



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

September 9, 2024

3:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Special Use Permit application PZ24-00358 filed by Tremell Jeffries to allow a commercial kitchen and restaurant in accordance with Article 3.J Section C Item 13 at 750 Main Street (Parcel 26402).
2. Special Use Permit application PZ24-00421 filed by Seven Diamonds LLC requesting a special use permit at 521 Bridge Street (Parcel 21485) to request waiver of maximum density in accordance with Article 3.L Section C Item 13.

IV. APPROVAL OF MINUTES

1. Minutes from August 12, 2024 Planning Commission Meeting

V. PLANNING DIRECTOR'S REPORT

VI. ADJOURNMENT

STAFF REPORT

DATE: September 9, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00358 filed by Tremell Jeffries and Sheryll Jeffries to allow an indoor commercial recreation establishment in accordance with Article 3.K Section C Item 5 at 750 Main Street (Parcel 26402).

SUMMARY

750 Main Street, formerly the home of the YWCA, has been repurposed as a mixed-use commercial space. Current units include personal service establishments and professional offices and the applicants will be opening a restaurant occupying one of the suite spaces. The applicants are requesting a Special Use Permit to allow them to expand the restaurant operations to include event space for parties and workshops. Operation of a facility that requires payment to attend events or utilize space is deemed indoor commercial recreation by the Zoning Code and a Special Use Permit is required.

A certificate of occupancy inspection was previously completed and the occupancy load for the entire building was determined to be 100 people. A change of use inspection will be required to determine the restaurant/event space's individual occupancy load.

Forty-seven (47) notices were sent out to property owners within three hundred (300) feet. One (1) opposed and five (5) unopposed notices were received.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ24-00358 to allow an indoor commercial recreation establishment at 750 Main Street in accordance with Article 3.K Section C Item 5 with the condition that the hours of operation may not extend beyond 7:00 am to 9:00 p.m.

ATTACHMENTS

1. Special Use Permit for 750 Main Street
2. 750 Main St Aerials Map
3. 750 Main St Owners Zoning Map
4. 750 Main St Land Use Map



Deadline: July 15th
PC: August 12th
City Council: September 6th

City of Danville
Community Development
Planning Division

CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00358 PC Meeting Date: Sept 9
Date Received: 7/16 Received By: Williams
Parcel ID: 26402 Address: 750 Main St.
Existing Zoning N-C Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 750 Main St / Parcel ID # 26402

Applicant: Tremell Jeffries / Sheryll Jeffries

Applicant's Address: 513 Smith St. Danville VA 24541

Applicant's Phone Number: 804-471-8114

Applicant's E-mail: tremell.jeffries@gmail.com

Describe Proposed Request: J & J Commercial Kitchen and Consultants LLC desires to open and operate a commercial kitchen and Cafe. The Cafe will be Doing Business As Off The Grid cafe. Workshops will be conducted for food entrepreneurs as well as featuring a breakfast, lunch & dinner menu. The business will start out with 4 employees.

Tremell Jeffries
Applicant Signature

7-15-24
date

Property Owner Signature
(if not applicant)

date



CITY PLANNING COMMISSION

SPECIAL USE PERMIT – SUPPLEMENTAL INFORMATION

BUSINESS NAME: J & J Commercial Kitchen & Consultants

DATE: 07/15/24

AGENDA ITEMS

- I. Preliminary Site Plan - Land Use: Commercial; Tax Map: 1716006000035000; Approx. Acres: 1.061
- II. Description of Proposed Use - Operate a commercial kitchen and cafe. The name of the business is J & J Commercial Kitchen and Consultants LLC also Doing Business As, Off The Grid cafe. Workshops will be conducted for food entrepreneurs as well as featuring a breakfast, lunch and dinner menu. The business will start out with 4 employees.
- III. Written Statement of Proposed Project Compatibility with the following:
 - a) The Comprehensive Plan - Danville is committed to promoting diverse economic growth, ensuring prosperity and economic empowerment for individuals and families from a variety of backgrounds, leading to an economy that is steadily improved and uplifts the entire community.

The proposed project also promotes the growth of food and agricultural business in the region. It will stimulate sustainable agricultural practices, increase food security and promote rural development. This is a strategic investment in a physical asset to attract more visitors, encourage business growth, new job opportunities, stimulate economic activity and enhance overall vibrancy
 - b) The applicable zoning district – Old West End
 - c) The surrounding properties – represents a continuation of commercial expansion in the Old West End and nearby the River District amenities such as King Cropp and Crema & Vine
 - d) Current and future neighborhood conditions - there have been absentee owners and vacant houses that created concern in regards to maintaining the unique architectural aesthetic of the community. Yet there are exciting developments taking place in and around the neighborhood.
 - e) Pedestrian and vehicular traffic patterns, on-site and off-site – revitalization efforts have been ongoing to recreate a vibrant and safe community to live, work and play. There are a number of places for street and off-street parking for visitors
 - f) Adequate public facilities – There are adequate essential resources available such as roads, water supply, sewer system, restrooms and more that is available to accommodate and support this new proposed development



2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
8/13/2024



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 SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
8/13/2024



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: September 9, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00421 filed by Seven Diamonds LLC requesting a special use permit at 521 Bridge Street (Parcel 21485) to request waiver of maximum density in accordance with Article 3.L Section C Item 13.

SUMMARY

The applicant, Seven Diamonds, LLC is requesting a Special Use Permit for a waiver of density in accordance with Article 3.L Section C Item 13 at 521 Bridge Street. 521 Bridge Street is a 0.34 acre parcel that contains a three-story brick structure with parking in the rear.

Article 3.L. Section C Item 13 states that the maximum density for a development in the TW-C, Tobacco Warehouse Commercial zoning district is 24 units per net acre for multifamily residential. The applicant is requesting to create a multifamily complex with 21 apartments along with common-use space. This request exceeds the maximum density allowed. Therefore, a waiver must be granted for the project.

Adaptive reuse of existing structures in the River District for multifamily dwelling units is common and compatible with the 2030 Comprehensive Plan.

Thirty-eight (38) notices were sent out to property owners within three hundred (300) feet. Two (2) notices were received. One (1) was opposed, one (1) was unopposed.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ24-00421 to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 with the condition that redevelopment of 521 Bridge Street contain no more than 25 units.

ATTACHMENTS

1. 1 - 2024-08-12 Danville Special Use Permit Application-521 Bridge St
2. 2- 2024-08-12 Special Use Permit-521 Bridge-Agents Letter
3. 3 - Exhibit A - 521 Bridge ALTA 1-27-21
4. 4 - Exhibit B - 2024-08-12 521 BRIDGE ST 521 - ARCH DWGS
5. 750 Main St Aerials Map
6. 750 Main St Owners Zoning Map
7. 750 Main St Land Use Map



CITY OF DANVILLE

Community Development Division of Planning and Zoning

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 \$400.00.*
2. *If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.*

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#): **521 BRIDGE STREET, PARCEL ID # 21485**

Applicant: **SEVEN DIAMONDS LLC** (Property Owner) (Contact: **Teju Patadia**)

Applicant's Address: **2835 MATTHEW DRIVE, VINTON, VA**

Applicant's Phone Number: **(540) 467-6394**

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

Applicant's Signature: _____

Date: 08/12/24

PLEASE ATTACH THE FOLLOWING:

1. A preliminary site plan in accordance with the Site Plan Regulations.
2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. A written statement of proposed project compatibility with the following:
 - A) The Comprehensive Plan.
 - B) The applicable zoning district.
 - C) The surrounding properties.
 - D) Current and future neighborhood conditions.
 - E) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - F) Adequate public facilities.
4. 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:
 - A) The architectural elevations and floor plans of proposed building(s).
 - B) Traffic impact analysis.
 - C) Fiscal impact analysis.
 - D) Parking and site circulation analysis.
 - E) Photographs of property and surrounding area.
 - F) Environmental impact statement.

