



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

January 13, 2025

3:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. ELECTION OF OFFICERS

IV. NEW BUSINESS

1. Special Use Permit application PZ24-00611 filed by MACD Lending LLC to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcels 00499 and 00500 (Aspen Street).

V. APPROVAL OF MINUTES

1. Minutes from the December 9, 2024 Meeting

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURNMENT

STAFF REPORT

DATE: January 13, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00611 filed by MACD Lending LLC to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcels 00499 and 00500 (Aspen Street).

SUMMARY

The applicant, MACD Lending, LLC, purchased Parcels 00499 and 00500 in July 2024.

Parcels 00499 and 00500 are vacant, zoned OT-R, Old Town Residential and located at the corner of Aspen Street and Miller Street. The combined acreage of the parcels is 0.34 acres.

The applicant is proposing to consolidate the two (2) lots and construct a triplex comprised of three (3) two-bedroom, two-bath units with adjacent parking.

Attached dwelling units may be allowed within the OT-R zoning district with the approval of a Special Use Permit. Attached residential buildings are defined by Zoning Code as *[a] row of two (2) or more dwelling units, separated from one another by continuous vertical wall(s) without opening from basement floor to roof, with each unit located on a separate lot of record. Townhouses are included in this category.*

The applicant has provided a floor plan and site plan for review. The parking layout will need to be adjusted to remove the spaces adjacent to the street and allow for a travel aisle. Staff believes there is sufficient room for this adjustment and will work with the applicant during the permitting phase to make this adjustment.

The Comprehensive Plan encourages varying housing types within our neighborhoods.

Varying housing types encourages affordability and provides style options for people at all stages of life (Policy H.1).

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of PZ24-00611 to allow attached residential dwellings in accordance with Article 3.E. Section C Item 1 at Parcels 00499 and 00500 (Aspen Street) with the following conditions:

1. Parcels 00499 and 00500 must be consolidated
2. No more than one Attached Residential Building may be constructed on the consolidated parcel.

ATTACHMENTS

1. Application

2. 00499 and 00500 Aerials Map
3. 00499 and 00500 Owners Zoning Map
4. 00499 and 00500 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.*

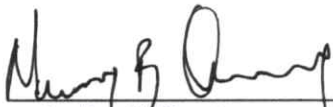
PLANNING DIVISION PROVIDED INFORMATION

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

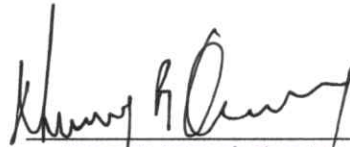
APPLICANT PROVIDED INFORMATION

Property Location:	Aspen St / Miller St Parcel - ID# 00499/00500
Applicant:	MACD Lending LLC.
Applicant's Address:	2810 Eric Ln, Burlington NC 27215
Applicant's Phone Number:	(336) 264-9017
Applicant's Email:	mario.q.c@laboranddrywallsolutions.com

Describe Proposed Request: MACD Lending LLC, would like to propose a merge between
parcell ID # 00499/00500 to acomodate the construction of a multi family unit 3 plex,
each unit will consist of 2 bedrooms and 2 bathrooms, this will allow the developer
to maximize the usage of the land/lot in the area to help bring new modern construction to the zone.


