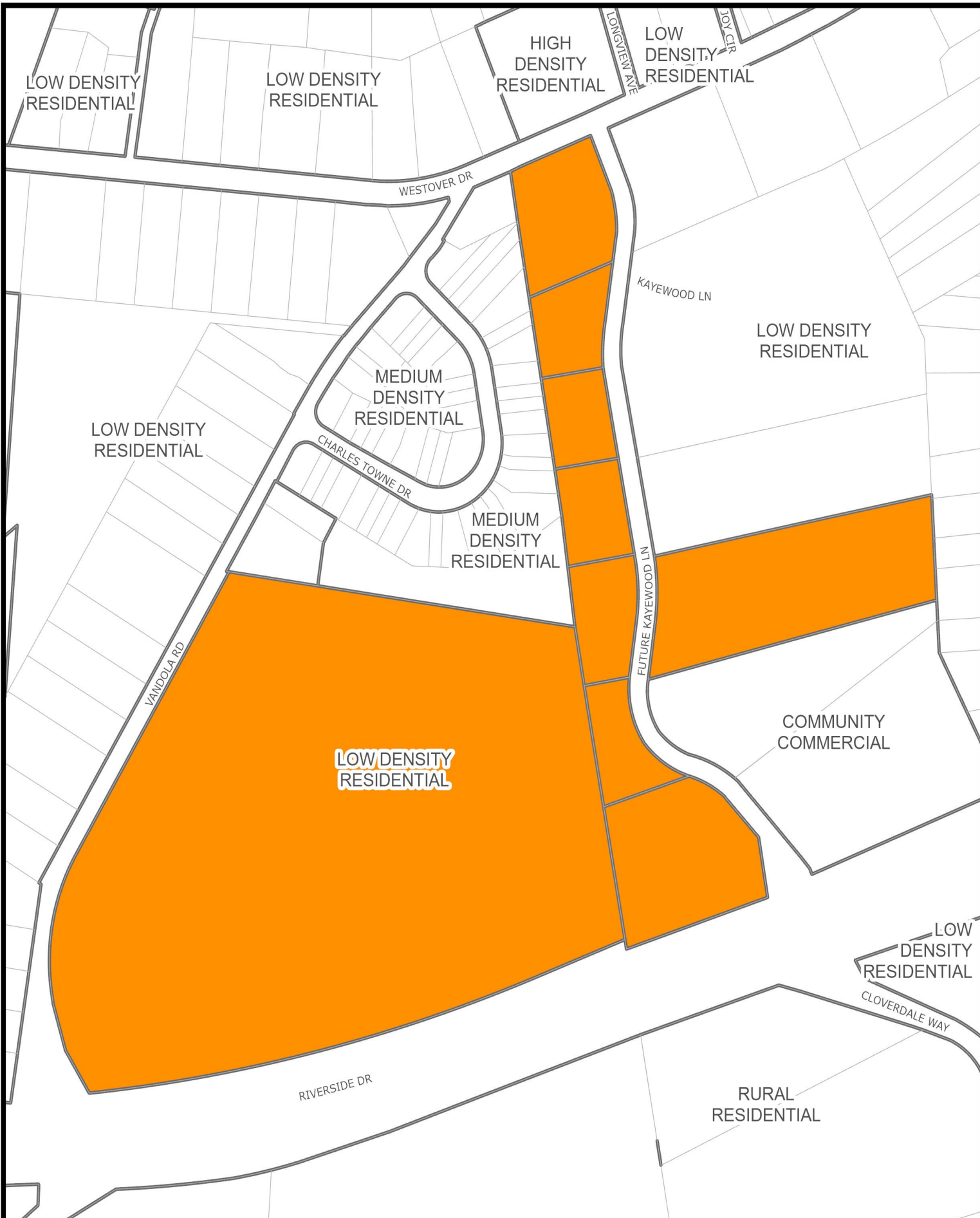


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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EXISTING SITE AREA = 44,726 AC
 PROPOSED 450 UNITS = 5,444 AC
 PROPOSED ROADWAY = 4,175 AC & 7636 LF
 PROPOSED DRIVEWAYS = 2,714 AC (+/-)
 PROPOSED SW DEPRESSIONS = 0.926 AC
 PROPOSED OPEN SPACE = 21,161 AC
 FUTURE KAYWOOD LANE = 1540 LF ADDED



**VANDOLA CRESCENT
 VANDOLA CRESCENT
 DEVELOPMENT PLAN
 CITY OF DANVILLE, VIRGINIA**

PROJECT MANAGER:	EA
DESIGNED:	EA
DRAWN:	EA
DESIGN FILE:	File name
DATE:	5/5/21
REVISIONS:	

LONGEVITY SOLUTIONS

AREA CALCULATIONS

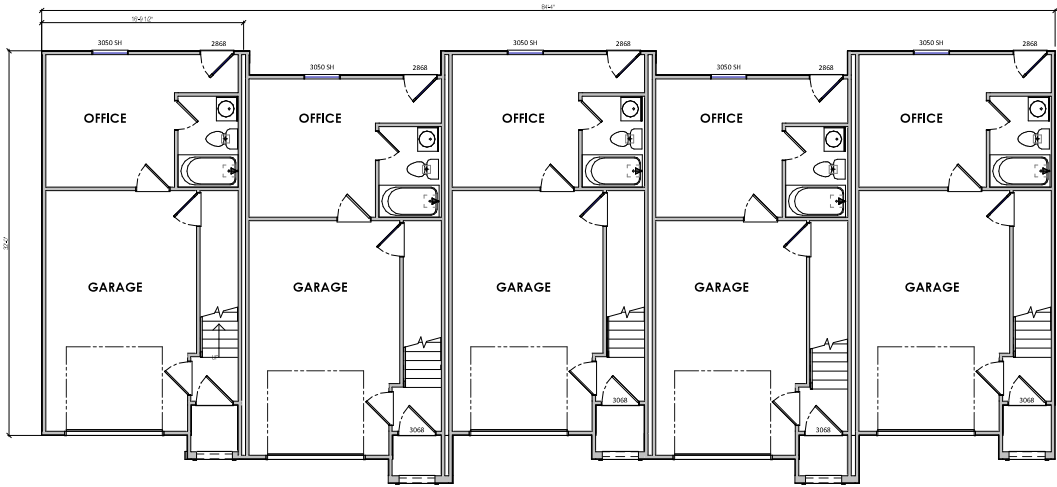
Heated Area	
1st Floor Livable	269 SF
2nd Floor Livable	537 SF
Third Floor	537 SF
	1344 SF
Unheated Area	
Garage	257 SF
	257 SF
Total	1600 SF



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APPROVAL SET

- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



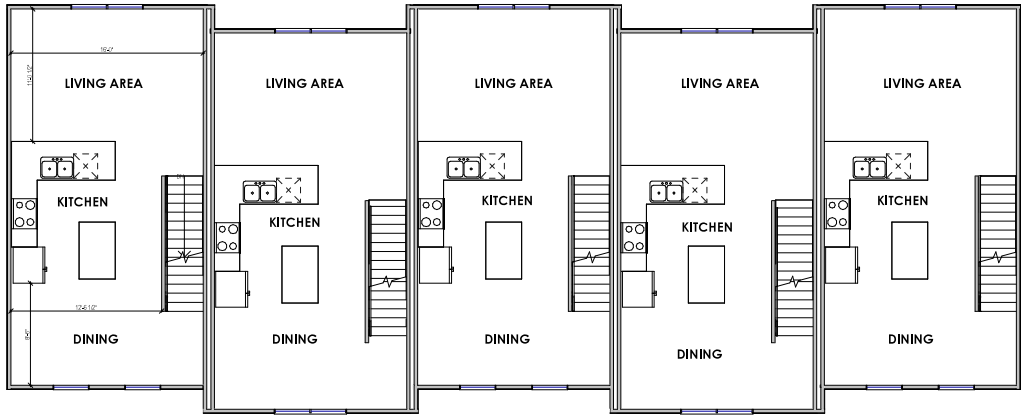
1 1ST FLOOR PLAN
A-2.00 - 1/8" = 1'-0" DRAWING PRINTED ON 11x17 7/8" PAPER SIZE

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CLIENT	LONGEVITY SOLUTIONS	
	PROJECT: MULTI-FAMILY	
ADDRESS	DANVILLE	
ISSUE DATE	5/9/2024 8:45:32 AM	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	A-2.00	

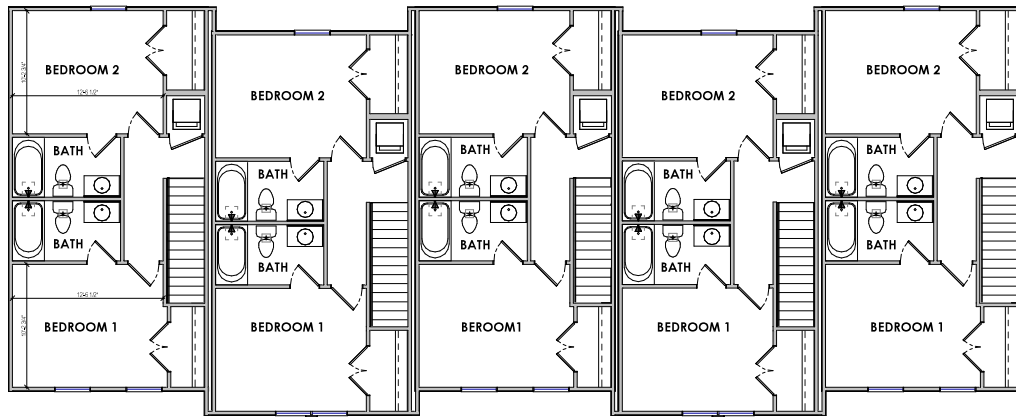
1st Floor Plan

- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



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CLIENT LONGEVITY SOLUTIONS PROJECT	PROJECT MULTI-FAMILY
ADDRESS DANVILLE	ISSUE DATE 5/9/2024 8:45:32 AM DRAWN BY PINNACLE DESIGN SHEET NUMBER A-2.60



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1 3RD FLOOR PLAN
A-2.70
NOT TO SCALE WHEN PRINTED ON 11" x 17" / ARCH B PAPER SIZE

CLIENT	LONGEVITY SOLUTIONS	
	PROJECT: MULTI-FAMILY	
ADDRESS	DANVILLE	
ISSUE DATE	5/9/2024 8:45:33 AM	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	A-2.70	
FLOOR	3rd Floor	