Special Use Permit Narrative:
521 Bridge Street Renovation

Developer/Applicant/Property Owner:

Seven Diamonds LLC
Contact: Teju Patadia
2835 Matthew Drive
Vinton, Virginia 24179

Agent:

Balzer & Associates, Inc.
Contact: Robert W. Pilkington
1208 Corporate Circle
Roanoke, Virginia 24018
Phone : 540-772-9580

Introduction:

On behalf of the developer (Seven Diamonds LLC – the “Developer”), we are requesting a Special Use Permit for 521 Bridge Street (Tax Parcel # 21485) in the Tobacco Warehouse District (in the “River District”) in the City of Danville for the renovation and redevelopment of an existing historic building for use as residential apartments. The building will include a total twenty-one (21) residential apartments, with a total of approximately thirty-six (36) bedrooms (exact layout of each unit still being determined), along with circulation space (stairs and elevator) and common use space for gym/exercise room and tenant storage. The special use request allows for the redevelopment of the building and parcel at a higher density rate for multi-family residential units than current zoning allows, which appears to be consistent with other historic buildings in the Tobacco Warehouse District and is a priority of the City of Danville to meet increasing demand and respond to housing shortages within the community.

Additionally, the proposed renovation and redevelopment of the property does not include or anticipate any exterior site improvements (other than utility connections to the building), as the existing site includes parking and handicap accessible entry to the building. As such, the only exterior modifications to the building are anticipated to be additional windows on the west side of the building, which the Developer understands must also be reviewed and approved by the City of Danville River District Design Commission (RDDC).

Please note, the Developer will be redeveloping this property utilizing Historic Renovation Tax Credits as administered by the Commonwealth of Virginia’s Department of Historic Resources (VDHR).

Parcel being requested for Special Use Permit:

1. Existing Parcel ID: 21485 (0.344 acres)
 - a. Existing Zoning: TW-C (Tobacco Warehouse Commercial District)
 - b. Current Allowed Density for Multi-Family Residential: (24) units per acre.
 - c. Requested Density for Multi-Family Residential: (61) units per acre.

Project Exhibits for Reference contained within the application package:

Exhibit A: Survey of the Property, dated 1/27/2021
Exhibits B-1 to B-10: Schematic Architectural Drawings

The Developer is excited to share its vision and investment in the City of Danville with this renovated building. The intent of the project is to further reinforce and support the City of Danville Housing Strategy to provide much needed housing within City limits to support the continued community growth and to match similar redevelopment / adaptive reuse within the Tobacco Warehouse District.

Community Design:

Exhibits A and B indicate the redeveloped property is part of the Tobacco Warehouse District. The existing building is currently accessed via entry door directly from the public sidewalk at Bridge Street and via handicap ramp and entry door from the private parking lot at the rear (northeast side) of the building. The private parking lot is accessed from the large public parking lot along the river on the northeast side of the parcel.

The proposed project includes the following community highlights:

- Fifteen (15) private parking spaces (*See Exhibit A*) along with direct access to public parking spaces.
- Twenty-one (21) total residential apartment units (*See Exhibit B*)

Architecture:

The existing building was previously used as the Old Belt Tobacco Storage Warehouse #2. The existing building is 3-level brick masonry building (two stories above grade plus a walk-out basement) as shown on Exhibits B-4 and B-5. The existing building is approximately 7,540 s.f. per floor, for a total of 22,620 s.f. The existing building was constructed in approximately 1935 (according to City of Danville GIS) and is characteristic of similar buildings in the Tobacco Warehouse District. Proposed modifications to the building exterior (new exterior windows on the west side of building only) have been designed to provide appropriate building patterns, materials, and styles to be similar to other faces of the building, but are distinctly different to differentiate between “historic” windows and new windows. This approach is to meet current interpretations of VDHR in regards to the US National Park Service’s Guidelines to the renovation of historic buildings.

Comprehensive Plan Conformance:

This project is consistent with many of the guiding goals outlined in the City of Danville’s 2030 Comprehensive Plan. Some of the most impactful goals incorporated into this project include appropriate land use to accommodate new residents, adaptive re-use of historic property in the Tobacco Warehouse District, promote opportunities for a wide range of housing types, and promote the economic development base for the community. Based on other redevelopment projects in the Tobacco Warehouse District and specifically along Bridge Street, this project is an appropriate use.

Adjacent Property and Neighborhood Context:

The property is bordered to the east by another historic building of similar architectural character, currently used as office space; bordered on the south by Bridge Street; bordered on the north by a large public parking lot (adjacent to the Dan River) owned by the City of Danville; and bordered on west by a parking lot owned by the Industrial Development Authority of Danville. All adjacent properties appear to be in the Tobacco Warehouse District and currently zoned as TW-C.

Transportation: Vehicular & Pedestrian

Based on there being no proposed exterior site changes to the property for this building redevelopment, and with the building already provided with adequate pedestrian and vehicular access, no impacts to current pedestrian and vehicular traffic patterns are anticipated.

Utilities:

The FEMA defined floodplain appears to be located on the northeast portion of this property. Public Sanitary Sewer and Public Waterlines are already provided to the building from public utilities at Bridge Street. It is anticipated that new domestic water service and fire suppression water service will be required for the building and are anticipated to be extended directly from the existing public utilities within Bridge Street.

Summary & Justification:

We are requesting approval of this Special Use Permit as this project will allow for redevelopment of a currently vacant “historic” building, allowing the Developer to fully maximize the redevelopment potential of the existing building. Historic buildings such as this typically have limited redevelopment potential, and based on the provided Architectural Schematics exhibits, the building has the potential for more residential units than current zoning allows. Maximizing the number of residential dwelling units helps to meet the intent of the City’s Comprehensive Plan specific to the Tobacco Warehouse District and provides quality housing options for residents of the City of Danville to support its emphasis as a great place to live and world class community.

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
3. A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0634E DATED 9-29-2010. THE APPROXIMATE LIMITS OF FLOOD HAZARD ZONE 'AE' ARE SHOWN HEREON BY GRAPHIC SCALING ONLY. THIS PROPERTY IS UNDER EVALUATION FOR REMOVAL FROM THE FLOODZONE BASED ON A LETTER OF MAP CHANGE TO BE COMPLETED AFTER THIS ALTA SURVEY. THE BASE FLOOD ELEVATION IN FLOOD HAZARD ZONE 'AE' IS 405.0 AND THE FINISHED FLOOR ELEVATION OF THE PORTION OF THE BUILDING LOCATE WITHIN FLOOD HAZARD ZONE 'AE' IS 407.2'
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.

THIS IS A NEW DESCRIPTION WHICH DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION, UPDATED TO REFER TO CURRENT MONUMENTATION, ADJOINERS, AND REFLECT MODERN MEASUREMENT PRACTICES & ACCURACIES.

LEGAL DESCRIPTION (UPDATED):