Applicant's Signature

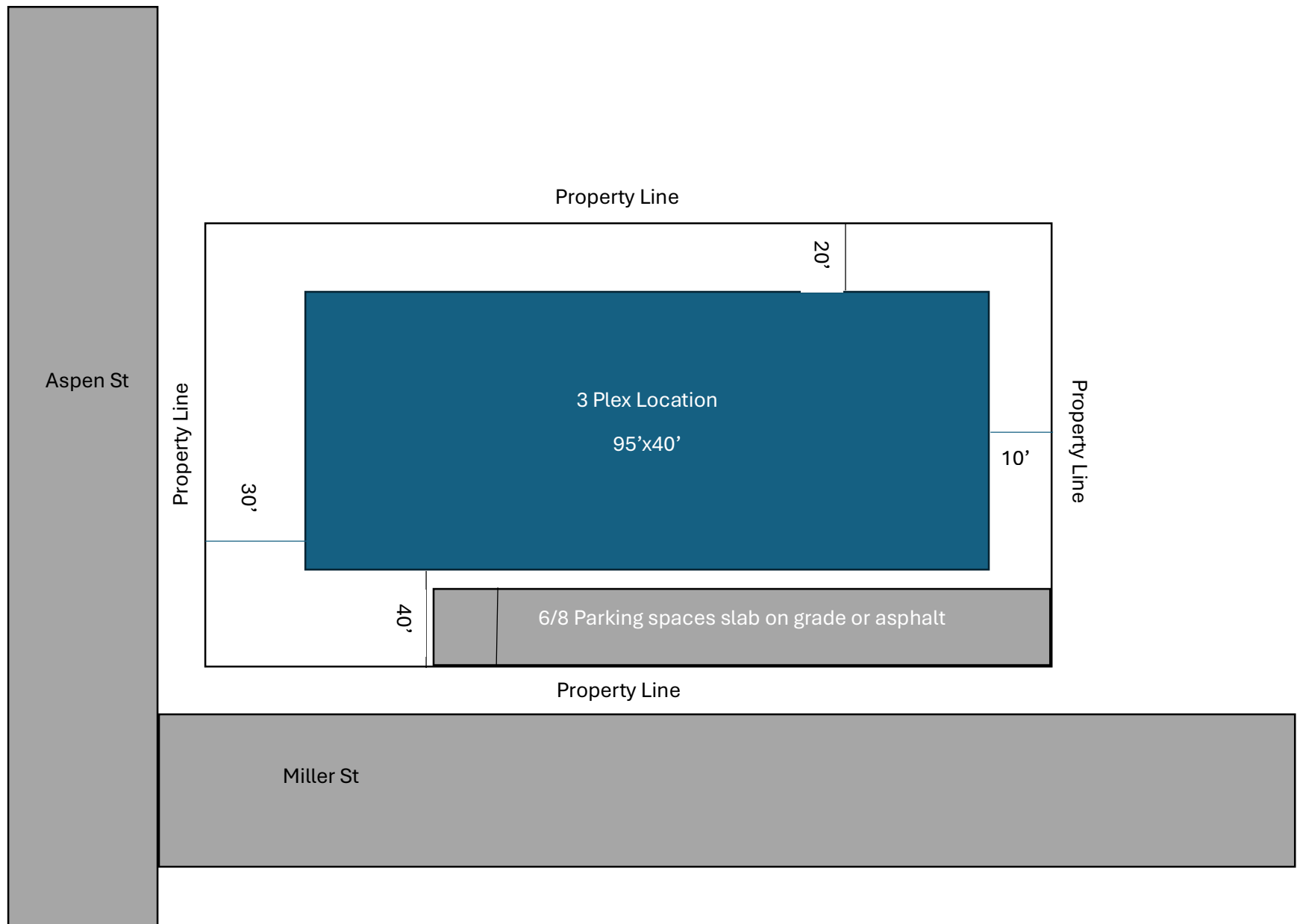
11/21/2024
Date


Property Owner's Signature
(if not applicant)

11/21/2024
Date

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.



93'-0"

PATIO
10-0 X 10-4
(NOT INCLUDED IN
FOOTAGES OR
PLAN DEPTH)

PATIO
10-0 X 10-4
(NOT INCLUDED IN
FOOTAGES OR
PLAN DEPTH)

PATIO
10-0 X 10-4
(NOT INCLUDED IN
FOOTAGES OR
PLAN DEPTH)

BEDROOM 2
11-0 X 11-0
9' CLG.

M. BEDROOM
11-6 X 12-0
9' CLG.

BEDROOM 2
11-0 X 11-0
9' CLG.

M. BEDROOM
11-6 X 12-0
9' CLG.

BEDROOM 2
11-0 X 11-0
9' CLG.

M. BEDROOM
11-6 X 12-0
9' CLG.

CLOSET
6-6 X 2-6

BATH 2
11-0 X 5-0

LAUNDRY
7-0 X 8-0
9' CLG.

ATTIC
ACCESS

M. BATH
5-6 X 7-0

M. CLOS.
5-4 X 7-0

CLOSET
6-6 X 2-6

BATH 2
11-0 X 5-0

LAUNDRY
7-0 X 8-0
9' CLG.