1 FRONT VIEW
A-3.00 2/8" = 1" WHEN PRINTED ON 11" x 17" / ANSI B PAPER SIZE

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CLIENT
**LONGEVITY
SOLUTIONS**
PROJECT
MULTI-FAMILY

ADDRESS
DANVILLE

Elevations

ISSUE DATE
5/9/2024 8:45:33 AM
DRAWN BY
PINNACLE DESIGN
SHEET NUMBER
A-3.00

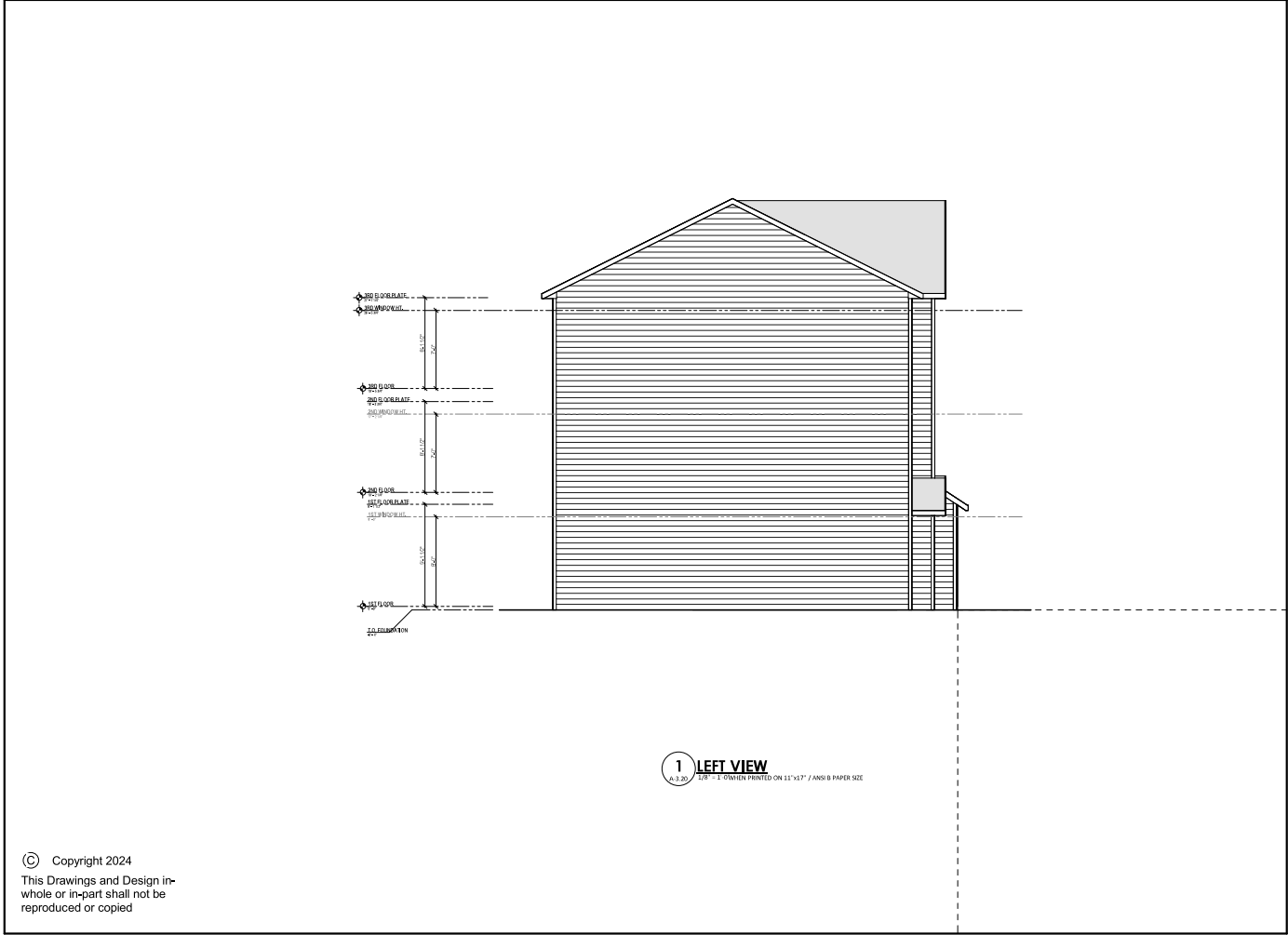


1 REAR VIEW
A-3.10 - 1/8" = 1' DIMENSIONS PRINTED ON 11" X 17" / ANSI B PAPER SIZE

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CLIENT		LONGEVITY SOLUTIONS	
ADDRESS		PROJECT	
DANVILLE		MULTI-FAMILY	
ISSUE DATE		SHEET	
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DRAWN BY			
PINNACLE DESIGN			
SHEET NUMBER			
A-3.10			

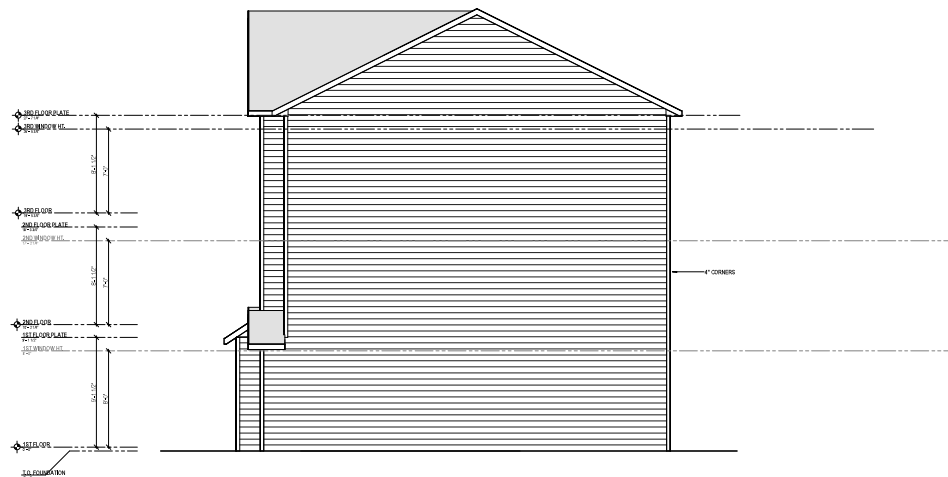


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CLIENT	LONGEVITY SOLUTIONS	
	PROJECT	
ADDRESS	DANVILLE	
	Elevations	
ISSUE DATE	5/9/2024 8:45:34 AM	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	A-3.20	



1 RIGHT VIEW
A-3.30 1/8" = 1'-0" WHEN PRINTED ON 11"X17" / ANSI B PAPER SIZE

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CLIENT	LONGEVITY SOLUTIONS	
	PROJECT MULTI-FAMILY	
ADDRESS	DANVILLE	
	Elevations	
ISSUE DATE		
5/9/2024 8:45:35 AM		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-3.30		



30203 - Urbandale Data Sheet

1258
SQ. FT.

2
BEDS

2
BATHS

2
BAYS

72' 0"
WIDE

67' 4"
DEEP





STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ24-00242 filed by Walden France American Legion Post 29 to rezone 627 and 629 Monroe Street (Parcel 22747) from OT-R Old Town Residential to M-R Multifamily Residential.

SUMMARY

627 and 629 Monroe Street is zoned OT-R, Old Town Residential, a single family zoning classification and is located in the Mechanicsville Historic District. The structure was built ca. 1890 as a two-story duplex. It is unclear by our records when the single story rear addition was constructed to create a triplex.

627 and 629 Monroe Street has operated as a legal non-conforming triplex since 2004. In 2004, a city-wide rezoning took place that created the legal non-conforming status for 627 and 629 Monroe Street. As a legal non-conforming structure, 627 and 629 Monroe Street was allowed to continue as a triplex as long as the units did not remain vacant for more than two (2) years (Article 7 Section B Item 3). For more than two (2) years, only one (1) unit has been occupied. Due to the lack of continued use of all three (3) units, 627 and 629 Monroe Street has lost its legal non-conforming status and must operate in accordance with its zoning classification of OT-R; as a single family unit.

The applicant and owner, Walden France American Legion Post 29, has requested a rezoning from OT-R to M-R to allow the structure at 627 and 629 Monroe Street to operate legally in accord with the M-R, zoning classification as a multi-family unit (tri-plex). The M-R zoning classification is located in the surrounding area and operation of a triplex is compatible.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ24-00242 to rezone 627 and 629 Monroe Street from OT-R to M-R. This rezoning is in compliance with the Comprehensive Plan and is compatible with the surrounding area.

ATTACHMENTS

1. Rezoning Application 627 Monroe Street
2. 627 629 Monroe St Aerials Map
3. 627 629 Monroe St Owners Zoning Map
4. 627 629 Monroe St Land Use Map



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.
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 4. Current and future neighborhood conditions.
 5. Pedestrian and vehicular traffic patterns, on-site and off-site.
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 - 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 #: PZ24-00242 PC Meeting Date: June 10, 2024
Date Received: May 14, 2024 Received By: Lisa Jones
Parcel ID: 22747 Zoning District: OTR
Existing Zoning: OTR Proposed Zoning: Multi-Family Residence

APPLICANT PROVIDED INFORMATION

Exact legal description of property (Attach if insufficient space). Suitable housing for veterans

Property Address: 627 & 629 MONROE ST Gross Area/Net Area: 72 FT & 19.35 FT PT CL ALLEY
MONROE ST

Property Location: N ☐ S ☐ E ☐ W ☐ Side of: _____

Between: Floyd ST and N Ridge St

Proffered Conditions (if any, please attach): _____

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

Name: Walden France American Legion Post 29 Telephone: 434-799-6993

Mailing Address: PO Box 476, Danville, VA 24543

Email Address: Wsfrance29@verizon.net/sheryl.a.davis1982@gmail.com

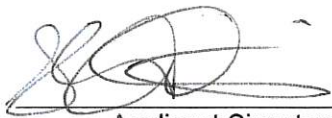
APPLICANT (PLEASE TYPE OR PRINT):