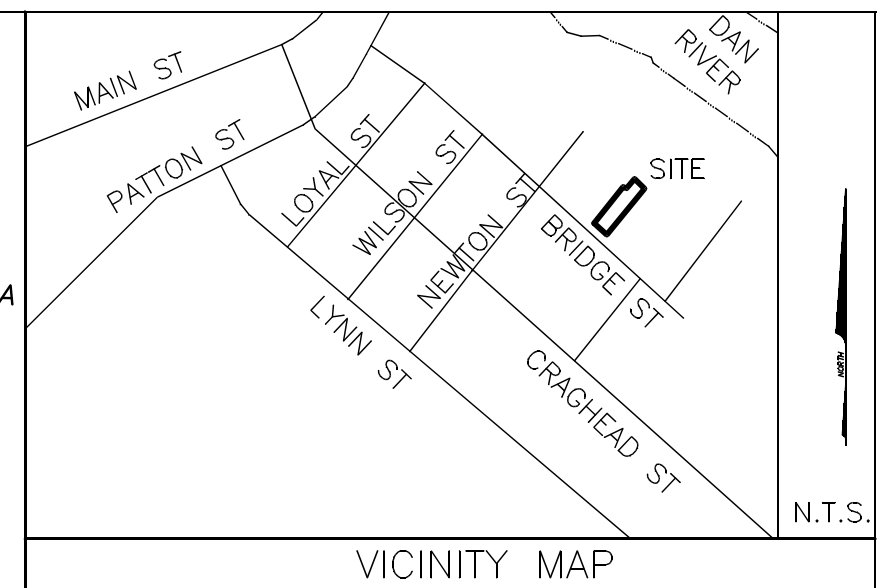
THAT CERTAIN LOTS OR PARCEL OF LAND, TOGETHER WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, SITUATE IN CITY OF DANVILLE, VIRGINIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE CORNER OF THE PROPERTY WITH THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VA AND NORTHERN RIGHT-OF-WAY OF BRIDGE STREET, THENCE ALONG SAID RIGHT-OF-WAY OF BRIDGE STREET N 47°35'16" W 68.50' TO A MAG NAIL SET IN SAID RIGHT-OF-WAY AND ANOTHER CORNER WITH THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VA THENCE LEAVING SAID RIGHT-OF-WAY & PROCEEDING WITH LINE OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VA N 38°44'29" E 178.29' TO A PK NAIL FOUND, THENCE S 47°02'22" E 15.00' TO A PK NAIL, THENCE N 38°44'29" E 52.50' TO A MAG NAIL SET IN A CONCRETE PAD, THENCE LEAVING THE LINE WITH THE INDUSTRIAL DEVELOPMENT AUTHORITY AND PROCEEDING WITH THE LINE OF THE CITY OF DANVILLE S 47°44'21" E 53.48' TO A COMPUTED POINT PASSING THROUGH A MAG NAIL SET AT 45.70', THENCE LEAVING THE LINE WITH THE CITY OF DANVILLE S 38°44'06" W 230.79' TO THE POINT OF BEGINNING AND CONTAINING 0.344 ACRES.

AND BEING IN FACT THE SAME REAL ESTATE CONVEYED TO LUNA INNOVATIONS INCORPORATED, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE BY DEED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DANVILLE CITY, VIRGINIA, AS INSTRUMENT NO. 100003779.

EASEMENT DEEDS FROM EXCEPTIONS IN TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (POLICY NO.: PH 24464) WHICH MAY APPLY:

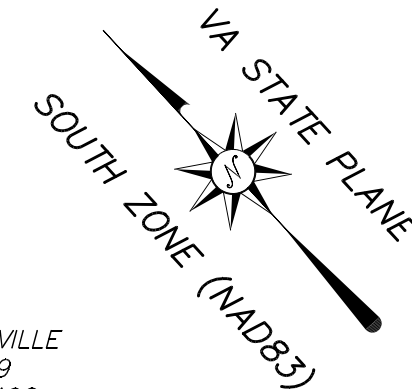
- ⑥ EASEMENT GRANTED INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, BY INSTRUMENT DATED OCTOBER 26, 2011, RECORDED AS INSTRUMENT NO. 110002967.
- ⑦ EASEMENT GRANTED INDUSTRIAL AUTHORITY OF DANVILLE, VIRGINIA (IDA), BY INSTRUMENT DATED OCTOBER 26, 2011, RECORDED AS INSTRUMENT NO. 110002968. MAY APPLY, NO FIRE ESCAPE WAS NOTED DURING FIELD VISIT.



105 NORTH MAIN ST.
GRETN. VA 24557
434-656-1051

ARMSTRONG
& ASSOCIATES
SURVEYING, PLANNING, DEVELOPMENT

ARMSTRONGANDASSOCIATES.NET
ARMSTRONGLANDSURVEYING@GMAIL.COM



CITY OF DANVILLE
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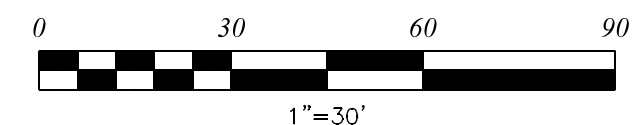
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LEGEND

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- ⊙ SANITARY SEWER MANHOLE
- SS UNDERGROUND SANITARY SEWER
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATERLINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- Ⓜ WATER METER
- ⓖ GAS VALVE
- ⓖ GAS METER
- * LIGHT POLE
- CHAINLINK FENCE
- TC TERRA COTTA
- BRICK WALK
- COBBLESTONE
- CONCRETE
- SIGN

EASEMENT TABLE:

LINE	BEARING	DISTANCE
L1	N 49°52'49" W	8.88'
L2	N 40°07'11" E	46.61'



JOINT ALLEY

TO THE FIDELITY NATIONAL TITLE INSURANCE COMPANY, , AND 521 BRIDGE STREET LLC. COMMITMENT #PH 24464.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,9,11,13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01-27-2021.

Roll B. Armstrong Jr.

01-27-2021

RICHARD B. ARMSTRONG, JR., LICENSE #3017

DATE

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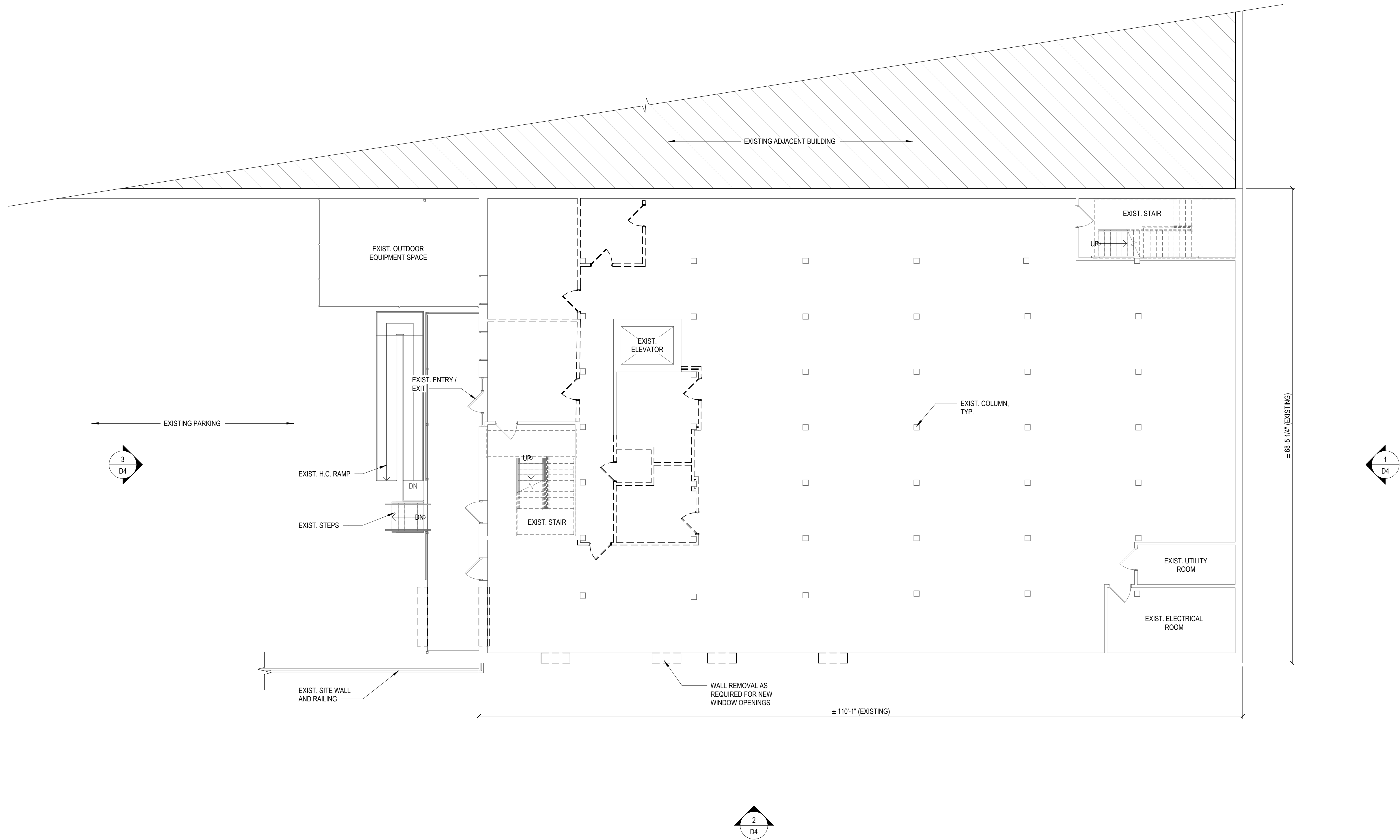
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NOTES:
1. ALL ITEMS SHOWN AS DASHED ARE TO BE REMOVED
2. ALL SOLID LINE ITEMS SHOWN ARE EXISTING UNLESS NOTED OTHERWISE