ATTIC
ACCESS

M. BATH
5-6 X 7-0

M. CLOS.
5-4 X 7-0

CLOSET
6-6 X 2-6

BATH 2
11-0 X 5-0

LAUNDRY
7-0 X 8-0
9' CLG.

ATTIC
ACCESS

M. BATH
5-6 X 7-0

M. CLOS.
5-4 X 7-0

LIVING ROOM
15-6 X 11-10
9' CLG.

**KITCHEN /
DINING**
14-10 X 11-10
9' CLG.

ISLAND
3-0 X 3-6

LIVING ROOM
15-6 X 11-10
9' CLG.

**KITCHEN /
DINING**
14-10 X 11-10
9' CLG.

ISLAND
3-0 X 3-6

LIVING ROOM
15-6 X 11-10
9' CLG.

**KITCHEN /
DINING**
14-10 X 11-10
9' CLG.

ISLAND
3-0 X 3-6

FRONT PORCH
12-0 X 8-0
±9'-4" CLG.

FRONT PORCH
12-0 X 8-0
±9'-4" CLG.

FRONT PORCH
12-0 X 8-0
±9'-4" CLG.

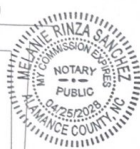
I, Melanie Rinza Sanchez, a Notary Public in and for Alamance County, in the State of NC, do hereby certify that the owners whose names are signed hereon, have acknowledged the same before me this 21st day of November, 2024. My commission expires 04/25/2028.

Melanie Rinza Sanchez
Notary Public

Approval Authority

Zoning Administrator

City Engineer



Aspen St.

N7°47'25"W

100.00'

Line Hereby Abandoned

Parcel ID#00499
0.1722 Acres.

S81°49'05"W
150.00'

Miller St.

50'

40'

Plat Showing Survey for
Combination of
Parcel #00500 & Parcel #00499
Danville, VA

Parcel ID 00617
Alpine Properties LLC
INST#130002713

Source of Title
Parcel ID 00500
MACD Lending LLC
INST#2400002405
Parcel ID 00499
MACD Lending LLC
INST#2400002405

S7°48'11"E
48.08' Tie Line

IPF@9.01'

Parcel ID#00500
0.1722 Acres.
0.1722 Acres.
+0.1722 Acres.
0.3444 Acres.

Parcel ID 00341
John A. Calloway
Melba S. Calloway
DB 646 PG 2

Parcel ID 02904
Newman Properties
& Development LLC
INST#240002649

1. This survey has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the title.
2. This plat has been prepared from an actual field survey as per date of this plat.
3. This property as platted does not fall within the 100 year Flood Zone "A" as determined by FEMA
4. Bearings based on VA State Plane South Zone (NAD83)
5. This plat is for boundary purposes only, therefore all physical improvements and/or possible encroachments are not shown.

The consolidation of land described herein is with the desires of the undersigned owners, proprietors, and trustees. The owners certify that they are the fee simple owners of said lot and are legally entitled to subdivide the same.

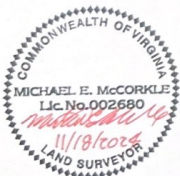
Michael E. McCorkle

City of Danville Surveyors Certificate (Subdivisions)
I hereby certify that to the best of my knowledge and belief, all of the requirements of the planning commission and city council, and ordinances of the City of Danville, VA, regarding the platting of subdivisions, divisions within the city have been complied with given under my hand this 3rd day of June, 2024

Michael E. McCorkle
Michael E. McCorkle LS 2680

McCorkle Surveying, LLC
594 Windsong Dr.
Lynch Station, VA 24571
(434)-941-8165

PROJECT NO:	SCALE: 1"=50'	DATE: 10/31/2024
DRAWN BY: M.E. McCorkle		SHT: OF:
CHECKED BY: M.E. McCorkle		
APPROVED BY: M.E. McCorkle		