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

Name: Sheryl Davis Telephone: 540-312-3415

Mailing Address: PO Box 476, Danville, VA 24543

Email Address: sheryl.a.davis1982@gmail.com



Applicant Signature

5/14/2024
date

Property Owner Signature
(if not applicant)

date

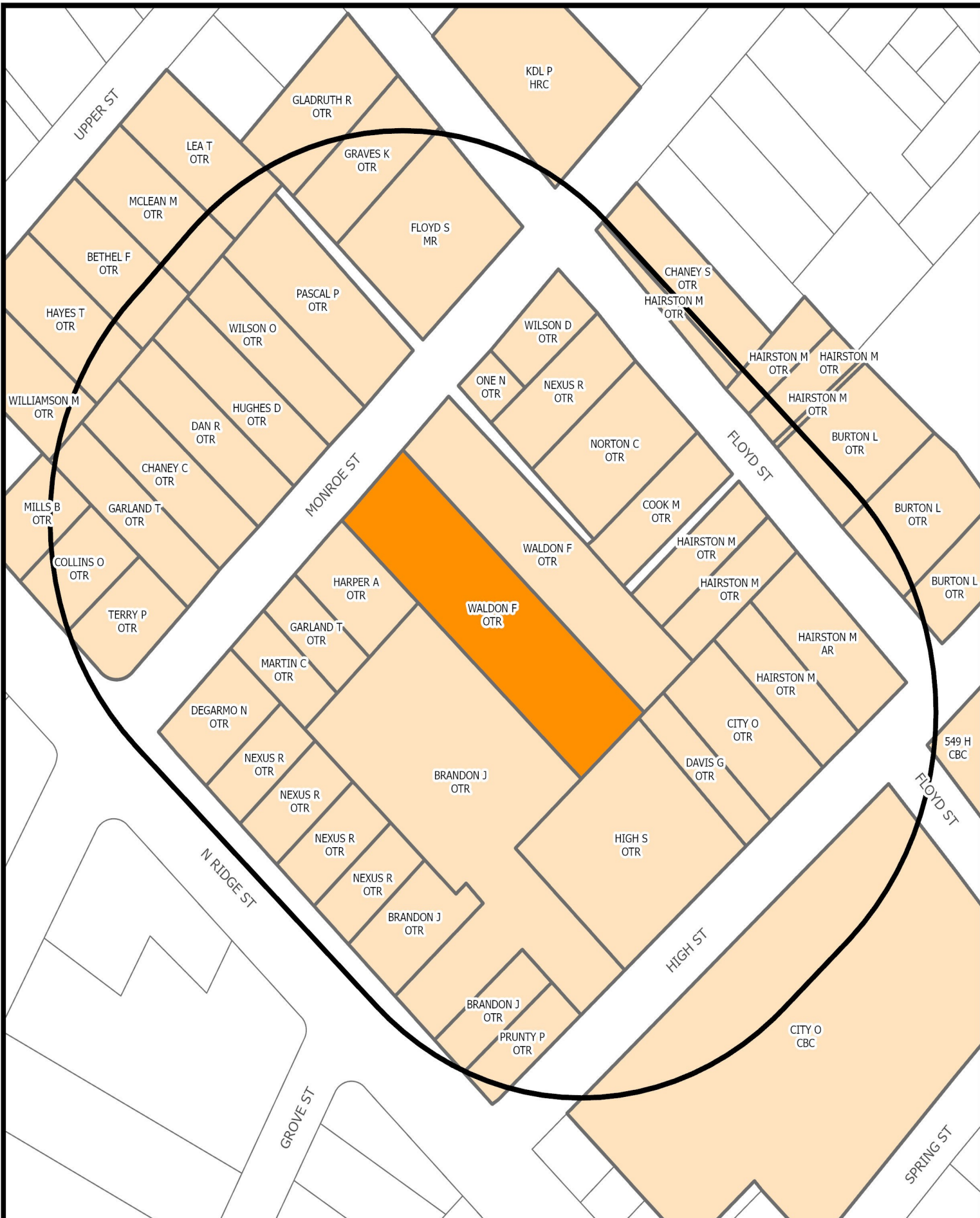


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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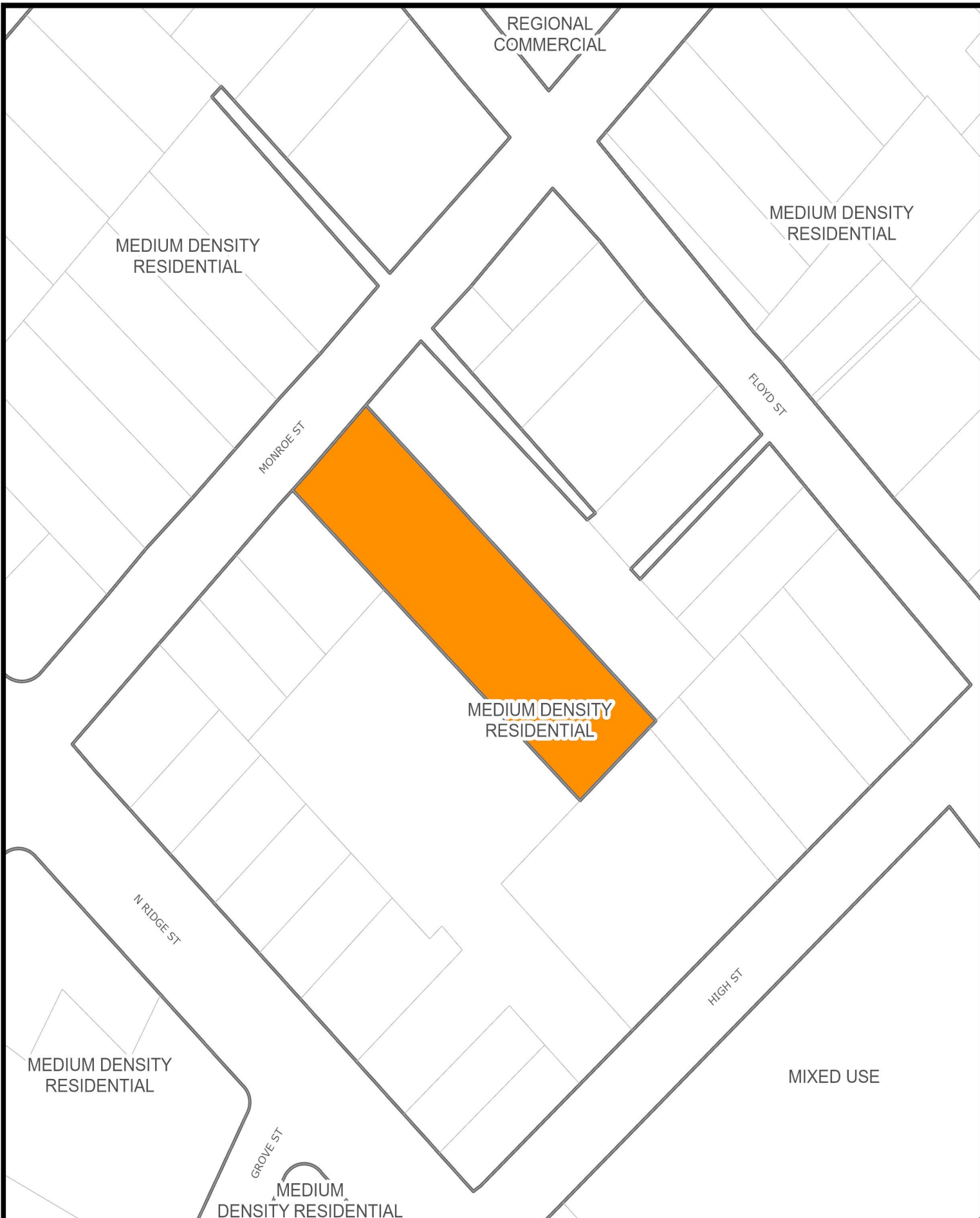


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ24-00238 filed by 1076 Schoolfield, LLC to rezone 916 West Main Street (Parcel 60452) from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.

SUMMARY

916 West Main Street is a 2.8 acre tract that is improved with a brick warehouse. Once used by Dan River, Schoolfield Division, the structure has been vacant for many years. The applicant is proposing to use the structure for an eating establishment. An eating establishment is not an allowed use within it's current zoning classification of M-I, Industrial Manufacturing.

916 West Main Street is located in the Schoolfield redevelopment area and the West Main Street Corridor Overlay. This area is experiencing an influx of construction and commercial growth. The creation of an eating establishment at this location will compliment the ongoing development and is consistent with the area and in accord with the Schoolfield Redevelopment Plan and the West Main Street Corridor Overlay.

The zoning classification of M-I was placed on this property due to the industrial use by Dan River, Inc. This zoning classification is no longer appropriate for an area that is growing with commercial development. The HR-C zoning classification is located on the opposite side of West Main Street and is consistent with the proposed development in the area.

The applicant, 1076 Schoolfield, LLC, is requesting a rezoning from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial. An HR-C zoning classification will allow the operation of an eating establishment at 916 West Main Street.

RECOMMENDATION

Planning staff recommends that the City Planning Commission recommend approval of PZ24-00238 to rezone 916 West Main Street from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial.

ATTACHMENTS

1. Rezoning Application - PZ24-00238
2. 916 W Main St Aerials Map
3. 916 W Main St Owners Zoning Map

4. 916 W Main St Land Use Map

May 13, 2024

Via Hand Delivery and Electronic Mail

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

Re: Application for Special Use Permit submitted by FHC Holdings LLC

Dear Ms. Burton:

On behalf of 1076 Schoolfield, LLC (the “Applicant”), I am pleased to submit the enclosed applications, which are marked as Exhibits A and B (the “Applications”), to rezone Parcel Identification Numbers 60452 and 60570 (the “Parcels”), respectively.

Also enclosed is a check in the amount of \$720.00, representing the City’s fees associated with the Applications.

Relevant Background Information

The Applicant acquired the Parcels in February 2020. Both – consistent with their prior use in conjunction with Dan River Inc.’s Schoolfield operations – are currently zoned M-I (Industrial Manufacturing District).

Application for Rezoning

The Applicant requests that the Parcels be rezoned HRC, which will allow for (1) redevelopment of the structure at 916 W. Main into a food service space (with adjoining greenspace) that will serve adjacent properties and (2) redevelopment of the structure at 1076 W. Main into a boutique hotel featuring 36 rooms. Both end uses – i.e., a restaurant and a hotel – are permitted uses in HRC districts.

Rezoning the Parcels in this matter will result in designations consistent with the HRC zoning of the properties directly across W. Main St. (i.e., 917 and 1009).

Compatibility Considerations

The rezoning requested in the Applications is in harmony with multiple goals of the City’s 2030 Comprehensive Plan: this change would both (1) enhance further the important W. Main St. commercial corridor and, in doing so, (2) support the continued economic development of the region in a manner that promotes sustainable land use.

Furthermore, the desired rezoning is compatible with that of surrounding properties, given the long-standing commercial activity within this corridor, which is evident in existing HRC designations across W. Main St. and which tradition has been reinvigorated by the Caesars Virginia project and amplified by the Schoolfield District Plan. The Applicant also anticipates that nearby parcels under common control will be redeveloped in a manner that complements further this activity.

Finally, the rezoning is also compatible with existing pedestrian and vehicular traffic patterns and preserves the status quo in both respects. The Parcels are also served by public facilities, and the rezoning sought here will not change or require expansion of such service.

Application Requirements for Rezoning

Our intention has been to address above each of the requirements identified as a requirement for consideration of the Applications. 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 these Applications. Should you or your staff have any questions, do not hesitate to let me know. We look forward to discussing the Applications with the Planning Commission in June.