PRELIMINARY
NOT FOR CONSTRUCTION
08/2024

521 BRIDGE STREET
HISTORIC RENOVATION AND ADAPTIVE RE-USE
EXISTING / DEMOLITION FIRST FLOOR PLAN

521 BRIDGE STREET
DANVILLE, VA 24541

DRAWN BY: MEA
DESIGNED BY: RWP, MEA
CHECKED BY:
DATE: 08/12/2024
SCALE: 1/8" = 1'-0"
REVISIONS:

EXISTING / DEMOLITION FIRST FLOOR PLAN
1 D1 1/8" = 1'-0"

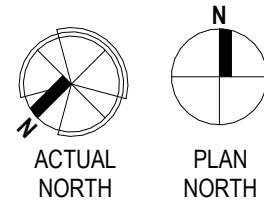
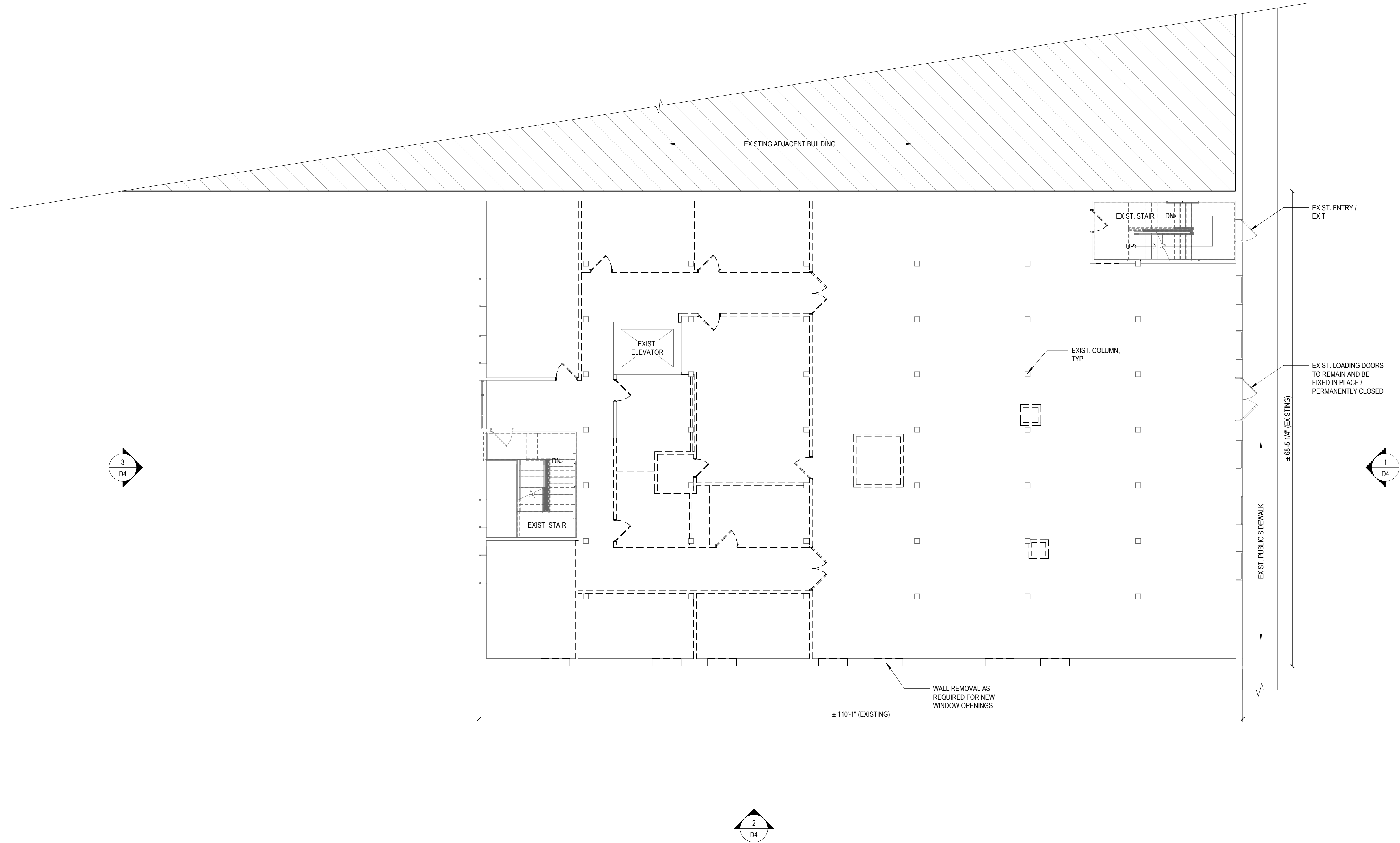


EXHIBIT B-1

D1



- NOTES:**
1. ALL ITEMS SHOWN AS DASHED ARE TO BE REMOVED
2. ALL SOLID LINE ITEMS SHOWN ARE EXISTING UNLESS NOTED OTHERWISE

1
D2
EXISTING / DEMOLITION SECOND FLOOR PLAN
1/8" = 1'-0"

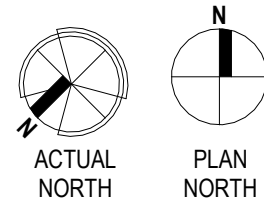
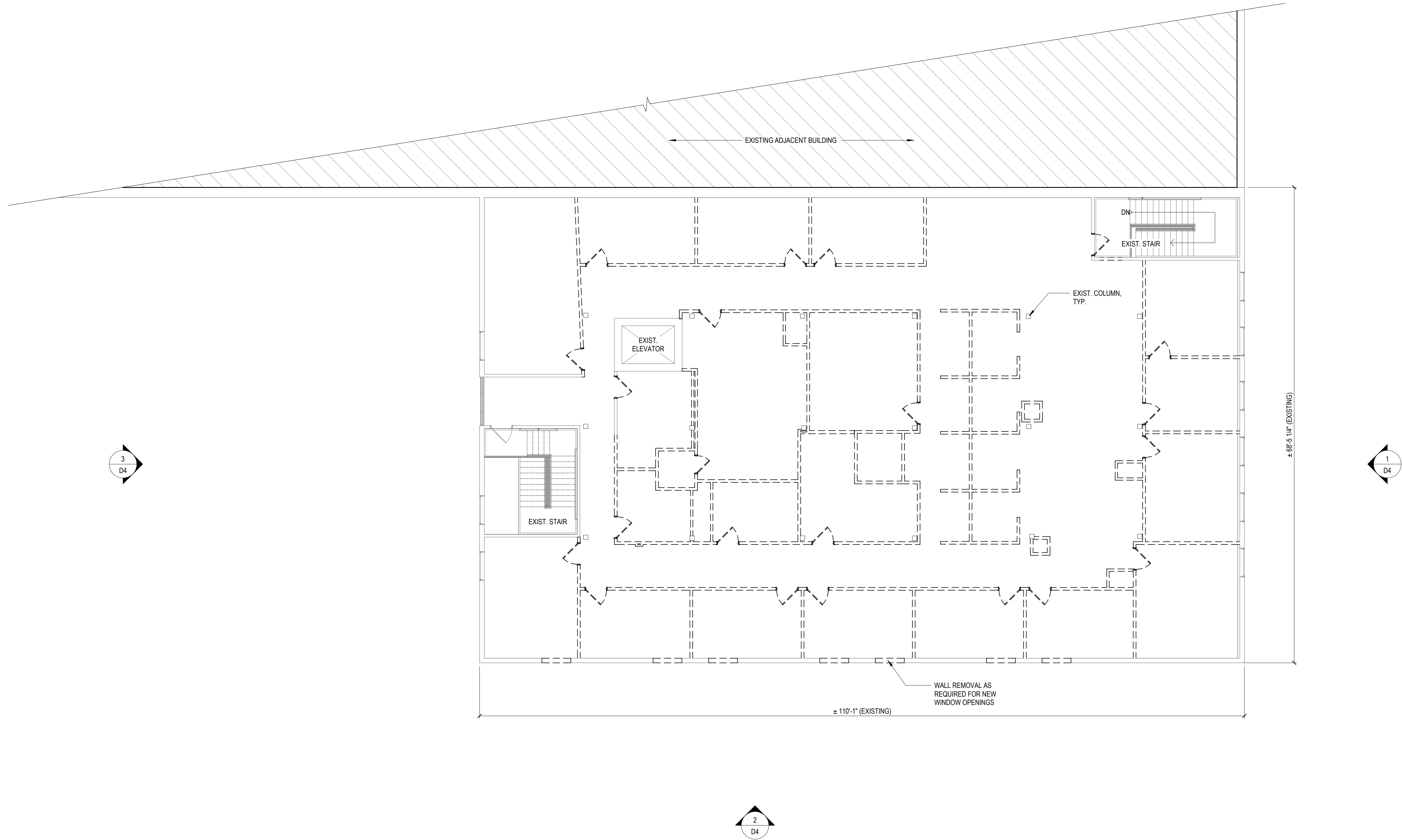
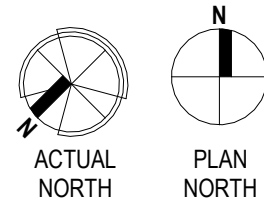