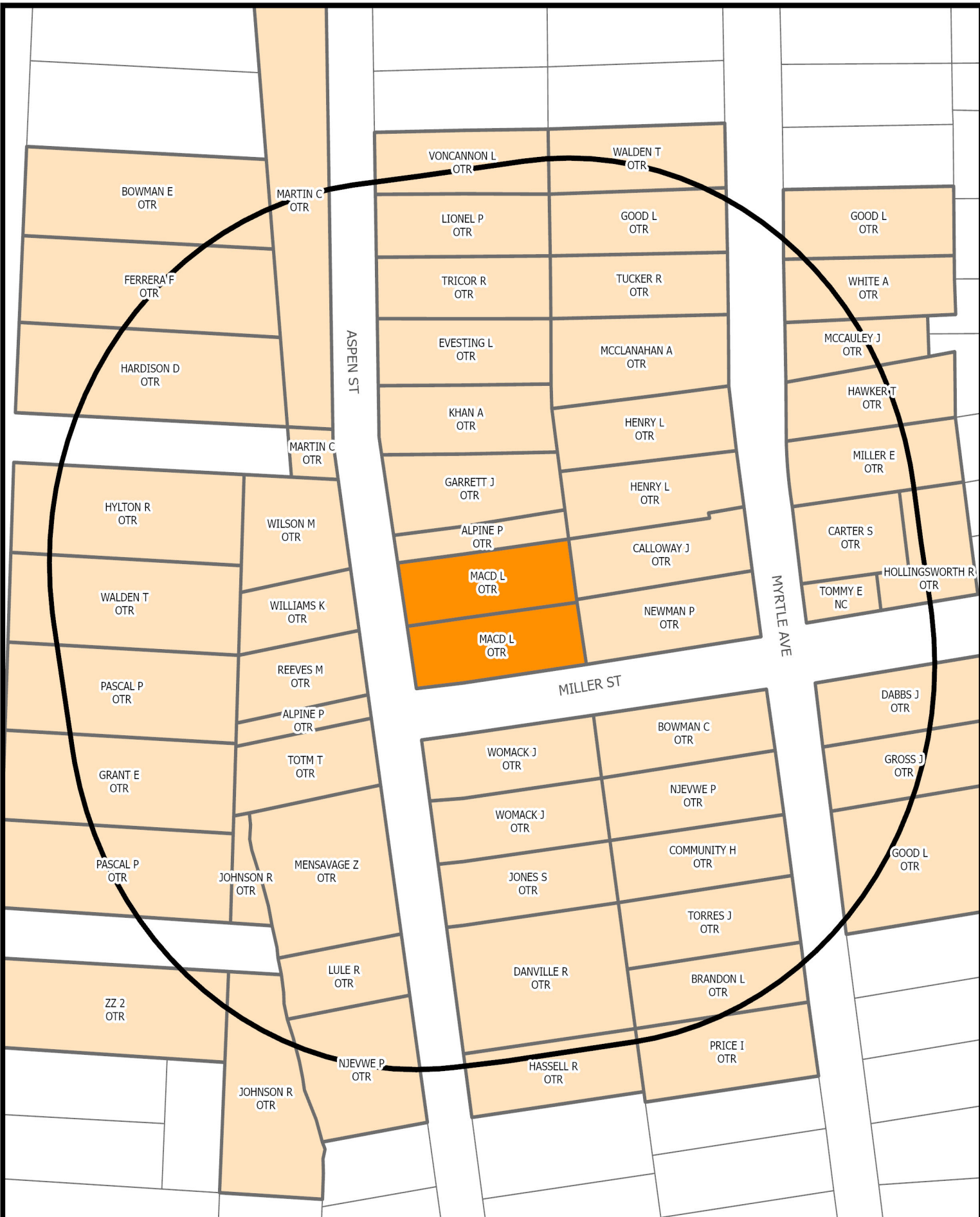


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
12/6/2024



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.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
12/6/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/6/2024



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**PLANNING COMMISSION MINUTES
DECEMBER 9, 2024**

MEMBERS PRESENT

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

MEMBERS ABSENT

**Mr. Jones
Mr. Petrick**

STAFF

**Renee Burton
Cynthia Lester
Clarke Whitfield
Shanika Williams**

ITEMS FOR PUBLIC HEARING:

1. Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 280 Christopher Lane (Parcel 26356). 220 Cleveland Street and 228 Cleveland Street (Parcel 26370). 1540 Halifax Road (Parcel 74769). 1400 West Main Street (Parcel 60160). 155 Mountain View Avenue (Parcel 26346). 825 Piney Forest Road (Parcel 59935). 300 Apollo Avenue and 500 Apollo Avenue (Parcel 59920). 1070 South Main Street (Parcel 59898). 811 Northmont Boulevard and 121 Gloucester Avenue (Parcel 59949). 1005 North Main Street (Parcel 04958). 614 Audubon Drive (Parcel 59914). 661 Park Avenue (Parcel 59856). 1215 Industrial Avenue (Parcel 26422).