Sincerely,



Steven P. Gould

Enclosures

cc: 1076 Schoolfield, LLC (w/encls.) [via electronic mail]



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 #: P224-00238 PC Meeting Date: June 10, 2024
Date Received: 5-13-24 Received By: Renee Burton
Parcel ID: 60452 Zoning District: MI
Existing Zoning: M-I Proposed Zoning: HLC

APPLICANT PROVIDED INFORMATION

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

Property Address: 916 West Main Street (PIN 60452) Gross Area/Net Area: 2.809 Acres

Property Location: N ☒ S ☐ E ☐ W ☐ Side of: West Main Street

Between: 1076 West Main Street (PIN 60570) and 822 West Main Street (PIN 60436)

Proffered Conditions (if any, please attach): _____

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

Name: 1076 Schoolfield, LLC Telephone: (434) 792-2424 (PLDR Law)

Mailing Address: 611 S. Jefferson St., Suite 9, Roanoke, VA 24011

Email Address: sgould@pldrlaw.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: Same as above

Mailing Address: Same as above

Email Address: Same as above

 5/13/2024
Applicant Signature date
By: PLDR Law, its counsel

Property Owner Signature date
(if not applicant)

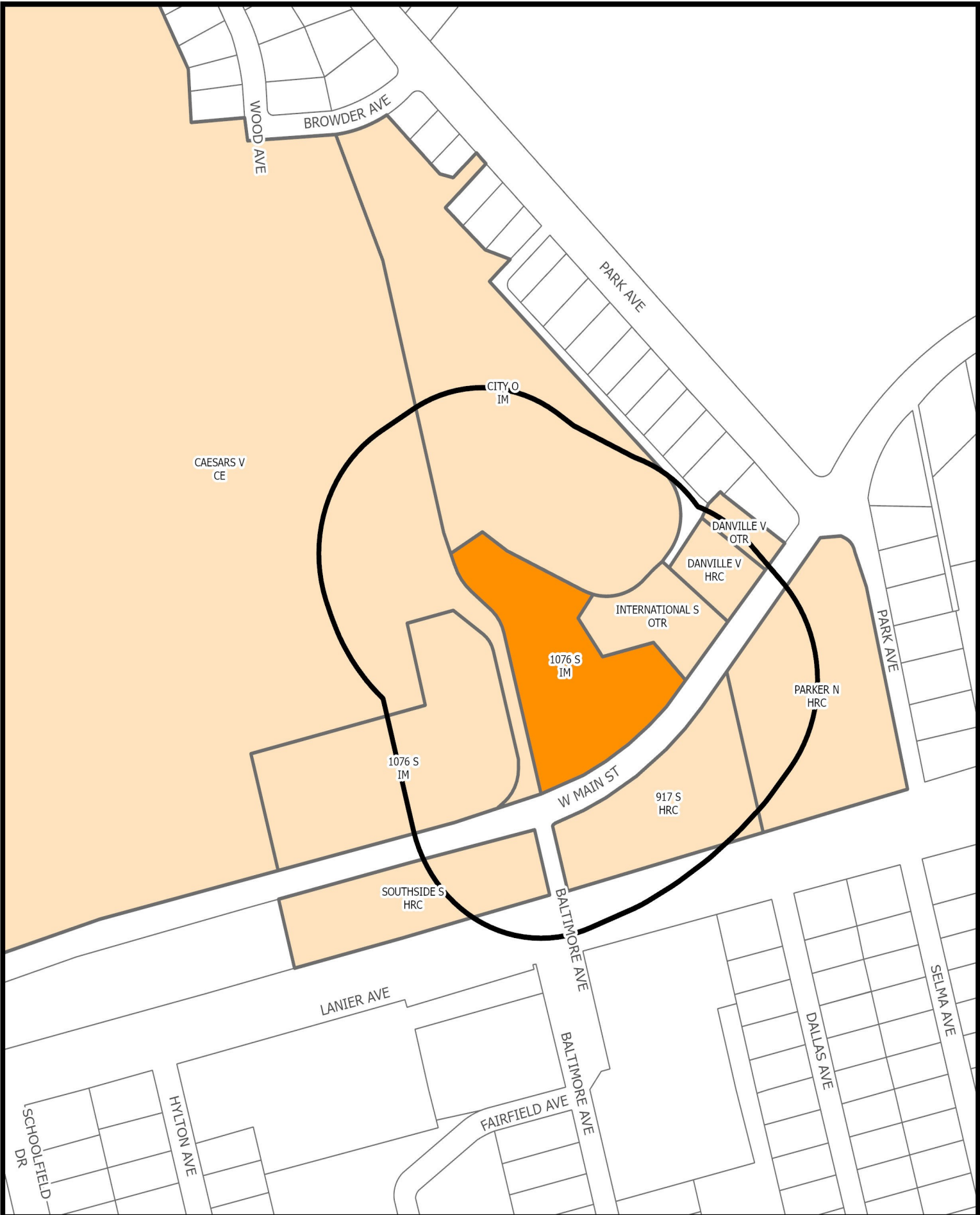


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ24-00238 filed by 1076 Schoolfield, LLC to rezone 1076 West Main Street (Parcel 60570) from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.

SUMMARY

1076 West Main Street is a 4.0 acre tract that is improved with a brick office building. Once used by Dan River, Schoolfield Division, the structure has been vacant for many years. The applicant is proposing to use the structure for a boutique hotel.

1076 West Main Street is located in the Schoolfield redevelopment area and the West Main Street Corridor Overlay. This area is experiencing an influx of construction and commercial growth. Construction of a hotel is allowed in the M-I zoning district. However, development of the remaining acreage would be limited under the M-I zoning classification.

The zoning classification of M-I was placed on this property due to the industrial use by Dan River, Inc. This zoning classification is no longer appropriate for an area that is growing with commercial development. The HR-C zoning classification is located on the opposite side of West Main Street and is consistent with the proposed development in the area.

The applicant, 1076 Schoolfield, LLC, is requesting a rezoning from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial. An HR-C zoning classification will allow the operation of a boutique hotel at 1076 West Main Street and development of the remaining area in a manner that is consistent with the Schoolfield redevelopment plan and West Main Corridor Overlay.

RECOMMENDATION

Planning Staff recommends that City Planning Commission recommend approval of PZ24-00238 to rezone 1076 West Main Street from M-I Industrial Manufacturing to HR-C, Highway Retail Commercial.

ATTACHMENTS

1. Rezoning Application - PZ24-00239
2. 1076 W Main St Aerials Map
3. 1076 W Main St Owners Zoning Map
4. 1076 W Main St Land Use Map

May 13, 2024

Via Hand Delivery and Electronic Mail

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

Re: Application for Special Use Permit submitted by FHC Holdings LLC

Dear Ms. Burton:

On behalf of 1076 Schoolfield, LLC (the “Applicant”), I am pleased to submit the enclosed applications, which are marked as Exhibits A and B (the “Applications”), to rezone Parcel Identification Numbers 60452 and 60570 (the “Parcels”), respectively.

Also enclosed is a check in the amount of \$720.00, representing the City’s fees associated with the Applications.

Relevant Background Information

The Applicant acquired the Parcels in February 2020. Both – consistent with their prior use in conjunction with Dan River Inc.’s Schoolfield operations – are currently zoned M-I (Industrial Manufacturing District).

Application for Rezoning

The Applicant requests that the Parcels be rezoned HRC, which will allow for (1) redevelopment of the structure at 916 W. Main into a food service space (with adjoining greenspace) that will serve adjacent properties and (2) redevelopment of the structure at 1076 W. Main into a boutique hotel featuring 36 rooms. Both end uses – i.e., a restaurant and a hotel – are permitted uses in HRC districts.

Rezoning the Parcels in this matter will result in designations consistent with the HRC zoning of the properties directly across W. Main St. (i.e., 917 and 1009).

Compatibility Considerations

The rezoning requested in the Applications is in harmony with multiple goals of the City’s 2030 Comprehensive Plan: this change would both (1) enhance further the important W. Main St. commercial corridor and, in doing so, (2) support the continued economic development of the region in a manner that promotes sustainable land use.

Furthermore, the desired rezoning is compatible with that of surrounding properties, given the long-standing commercial activity within this corridor, which is evident in existing HRC designations across W. Main St. and which tradition has been reinvigorated by the Caesars Virginia project and amplified by the Schoolfield District Plan. The Applicant also anticipates that nearby parcels under common control will be redeveloped in a manner that complements further this activity.

Finally, the rezoning is also compatible with existing pedestrian and vehicular traffic patterns and preserves the status quo in both respects. The Parcels are also served by public facilities, and the rezoning sought here will not change or require expansion of such service.

Application Requirements for Rezoning

Our intention has been to address above each of the requirements identified as a requirement for consideration of the Applications. 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 these Applications. Should you or your staff have any questions, do not hesitate to let me know. We look forward to discussing the Applications with the Planning Commission in June.

Sincerely,



Steven P. Gould

Enclosures

cc: 1076 Schoolfield, LLC (w/encls.) [via electronic mail]



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 #: P224-00239 PC Meeting Date: June 10, 2024
Date Received: 5-13-24 Received By: Renee Burton
Parcel ID: 60570 Zoning District: IM
Existing Zoning: IM Proposed Zoning: HRC

APPLICANT PROVIDED INFORMATION

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

Property Address: 1076 West Main Street (PIN 60570) Gross Area/Net Area: 3.987 Acres

Property Location: N ☒ S ☐ E ☐ W ☐ Side of: West Main Street

Between: 1100 W. Main St. (PIN 51530) and 916 West Main Street (PIN 60452)

Proffered Conditions (if any, please attach): _____

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

Name: 1076 Schoolfield, LLC Telephone: (434) 792-2424 (PLDR Law)

Mailing Address: 611 S. Jefferson St., Suite 9, Roanoke, VA 24011

Email Address: sgould@pldrlaw.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: Same as above

Mailing Address: Same as above

Email Address: Same as above

 5/13/2024

Applicant Signature _____ date
By: PLDR Law, its counsel

Property Owner Signature _____ date
(if not applicant)