EXHIBIT B-2

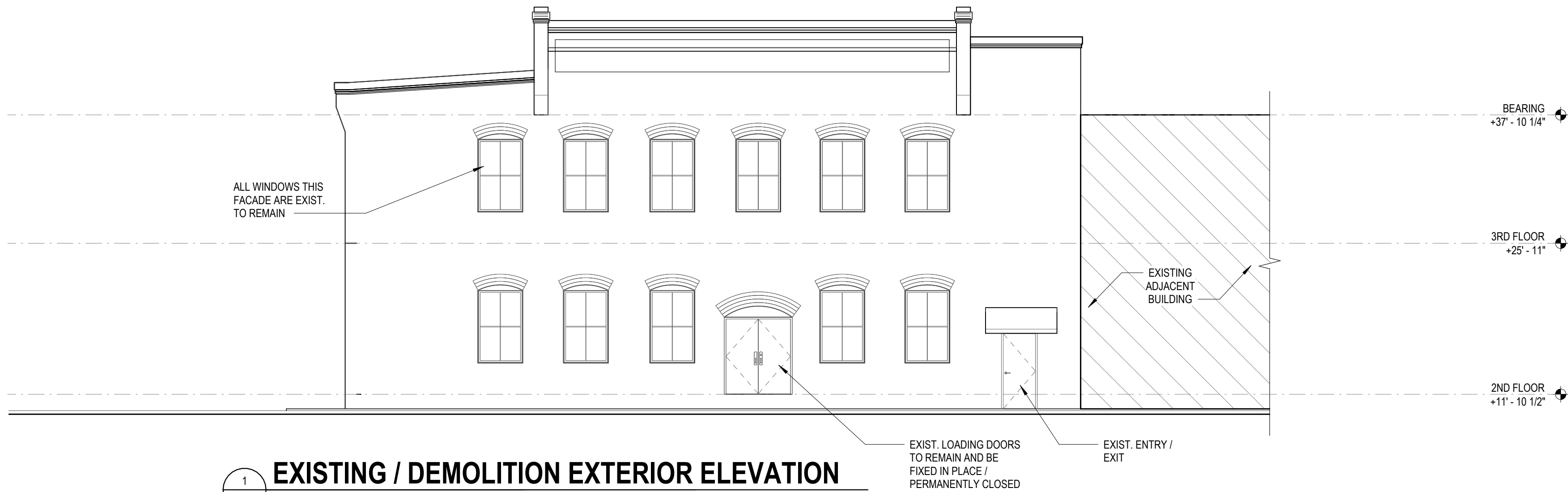


1
D3
EXISTING / DEMOLITION THIRD FLOOR PLAN
1/8" = 1'-0"



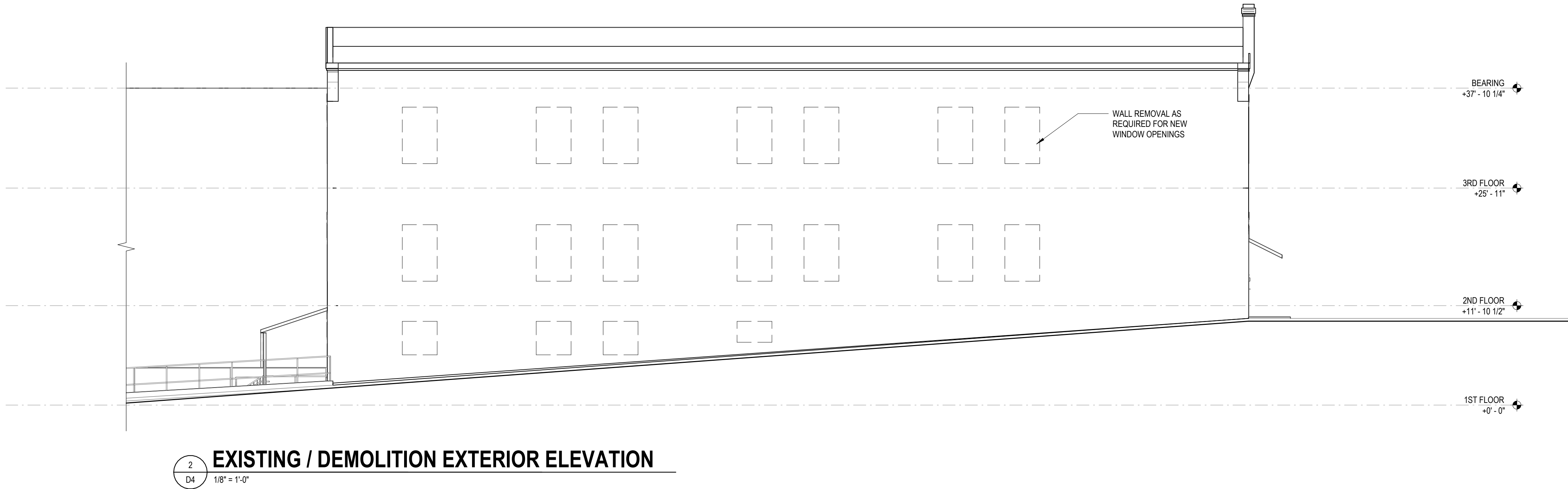
NOTES:
1. ALL ITEMS SHOWN AS DASHED ARE TO BE REMOVED
2. ALL SOLID LINE ITEMS SHOWN ARE EXISTING UNLESS NOTED OTHERWISE