Mr. Bolton opened the Public Hearing.

Mr. Lucas stated. I am the Director of Capital Improvement for Danville Public Schools. With the project we are doing to renovate schools and bringing them into the current activities and making them handicap accessible when they aren't. We want to upgrade the monument signs that have been the same since I came here in 1995 and to bring them more into the technology phase and make them look more pleasing to the eye. What we did was have an architect design a monument sign that we want to use at all the schools and office spaces, so they're all in compliant. The LED would not only read out what's going on at the school, but it also mentions things district wide like school closed for inclement weather and so forth. We redesign this sign just so it would be better looking, and it would fit the new architecture of the schools we are renovating and fixing up to bring us more into compliance.

Mr. Dodson stated. Will the messages come from each individual schools or central office?

Mr. Lucas stated. Even though I'm doing this for all the schools, when we go to apply for the permits for each school, we will also comply with the zoning requirements so that they will be place properly on the property.

Mr. Ranson stated. Are the signs going to have ground lighting or self-illuminated?

Mr. Lucas stated. We haven't decided, the original design was a lot larger than what it is but the LED on it would sort of negate the LED read out.

Mr. Kahn stated. Will the height of the signs be uniform for all the schools?

Mr. Lucas stated. Yes, the only difference would be the names and addresses.

Mr. Gunn stated. I live directly across the street from Langston, I don't object to the signage I just want to know the exact location of the sign.

Mr. Lucas stated. The exact location will be what zoning allows us. We're going to have one sign in front of the new central office and one for the school will probably be where the existing one is.

Mr. McKnight stated. I'm here in regard to the Halifax address, my concern is the light pollution that will be from the LED sign that would further the neighborhood into more of a nuisance than helping, this is an old neighborhood that was recently upgraded and put back into service which I'm all for. I don't see the need for another digital sign on a residential street. I am not for the light unless it would be turn off at a particular time.

Mr. Bolton closed the Public Hearing.

Ms. Evans stated. I have a question for staff. What is the size of this sign in comparison to the new Sacred Heart sign?

Ms. Burton stated. The area of this sign is 95 sq feet total and if memory serves me, it is 106 sq feet for Sacred Heart, much shorter these are.

Mr. Dodson made a motion to approve Special Use Permit application PZ24-00522 at 280 Christopher Lane. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

Mr. Dodson made a motion to approve Special Use Permit application PZ24-00522 at 220 Cleveland Street. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

Mr. Dodson made a motion to approve Special Use Permit application PZ24-00522 at 1540 Halifax Road. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

Mr. Dodson made a motion to approve Special Use Permit application PZ24-00522 at 1400 West Main Street. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mr. Dodson made a motion to approve Special Use Permit application PZ24-00522 at 155 Mountain View. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

Ms. Evans made a motion to approve Special Use Permit application PZ24-00522 at 825 Piney Forest Road. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Ms. Evans made a motion to approve Special Use Permit application PZ24-00522 at 300 Apollo Avenue and 500 Apollo Avenue. Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

Ms. Evans made a motion to approve Special Use Permit application PZ24-00522 at 1070 South Main Street. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Ms. Evans made a motion to approve Special Use Permit application PZ24-00522 at 811 Northmont Boulevard and 121 Gloucester Avenue. Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

Mr. Dodson made a motion to approve Special Use Permit application PZ24-00522 at 1005 North Main Street. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

Ms. Evans made a motion to approve Special Use Permit application PZ24-00522 at 614 Audubon Drive. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Ms. Evans made a motion to approve Special Use Permit application PZ24-00522 at 661 Park Avenue. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Ms. Evans made a motion to approve Special Use Permit application PZ24-00522 at 1215 Industrial Avenue. Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

2. Rezoning application PZ24-00595 filed by Yassine Moussaddik to rezone 1819 North Main Street (Parcel 04540) from OT-R Old Town Residential to "Conditional" N-C Neighborhood Commercial.