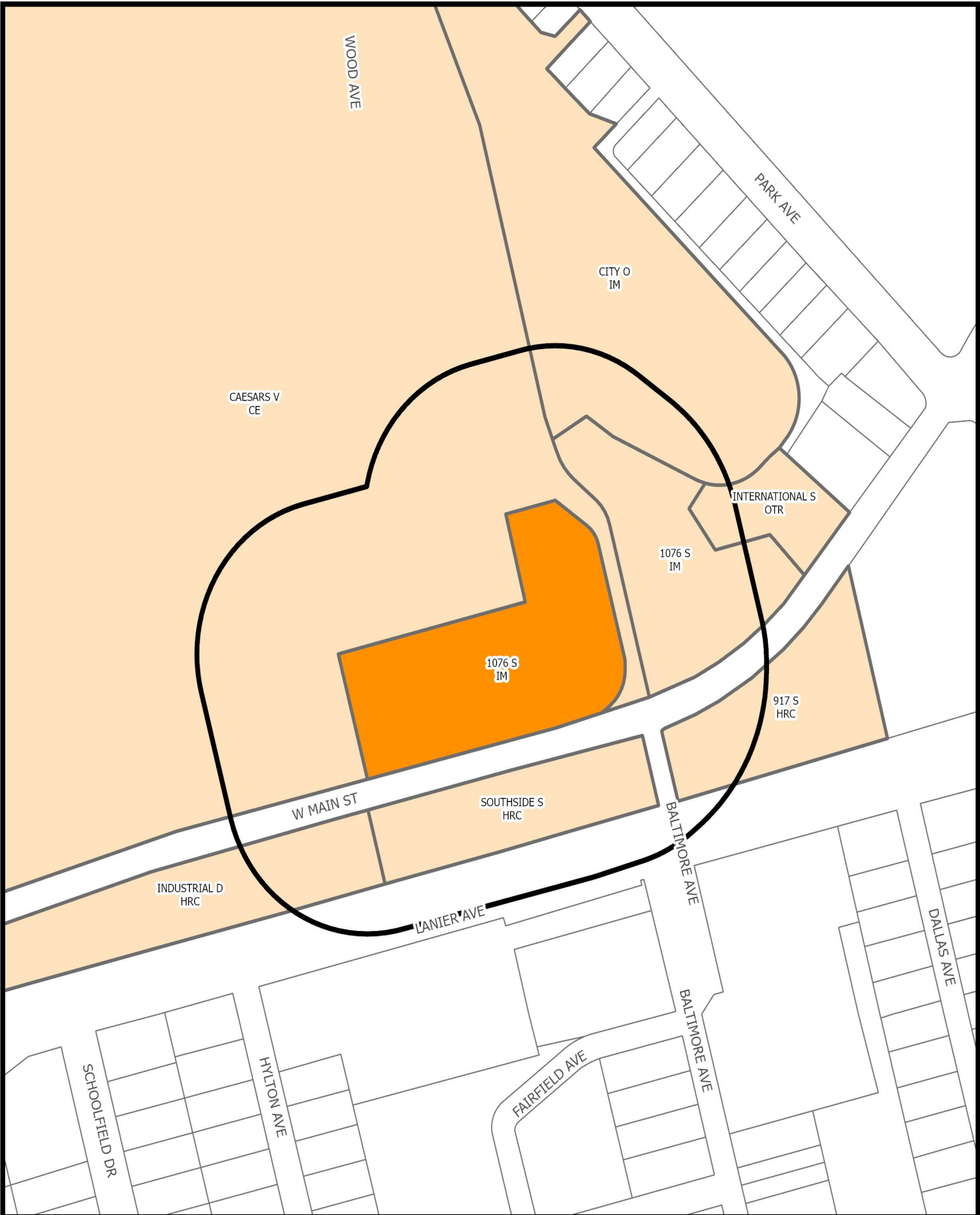


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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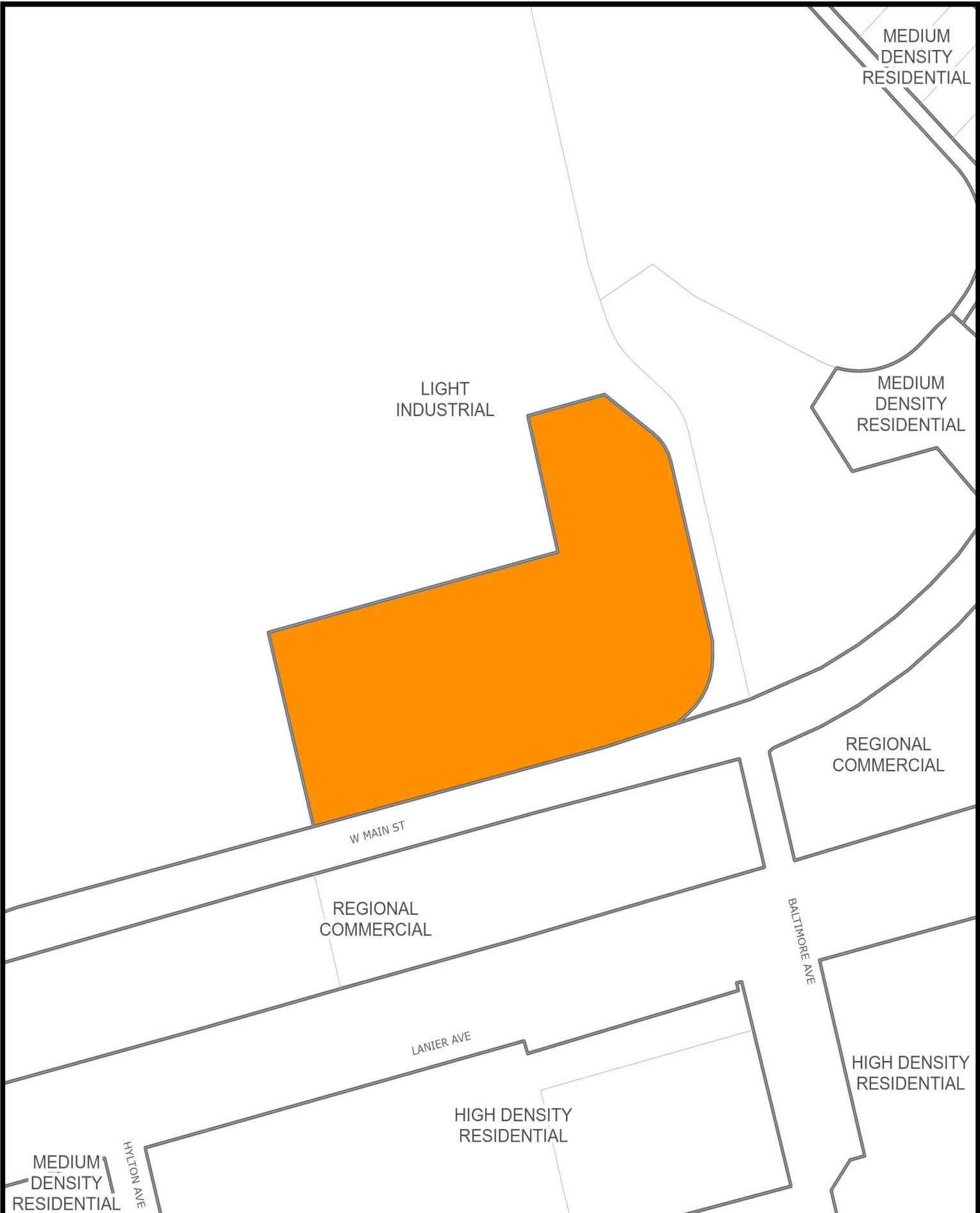


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00230 filed by David McLaughlin for waiver to maximum sign area at 221 South Main Street (Parcel 24101).

SUMMARY

The applicant, David McLaughlin, on behalf of McLaughlin Funeral Home, is requesting a special use permit to allow an existing sign to remain at 221 South Main Street. 221 South Main Street is zoned TO-C, Transitional Office Commercial. The wall sign measures a total of fifty-five square feet. Based on the sign regulations for the TO-C Transitional Office District, which allows 0.5 square feet per linear foot of the primary wall, the subject property is allowed 15 square feet for wall signs.

An application for a sign permit was submitted in October 2023 and was denied due to size. However, the sign was installed without a sign permit and a violation letter was issued in April.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve special use permit application PZ24-00230 at 221 South Main Street to allow a waiver of the maximum sign area at 221 Main Street with the condition that the wall signage shall not exceed fifty-five (55) square feet.

The sign regulations for N-C, Neighborhood Commercial and TO-C, Transitional Office Commercial allow 0.5 square feet of signage per linear foot of primary wall. The remaining commercial zoning classifications allow 2 square feet of signage per linear foot of primary wall. Allowing the sign to remain would be in accord with other commercial zoning classifications and not exceed the allowance provided to other districts.

ATTACHMENTS

1. Special Use Permit Application for 221 S. Main Street
2. 221 S Main St Aerials Map
3. 221 S Main St Owners Zoning Map
4. 221 S Main St Land Use Map



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #: P224-00230 PC Meeting Date: June 10, 2024
Date Received: 5-8-24 Received By: Lisa Jones
Parcel ID: 24101 Address: 221 S. Main Street
Existing Zoning: OTR Future Land Use: TO-C

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 221 S. Main St. Danville VA
24541

Applicant: David L. McLaughlin

Applicant's Address: 221 S. Main St. Danville, VA
24541

Applicant's Phone Number: 202-577-7548

Applicant's E-mail: dimgoodman27@gmail.com

Describe Proposed Request:

Asking for waiver for Maxine
Sign order

David L. McLaughlin 5/8/24
Applicant Signature date

Property Owner Signature date
(if not applicant)

267.5 in

D.L. McLaughlin Funeral Services & Crematorium Southside

12 in

29.5 in





2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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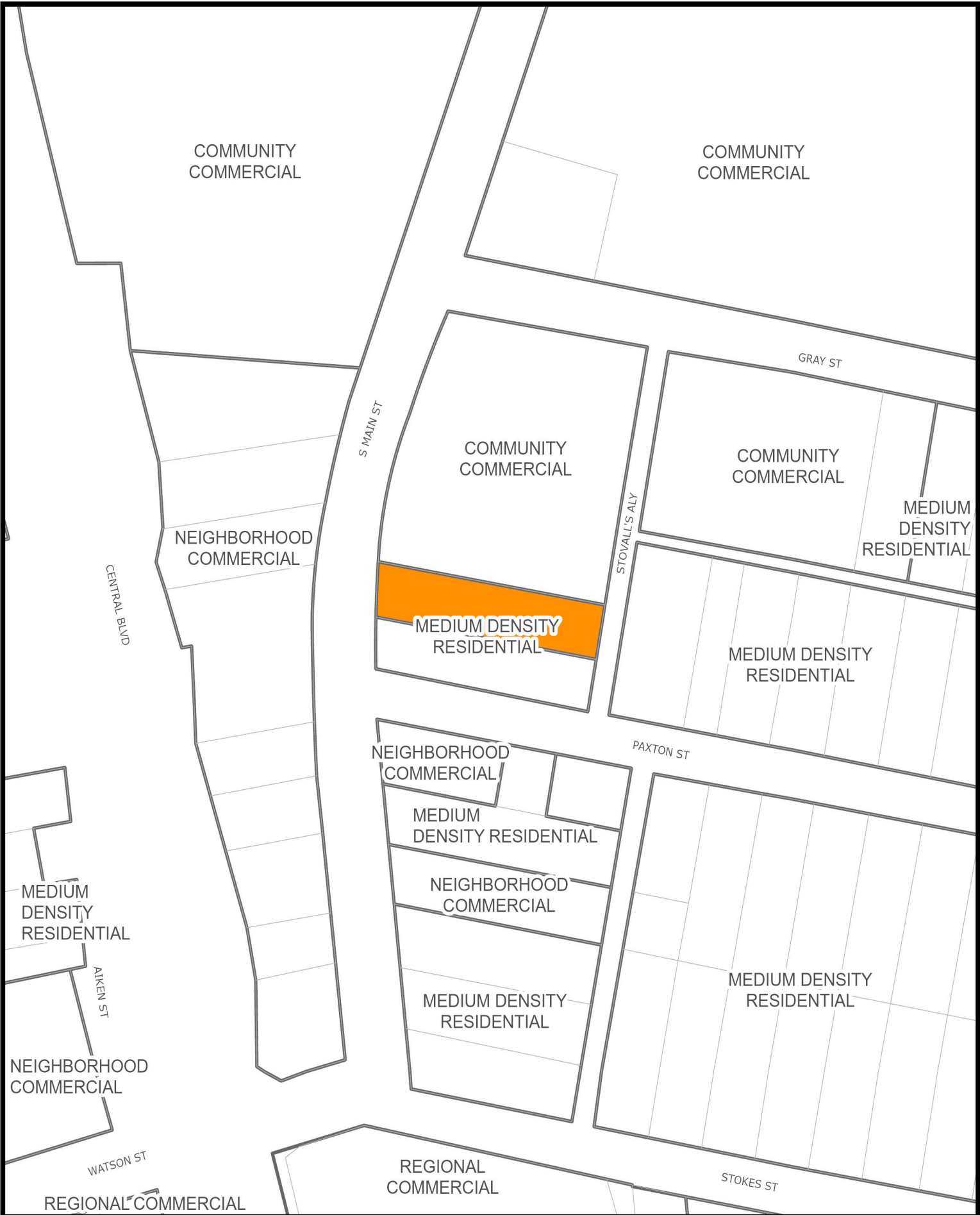


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/22/2024



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STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00228 filed by Curtis Allen White for automobile salvage yard at 2025 South Boston Road (Parcel 77307) in accordance with Article 3.M Section C Item 31.