NOTES:
1. ALL ITEMS SHOWN AS DASHED ARE TO BE REMOVED
2. ALL SOLID LINE ITEMS SHOWN ARE EXISTING UNLESS NOTED OTHERWISE



1
D4
1/8" = 1'-0"

EXISTING / DEMOLITION EXTERIOR ELEVATION



2
D4
1/8" = 1'-0"

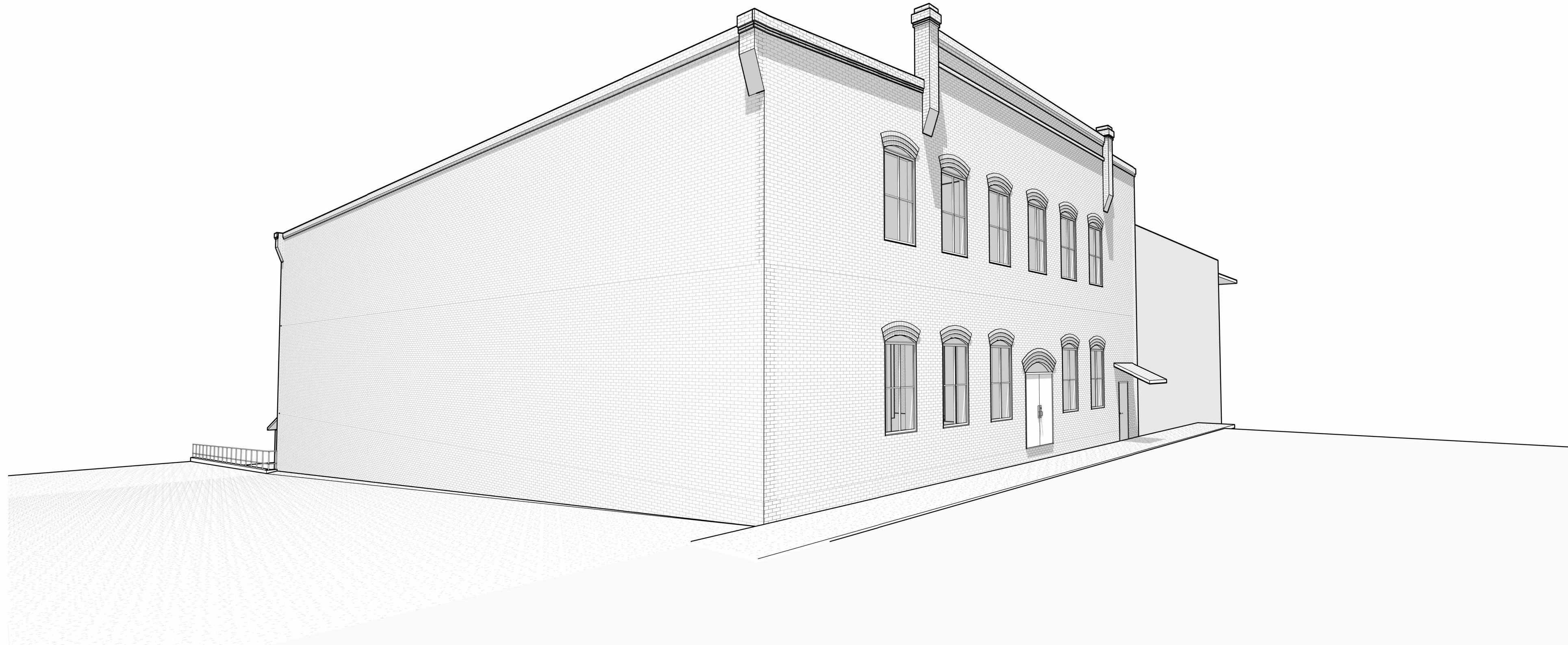
EXISTING / DEMOLITION EXTERIOR ELEVATION



3
D4
1/8" = 1'-0"

EXISTING / DEMOLITION EXTERIOR ELEVATION

EXHIBIT B-4



1
D5

EXISTING EXTERIOR PERSPECTIVE



2
D5

EXISTING EXTERIOR PERSPECTIVE

EXHIBIT B-5

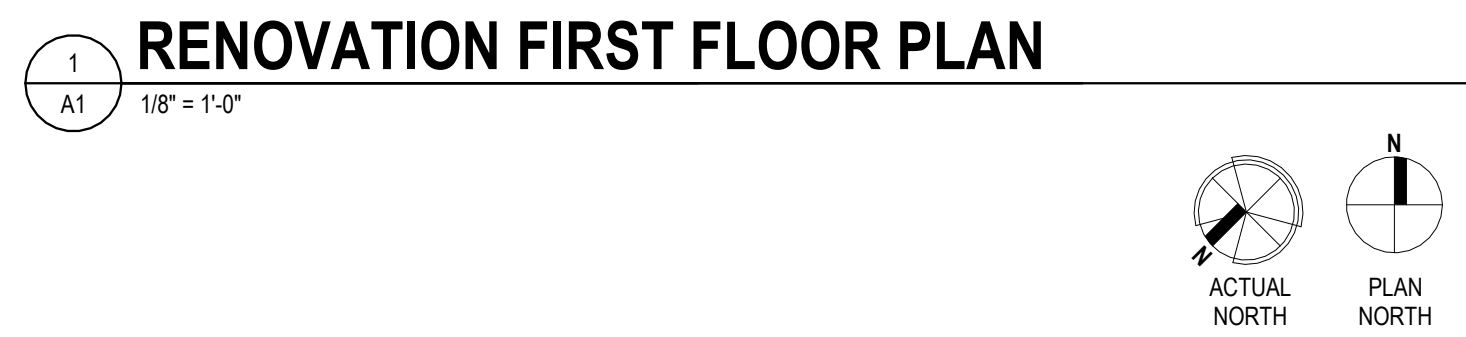
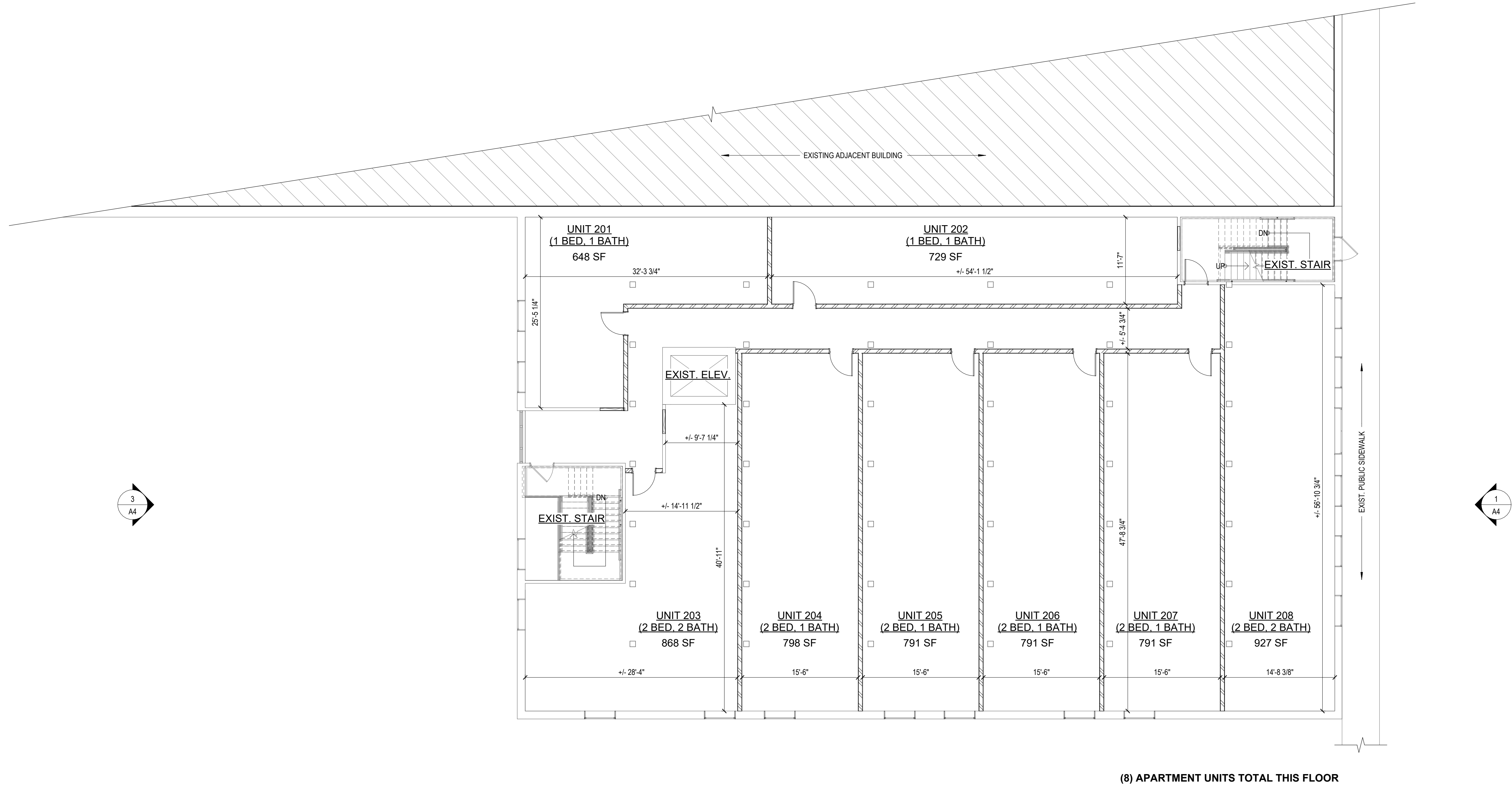


EXHIBIT B-6



1
A2
1/8" = 1'-0"

RENOVATION SECOND FLOOR PLAN

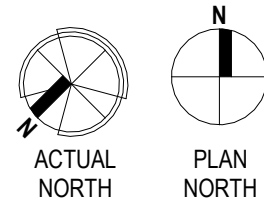
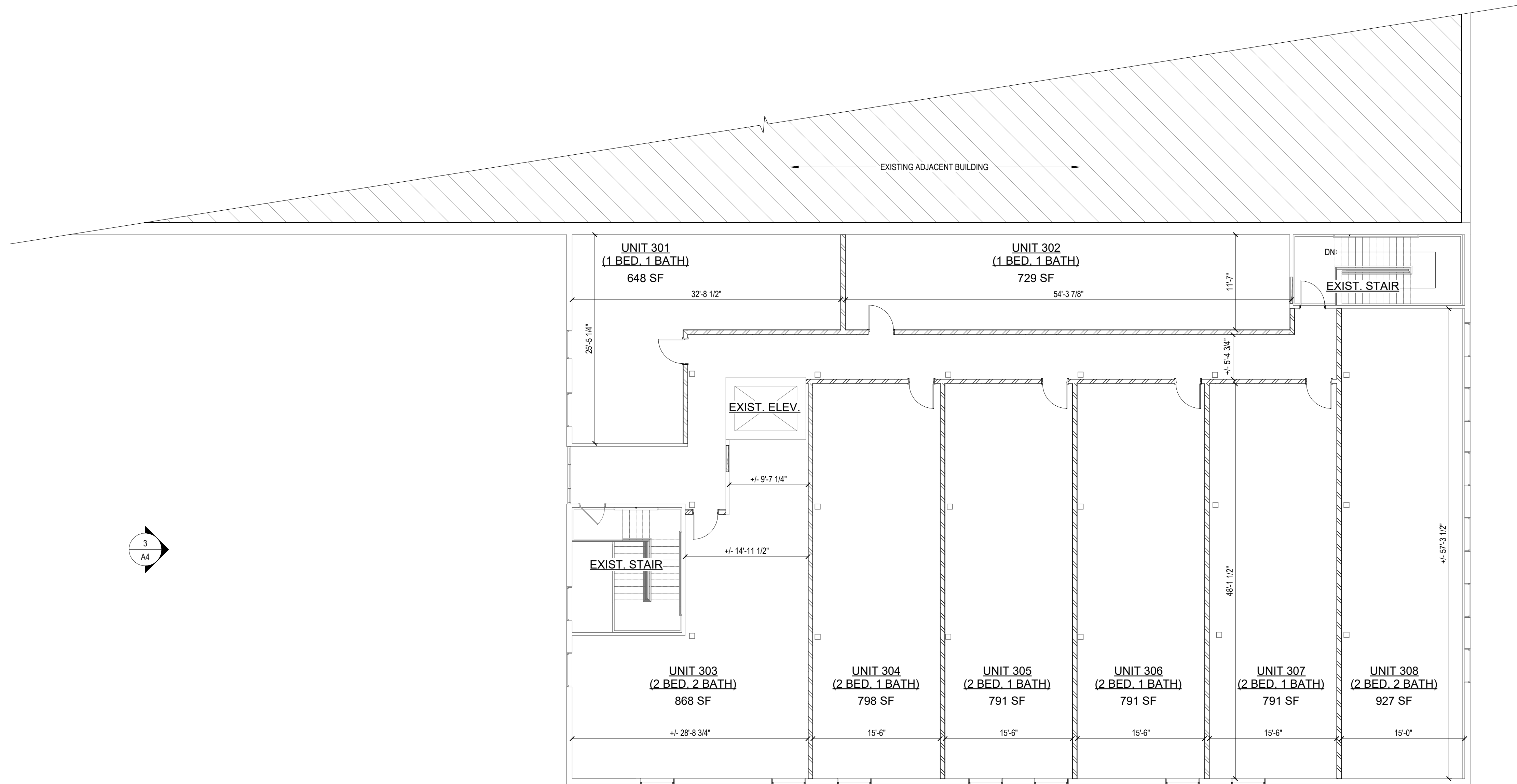


EXHIBIT B-7



(8) APARTMENT UNITS TOTAL THIS FLOOR

1
A3

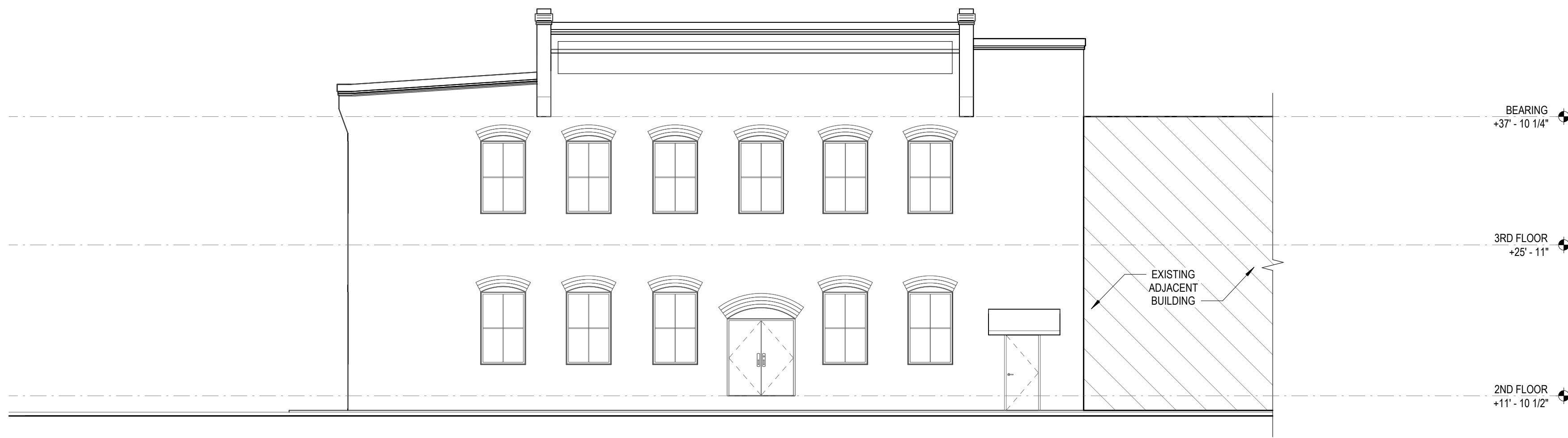
1/8" = 1'-0"