SUMMARY

2025 South Boston Road is a commercial property zoned HR-C Highway Retail Commercial. The applicant, Curtis Allen White, is requesting to create a new office and storage facility for East Carolina Recovery LLC. East Carolina Recovery LLC is a vehicle recovery operation, recovering vehicles on behalf of lenders. This location will be used for storage of light passenger and recreational vehicles for up to 30 days.

The subject property is currently improved with a one-story office building, and there is a small parking pad in front of the building. The storage area will be required to have screened fencing, and the applicant has proposed to enclose the area to the rear of the office building. The applicant also proposes exterior updates to the office to include painting and the improvement of the door and windows.

The Planning Staff recommends that the following conditions be placed on the SUP Request:

1. A screening fence is to be placed along the entire area used for storage
2. No salvage parts may be sold
3. No salvage vehicles may be stored

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve special use permit application PZ24-00228 at 2025 South Boston Road with the following conditions:

1. A screening fence is to be placed along the entire area used for storage
2. No salvage parts may be sold
3. No salvage vehicles may be stored

ATTACHMENTS

1. Special Use Permit Application for 2025 South Boston Road
2. 2025 South Boston Rd Aerials Map
3. 2025 South Boston Rd Owners Zoning Map
4. 2025 South Boston Rd Land Use Map



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #: P224-00228 PC Meeting Date: June 10, 2024
Date Received: May 7, 2024 Received By: Renee Burton
Parcel ID: 77307 Address: 2025 South Boston Rd Danville VA
Existing Zoning HR-C Future Land Use: HRC

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 2025 South Boston Rd

Applicant: Curtis Allen White

Applicant's Address: 45 Winter Woods Drive Louisburg N.C. 27549

Applicant's Phone Number: 252-432-4003

Applicant's E-mail: _____

Describe Proposed Request: I Am requesting that East
Carolina Recovery LLC be allowed to open AN
Additional location at 2025 South Boston Rd
in Danville VA.



Applicant Signature

5/5/24

date

GAJVB LLC

Property Owner Signature
(if not applicant)

5/07/2024

date

ecradmin@eastcarolinarecovery.com

919-948-3330

Items included on the Special Use Permit Application for East Carolina Recovery LLC

3(a):

Attachment 1 – Street view image from property.

Attachment 2 - Arial view of the property showing the parcel lines

Attachment 3 – Arial view showing office, fenced storage area, existing entrance and exit

3(b):

Description of proposed use: The location will be a new office and storage area for East Carolina Recovery LLC. East Carolina Recovery LLC is an asset recovery business that works with most of the nation's top lenders. We focus our recovery efforts on light duty passenger vehicles and recreational vehicles. All our personnel are highly trained and certified to meet the stringent standards required by our customers. East Carolina Recovery LLC does not repair cars, wash cars, paint cars, or perform any maintenance or repairs. All vehicles in the storage area are limited to no more than 30 days and are often picked up within 6 business days by the lenders or a contracted transportation company.

Office Hours: 10:00 am to 2:00 pm on Tuesday and Thursday

Proposed Number of Employees: 3

Proposed number of Patrons: 45 per month

3(c):

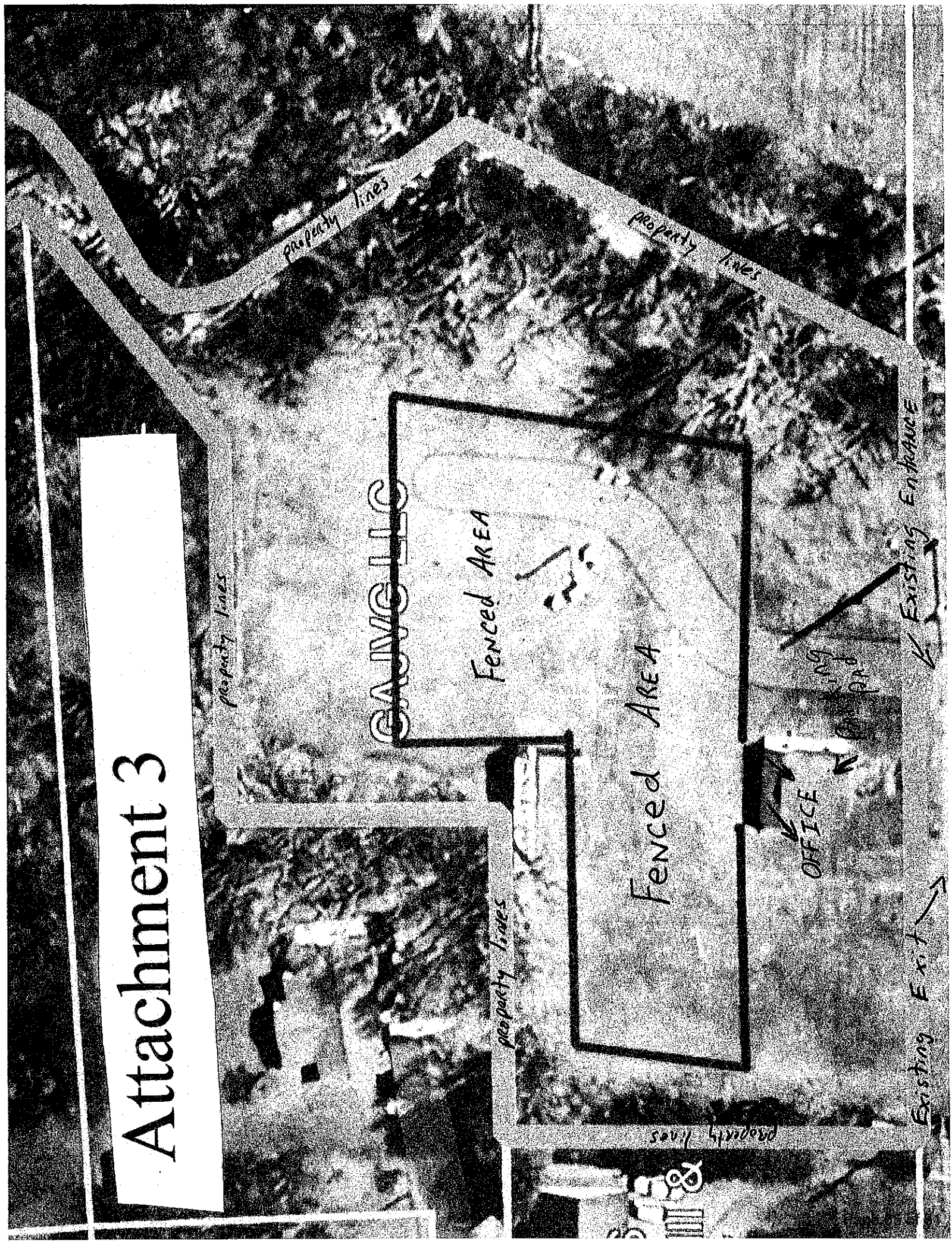
1. We believe that East Carolina Recovery business can fit in the Highway Retail Commercial District as outlined in the Comprehensive Plan.
2. The parcel of land located at 2025 South Boston Road is currently in the Highway Retail Commercial District.
3. This parcel is between the industrial parks and very close to several industrial type businesses. The properties in very close proximity are:
 - a. James River Equipment

- b. Max Kimball Lumber and Tin
 - c. Tabernacle Church
 - d. Buffalo Bottled Gas
 - e. Sellers
 - f. Dorothy and Donald Searce (appears to be a personal residence)
4. I am not aware of my future neighborhood conditions. We do plan on significantly improving the building, which will increase the curb appeal of this long-neglected building.
 5. There is little to no pedestrian traffic in the section on South Boston Road. The traffic in and out of this site will be very limited. This is due to our very limited office hours and the small number of customers (approximately 40 per month) that we have monthly.
 6. The site appears to have adequate public facilities.

3(d):

1. The only changes we are making to the existing building are cosmetic. The building has been neglected for many years and we plan to fix the doors, windows, paint and designated parking areas.
2. We have not completed a traffic analysis but due to the limited hours and customers we are confident that the current entrance and exit will be sufficient.
3. Fiscal impact. There should not be any direct public cost to the project. We do feel the East Carolina Recovery investing in this area on this property will increase the value of the property and the building and thus positively affect the revenues of the local jurisdiction.
4. There is a concrete parking pad in front of the building. It will be more than sufficient for the customers that we will have. The current entrance and exit allow for property circulation of traffic coming and going from the site.
5. I have included several photos of the property and its surroundings. See attachment 1,2,3 and 4.
6. We have not gotten a professional environmental impact statement. We do not feel that it is required since we are not adding to the non-pervious area. We will maintain the proper distances from Cane Creek. We will not be removing any trees from the property.