RENOVATION THIRD FLOOR PLAN

ACTUAL
NORTH

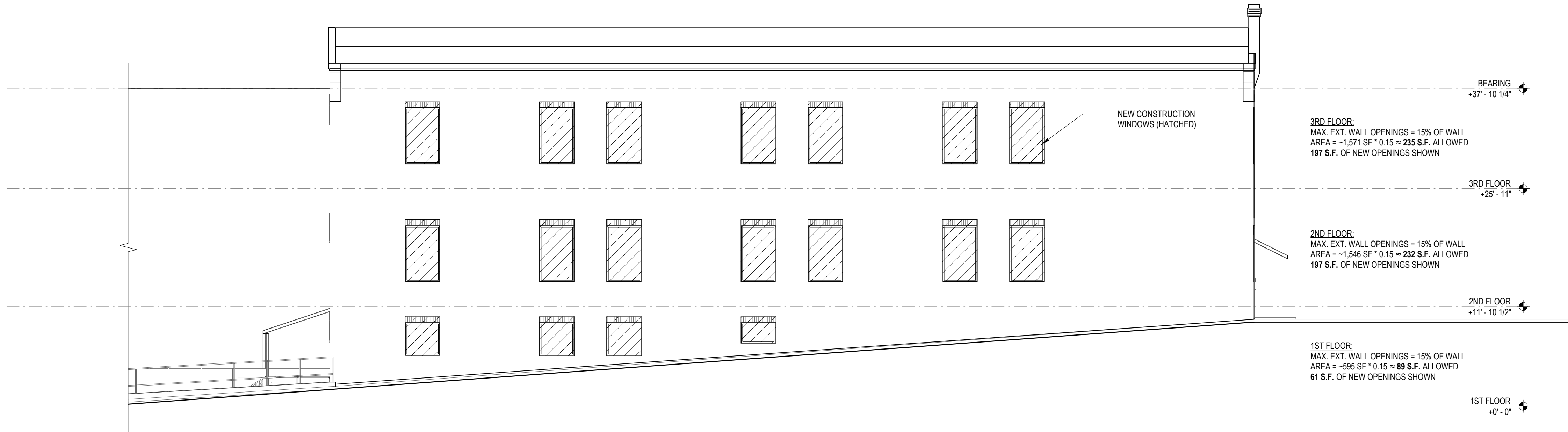
PLAN
NORTH

EXHIBIT B-8



1
A4
1/8" = 1'-0"

RENOVATION EXTERIOR ELEVATION



2
A4
1/8" = 1'-0"

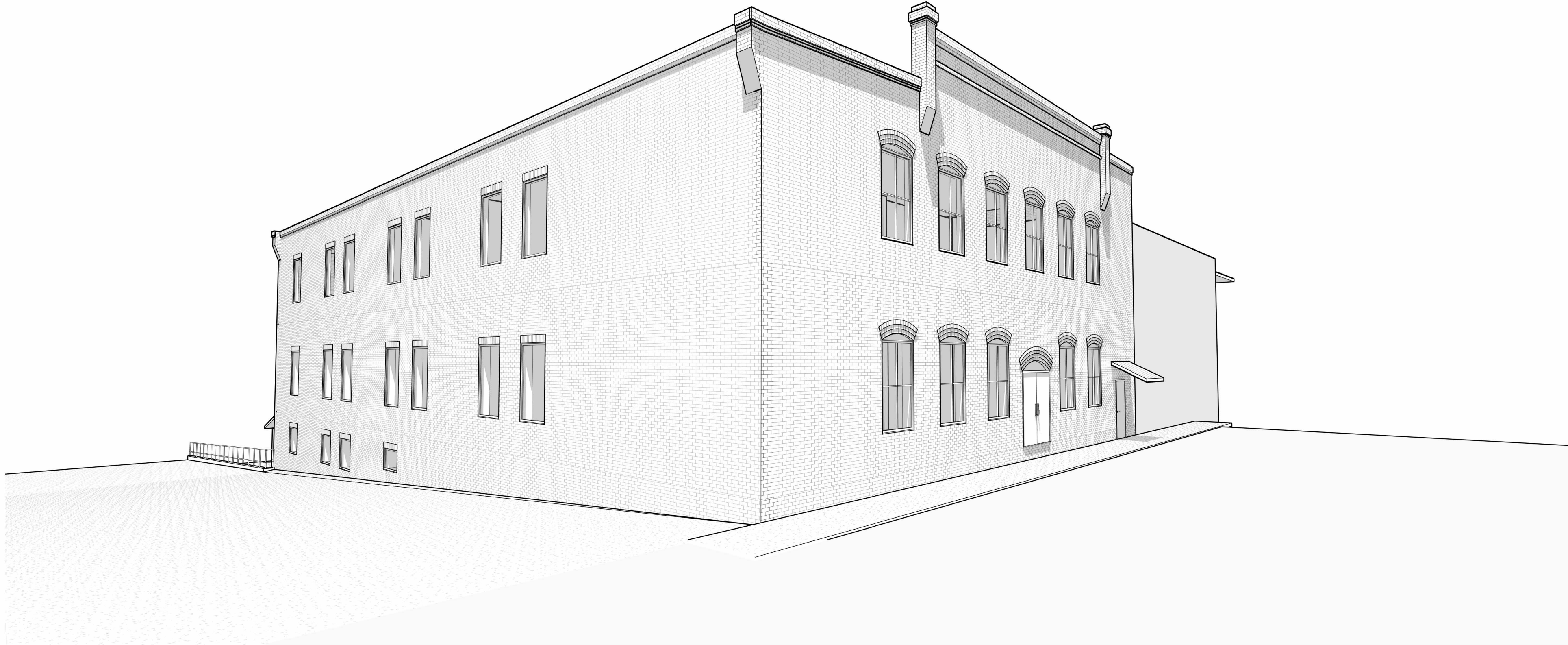
RENOVATION EXTERIOR ELEVATION



3
A4
1/8" = 1'-0"

RENOVATION EXTERIOR ELEVATION

EXHIBIT B-9



1
A5

RENOVATION EXTERIOR PERSPECTIVE



2
A5

RENOVATION EXTERIOR PERSPECTIVE

EXHIBIT B-10



2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
8/13/2024



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 SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
8/13/2024



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

PLANNING COMMISSION MINUTES

AUGUST 12, 2024

MEMBERS PRESENT

Mr. Petrick
Mr. Dodson
Mr. Ranson
Mr. Jones
Mr. Bolton

MEMBERS ABSENT

Ms. Evans

STAFF

Renee Burton
Cynthia Lester
Clarke Whitfield
Shanika Williams

ITEMS FOR PUBLIC HEARING:

NEW BUSINESS

1. *Special Use Permit application PZ24-00331 filed by 400 Bridge LLC requesting a special use permit at 400 Bridge Street (Parcel 21490) to request waiver of maximum density in accordance with Article 3.L Section C Item 13.*

Mr. Petrick opened the Public Hearing.

Mr. Vaught stated. I'm here on behalf of 400 Bridge LLC, as Ms. Burton stated 25 units majority is one bedroom, with three two bedrooms units. I have done my research on the parking, with the building it used to be part of Cedar Works facility which is partially on Craghead Street with this wing being added. The parking lot, there are 10 parking spots that go with the 400 Bridge building. I spoke to Joy that manages that parking lot. She says there are roughly 40 parking spots available that could be leased through Riverfront Real Estate, along with that there is also a parking garage on the other side and we feel there is plenty parking.

Mr. Dodson stated. How soon will you be starting on the building?

Mr. Vaught stated. Our goal is to submit for permit, starting work in the next 60 days max and completion by June.

Mr. Ranson stated. Are there any affordable units or will it all be market?

Mr. Vaught stated. Market.

Mr. Petrick stated. Do you have a projected rent for these units?

Mr. Vaught stated. No, I don't after talking with Joy and other management downtown they are averaging in the \$1,200 to \$1,400 for one bedroom, anywhere up to 1,600 for two bedrooms.

Mr. Petrick stated. Will these be all inclusive, include utilities?

Mr. Vaught stated. Yes, they will. We are in discussion with the Institute to take on the whole building as they have next door and some other buildings downtown. We are confident it will rent well, the market rate with available parking and location and a good building.

Mr. Petrick stated. They have available parking spaces do you know what the rental will be on the spots?

Mr. Vaught stated. No.

Mr. Bolton stated. For clarity, Ms. Burton, the parking downtown, you don't have to provide space, do you? There is no parking minimum requirement?

Ms. Burton stated. No there is no minimum requirement.

Mr. Petrick closed the Public Hearing.

Mr. Ranson stated. It is a little disappointing that all these projects that come before us there is not affordable housing. I think Danville is going to be missing the boat because a lot of folks are not going to be able to afford \$1,200 for an apartment. And I'm thinking the city is being very short sighted and not making people provide affordable housing. It's common for cities to require affordable housing in projects like this as least one or two units.

Mr. Bolton made a motion to approve special use permit application PZ24-00331 with condition of no more than 25 units. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

V. PLANNING DIRECTOR'S REPORT

VI. MINUTES

The July 18, 2024, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 3:13 p.m.

s/Cynthia Lester

APPROVED