Attachment 3



Attachment 2

GAJVG LLC

RS
C III &
EY
ON



58



Attachment 1



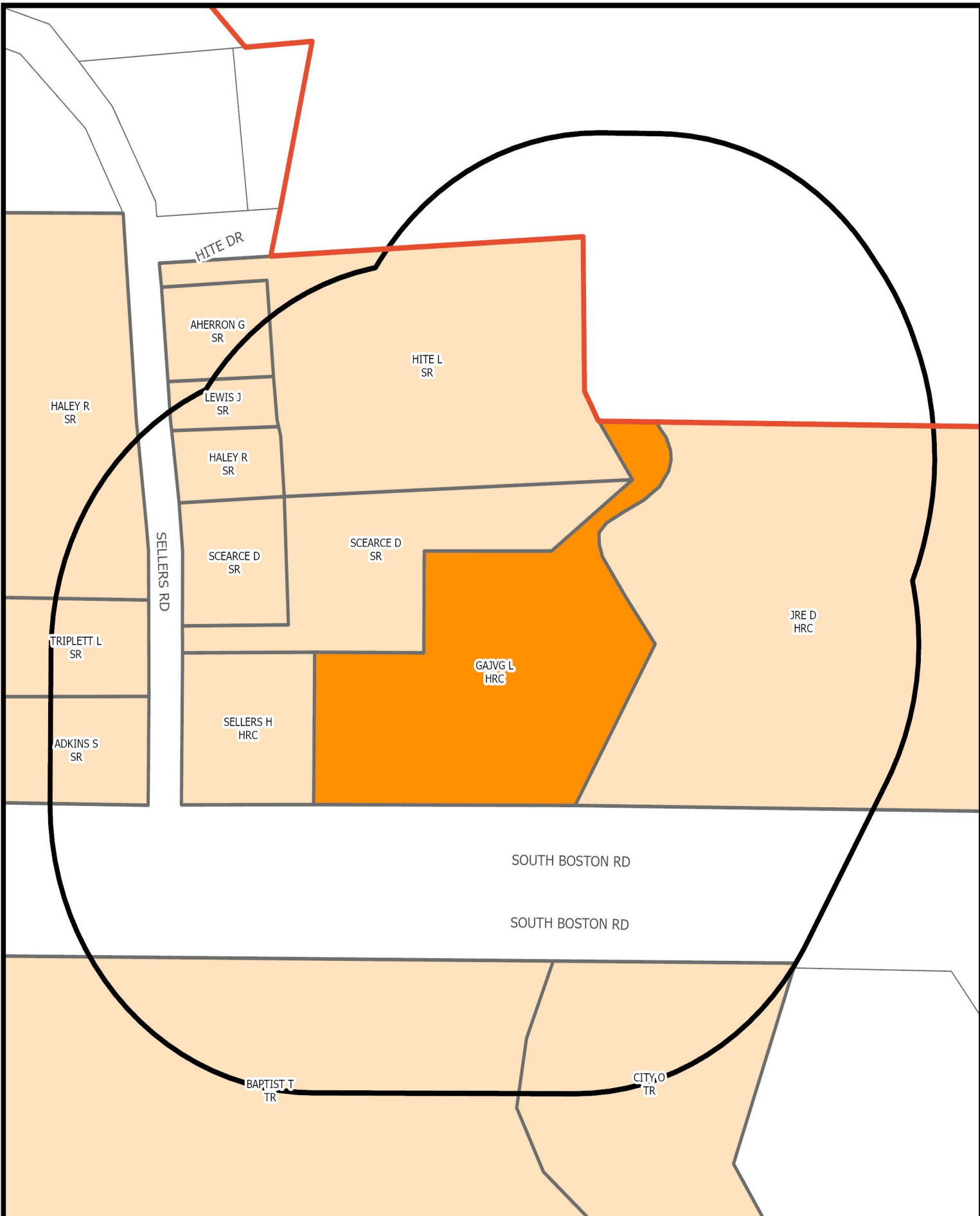


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/23/2024



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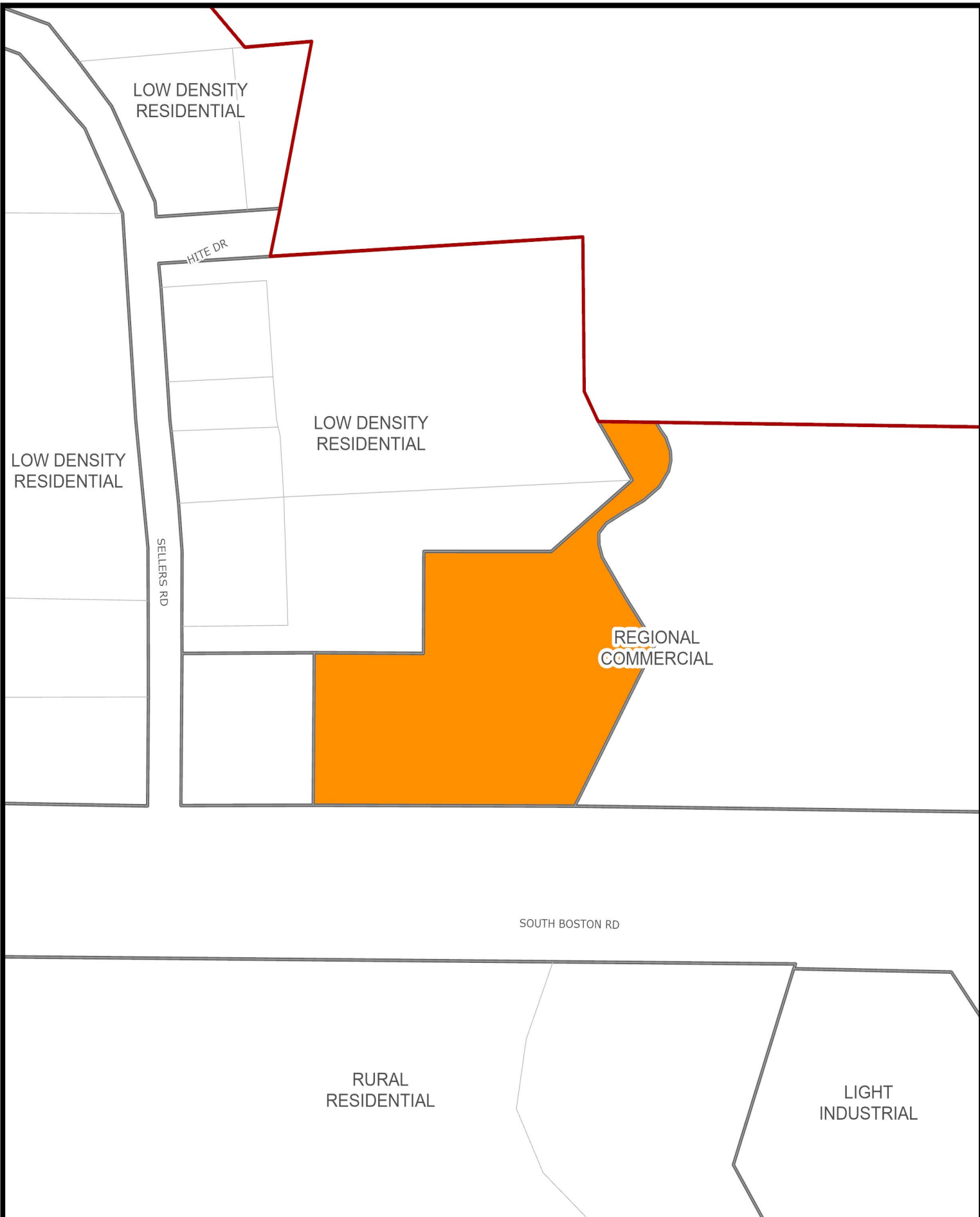


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/23/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/23/2024



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STAFF REPORT

DATE: June 10, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ24-00247 filed by Scott Loftis to rezone 660 Arnett Boulevard (Parcel 02300) from M-R Multifamily Residential to HR-C Highway Retail Commercial.

SUMMARY

660 Arnett Blvd is an existing car wash in the M-R Multifamily Residential zoning district. Car washes are not a use allowed by right or by special use permit in the M-R Multifamily Residential zoning classification. The applicant intends to add automated equipment within the existing bays, which would be an expansion of the legally non-conforming use, prohibited by the zoning code. Rezoning to HR-C Highway Retail Commercial would allow the existing use as a car wash by right and allow the applicant to update to automated bays.

660 Arnett Blvd is neighbored to the south by an apartment complex, zoned M-R. The other adjacent properties are commercial, with HR-C zoning to the north. A rezoning would not be out of character for this portion of the Arnett Blvd corridor, and is consistent with the 2030 Comprehensive Plan.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Rezoning Application PZ24-00247. A rezoning from M-R, Multi-family Residential to HR-C, Highway Retail Commercial is consistent with the 2030 Comprehensive Plan and the character of the neighborhood.

ATTACHMENTS

1. 2024-05-20 20-26
2. 2024-05-20 20-27
3. 660 Arnett Blvd Aerials Map
4. 660 Arnett Blvd Owners Zoning Map
5. 660 Arnett Blvd Land Use Map



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: _____ Zoning District: _____
Existing Zoning: _____ Proposed Zoning: _____

APPLICANT PROVIDED INFORMATION

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

Property Address: 660 Arnett Blvd. Gross Area/Net Area: 1/2 acre

Property Location: ☒ N ☐ S ☐ E ☐ W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): rezone to commercial

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

Name: Scott Loftis Telephone: 434-228-3076

Mailing Address: 1985 Countryside Dr Ringgold Va 24586

Email Address: SLoftis100@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 _____ Telephone: _____
:

Mailing Address: _____

Email Address: _____

Scott Loftis 5-20-24
Applicant Signature date

Property Owner Signature date
(if not applicant)

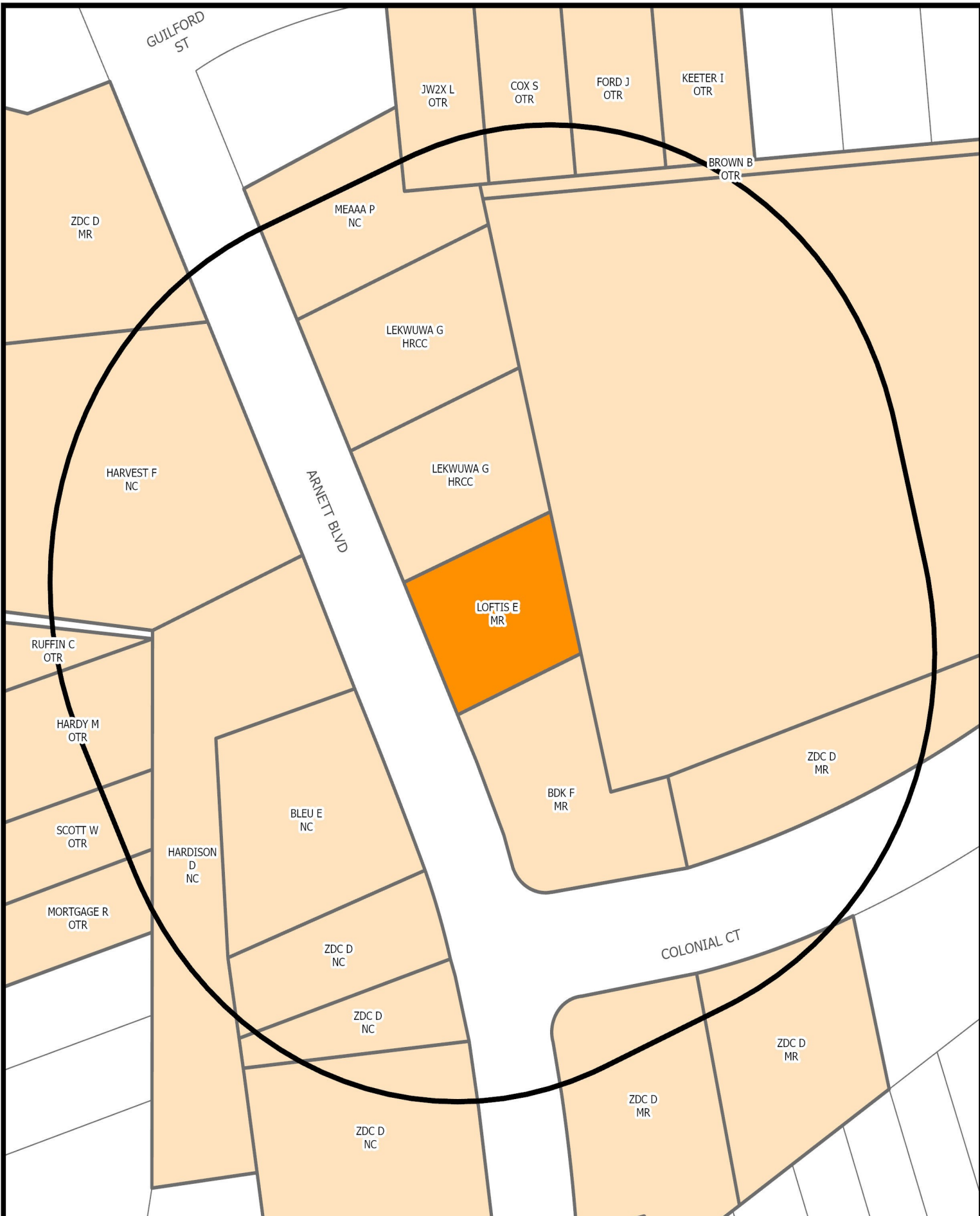


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/28/2024



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/28/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
5/28/2024



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PLANNING COMMISSION MINUTES

May 13, 2024

MEMBERS PRESENT

Mr. Jones
Mr. Dodson
Ms. Evans
Mr. Khan
Mr. Bolton
Mr. Ranson

MEMBERS ABSENT

Mr. Petrick

STAFF

Renee Burton
Cynthia Lester
Clarke Whitfield
Shanika Williams

ITEMS FOR PUBLIC HEARING:

1. *Special Use Permit application PZ24-00160 filed by Pangea Asian Fusion to allow indoor commercial recreation facilities at 112 Westover Drive in accordance with Article 3.M Section C Item 4.*

Mr. Bolton opened the Public Hearing.

Ms. Daisy stated. I am involved with the events that we were having at Pangea. I don't want to say it was all my idea, but I did have a big part to do with it and we're an Asian Fusion restaurant. We are trying to be involved with the American holidays. The first one we did was Valentine's Day, then we did Saint Patrick's, we were going to plan to do a Cinco de Mayo kind of thing. We also bring in business for the restaurant, because a lot of restaurants around us have slow moments, slow hours so we are looking to boost it up. We have appetizers, drink specials, security, wristbands trying to control the headcount to make sure we didn't reach capacity and as far as the tickets, we needed the permit so we would be able to charge. The first event we had a lot of tickets unpaid and that is where the wristbands come in to help with that loss in the money. We are wanting the permit to avoid the violations.

Mr. Dodson stated. What type of entertainment do you have?

Ms. Daisy stated. We had a DJ and an open bar late night, so we'll close the restaurant and decorate the restaurant and have a really big celebration.

Mr. Dodson stated. Do you have an age limit?

Ms. Daisy stated. Yes, of course we can't sell to underage kids.

Mr. Dodson stated. Do they be in there or are they not allowed.

Ms. Daisy stated. The first time we did have two sets of colors for the wristbands because we did allow 18-year-old to come in. They weren't allowed to drink. The second time, we eliminated that because we reached capacity way too fast, we would prefer people to order drinks coming in instead of the kids. We changed it from 18 to 21 and up.

Ms. Evans stated. Did you have an event on Mother's Day?

Ms. Daisy stated. No, we were planning to.

Ms. Evans stated. So, you haven't had any event since you received the violation letter.

Ms. Daisy stated. No, we had to stop we didn't want to get shut down as a restaurant because the parties are cool but it's a business.

Ms. Jolene stated. I don't speak English well. I am the owner of Pangea Asian Fusion. That why I brought my manager Daisy with me. Because she speak better English than I do. We are trying to make business more successful. We have a lot of loyal customers, and we really appreciate them. So, we are not celebrating every day or every week. We only celebrate with the loyal customer on the American holidays. I have a very strong security.

Mr. Kahn stated. Very good English better than me.

Mr. Bolton closed the Public Hearing.

Mr. Dodson made a motion to approve special use permit application PZ24-00160 for indoor commercial recreation. Mr. Ranson seconded the motion. The motion was approved by a 6-0 vote.

Ms. Burton stated. There were cases advertised that were to be on 197 and 198 Beach Avenue. Has been postponed till June 11. And also, a case on Vandola Road, that will also be heard on June 11.

2. *Special Use Permit application PZ24-00179 filed by Fred Leggett Jr. to allow an accessory building without a primary building being on the parcel at Parcel 71320 in accordance with Article 3.C Section C Item 23.*

Mr. Bolton opened the Public Hearing.

Mr. Barrow stated. I am an attorney representing Mr. Fred Leggett with respect to this application. What we have had transpire over the past couple months was in doing some future planning with respect to his properties. Mr. Leggett had a plat of reconfiguration prepared and as he was planning to have that recorded in the clerk's office here in Danville, it came to his attention that the existence of this barn or barn dominium dwelling as it's shown on the plat would require a special use permit. So, here we find ourselves. Essentially, what we're doing or what we seek to have approved as a special use permit to redraw the lines. Mr. Leggett owns a number of the other parcels in the surrounding area. His home is there on Lake Heron Drive. In order for potential future purchasers of that property, he wanted to kind of cut some of the excess off to make his home more marketable one day for potential purchasers and then also to perhaps effectuate some other estate planning measures with respect to the other side of this parcel which will one day be given to his children or grandchildren. We are requesting approval for the lot lines to be reconfigured in accordance with the plot that was included in our application.

Mr. Ranson stated. What is a barn dominium?

Mr. Barrow stated. It's essentially a big barn that not only houses tractors and tools and classic cars. I think we have a little screened-in porch on this one where Mr. Leggett can hang out with his family. He has some recliners and a TV and a desk. There is a lot that goes on in a barn dominium other than the storage of tractors and seeds yet no residence.

Mr. Ranson stated. Why is it called a dwelling?

Mr. Barrow stated. I couldn't answer that question and Ms. Burton had contacted me after we submitted our application and asked if anyone lives here or resides there or plans to and I had to reply in the negative. They do not plan to and it is the long-term outlook or goal plan that this property stay in the family and no matter to whom it ultimately passes. They all have houses right there nearby. So, nobody's going to be sleeping in the barn, I hope.

Ms. Burton stated. We will have that label changed prior to recordation of the plat. It will not say dwelling at that point.

Ms. Evans stated. My understanding because I tried to drive by there today. You have to go up the driveway to Mr. Leggett's house to the barn dominium.

Mr. Barrow stated. Correct.

Ms. Evans stated. So, if you lop it off and someone unrelated to the Leggett's buy this and that's their driveway, then how do the heirs go to the barn dominium.

Mr. Barrow stated. There is another entry on the backside from 58 that comes in along what has now been changed to Cloverdale Way.

Ms. Evans stated. I tried to get on that road, and it said private property it wouldn't allow me to get in that way.

Mr. Barrow stated. There is private property down there that's owned by the Leggett's. However, that a public right of ways. I understand that and the public can go on down into Cloverdale Way.

Ms. Evans stated. It was gated. I mean the gate wasn't shut but it was definitely posted private property, so I did not enter. That is why I am confused. If someone else unrelated buys the house, then you have that way.

Mr. Barrow stated. The parcel that is seeking to be partitioned off, I guess you could say reconfigured. The plan ultimately would be for that to pass to Mr. Leggett's daughter who owns a farm on the other side at the coming off of 58 there at the Cloverdale Way Road. That would kind of just be absorbed into the family property on the other side, not on the Lake Heron side.

Ms. Evans stated. Plans to merge those two pieces of property.

Ms. Barrow stated. It could happen. I don't know if there's a current plan to consolidate the two right now and I think that Mr. Leggett, in fact owns a little bit of a buffer in between where his daughter's farm is and this barn dominium issue, but I think that it my understanding that the plan would be for all of that to kind of pass to the family that has the farm right there on the other side.

Mr. Bolton closed the Public Hearing.

Ms. Evans stated. The sign was posted about today's meeting. Is that part of the property as well. Before you reach the Leggett's house, it was a wooded area with the Planning Department sign posted.

Ms. Burton stated. On Lake Herron? Yes, there are two large parcels in the lot. The lot lines just being reconfigured.

Ms. Evans stated. Can access that way, look like there was a path.

Mr. Burton stated. From Lake Herron, yes, there is a connection there.

Mr. Ranson made a motion to approve Application PZ24-00179. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

3. *Special Use Permit application PZ24-00180 filed by K & M Realty Group LLC to allow indoor commercial recreation facilities at 218 Poplar Street in accordance with Article 3.M Section C Item 4.*

Mr. Bolton opened the Public Hearing.

Applicant was not present.

Mr. Bolton closed the Public Hearing.

Ms. Evans made a motion to postpone Application PZ24-00180 till the next meeting. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

4. *Special Use Permit application PZ24-00194 filed by Millsan Properties LLC to request a waiver of maximum density 400 Bridge Street (Parcel 21490) in accordance with Article 3.L Section C Item 13.*

Mr. Bolton opened the Public Hearing.

Applicant was not present.

Mr. Bolton closed the Public Hearing.

Mr. Dodson stated. Ms. Burton is it just one extra unit that they want? 25 instead of 24, is that what they are asking.

Ms. Burton stated. The dense maximum density is 24 per acre and this particular parcel is only point one. It a little bit larger.

Ms. Evans stated. There was concern about parking. Can you address those, and do you know where the applicant is?

Ms. Burton stated. I have not heard from the applicant directly. I did receive notice that a representative was not able to attend but I don't know about the applicant himself.

But the parking situation this is located in the TWC zoning district. Therefore, off-street parking is not required.

Ms. Evans made a motion to postpone Application PZ24-00194 till the next meeting. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

Mr. Khan stated. We table this for the next meeting. What happens Ms. Burton? If the person doesn't show up again at the next meeting.

Mr. Clarke stated. That'll will be up to you all.

Mr. Khan stated. We have a limit. Did we discuss that before. Do we know a limit? We can stop at two. Because this came up before.

Ms. Burton stated. Right, are there times you can postpone a case that is up to the commissioners. I think you all typically I think if you have had your cases in the past where you've had two and then a vote for denial but ultimately is the decision of the commission.

Mr. Khan stated. I think we should talk about that at the session or another session and put a limit to it, because you have various reason might come up. One thing I know a fellow was in Florida and he didn't show up and we postpone it, and he didn't show up again. I think that's a total disregard for the committee, and I take offense to that.

Mr. Bolton stated. That is something certainly worth looking into.

Mr. Dodson stated. It also depends on the reason.

Mr. Bolton stated. Right.

Mr. Dodson stated. We don't know if it is something unavoidable.

Mr. Khan stated. If you've given twice and no reason, then I think there's a motion and we are not hard enough. Consider the reason.

Mr. Dodson stated. I don't want to say automatically two times.

Mr. Khan stated. You should not be automatically.

V. PLANNING DIRECTOR'S REPORT

VI. MINUTES

The April 8, 2024, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 3:29 p.m.

APPROVED