Mr. Bolton opened the Public Hearing.

Mr. Moussaddik stated. I bought the property at 1819 North Main Street as a commercial property. It used to be, and I wanted to make it a small store.

Ms. Evans stated. Did the real estate agent tell you it was commercial?

Mr. Moussaddik stated. Yes, I bought it as commercial.

Ms. Evans stated. What year was that?

Mr. Moussaddik stated. Two years ago.

Ms. Evans stated. It doesn't have a parking lot for a store, does it?

Mr. Moussaddik stated. Yes, a large parking lot in the back of the building. Because it used to be a food store a long time ago.

Mr. Ranson stated. It has been a while since I looked at that building isn't houses adjacent to it?

Ms. Burton stated. It is on a corner lot and there is a house adjacent directly to the left but then to the right is a street. And behind it is residential homes.

Mr. Bolton closed the Public Hearing.

Ms. Evans stated. Has this property ever been zoned commercial?

Ms. Burton stated. At least not since 2003. I do not know prior to that.

Mr. Bolton stated. Was it ever in a non-conforming use where it was actually used as a produce shop, or stand or anything that would have created a grandfathered issue?

Ms. Burton stated. I don't recall it ever being occupied. But that's within my tenure here and that's again 2003.

Mr. Dodson made a motion to deny application PZ24-00595. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

3. Special Use Permit application PZ24-00597 filed by Patterson's Residential Services LLC to allow a group home in accordance with Article 3.E Section C Item 9 at 145 Sherwood Drive (Parcel 01953).

Mr. Bolton opened the Public Hearing.

Ms. Milner stated. I am the representative for Patterson's Residential Services LLC, and I am also a owner of Loving Solution Residential Services. There is plenty of parking at the home and we did remove the second stove out of the second kitchen per the guidelines. There will be 24-hour monitoring with 4 individuals with 2 staff per shift and then administrative staff which is 3 individuals and 1 will be the on-call for behavior concerns. We have established a relationship with Reach Services for any individuals that require addition support, and also Danville Pittsylvania Services Crisis program too. In the event that someone is having a crisis situation. I haven't had any issues with the homes I operate so far, and I don't see any issues with any in the future. no nuisance to the neighbors at all.

Ms. Evans stated. According to Zillow it states it has 3 bedrooms and 3 baths, but you state 4 bedrooms.

Ms. Milner stated. There is a bedroom downstairs.

Mr. Ranson stated. Do the staff have offices?

Ms. Milner stated. Yes.

Mr. Bolton closed the Public Hearing.

Ms. Evans stated. All the properties that were under consideration by the planning department there were no signs visible on the property.

Ms. Evans made a motion to approve special use permit application PZ24-00597 with the 2 conditions, no more than 4 residents and 24 hours staff must be provided by 2 people. Mr. Khan seconded the motion. The motion was approved by a 4-1 vote.

4. Rezoning application PZ24-00603 filed by Richard Holbrook to rezone 924 Arnett Boulevard (Parcel 00319) from OT-R Old Town Residential to HR-C Highway Retail Commercial,

Mr. Bolton opened the Public Hearing.

Mr. Searce stated. I am here with Hauser Realty on the behalf of Mr. Holbrook. I helped him with his leasing. He had called me about this property sometime ago and I pulled up the property and saw that it was not properly zoned and told him to bring it to conformity to the use. It was built as a laundromat in the Danville Estates Community years ago. It has been used for different uses, it is not suitable for residential at all. The adjoining property is commercial, and the one behind is also retail commercial and needs to be brought back in conformity with its use.

Ms. Evans stated. Plans for the property?

Mr. Searce stated. Get a tenant in there and make it a useful property. We've had several people inquire but we were not able to do anything yet because we need bring it in conformity with zoning.

Ms. Evans stated. The owner doesn't plan to open a business there?

Mr. Searce stated. No, it is an investment for him.

Mr. Bolton closed the Public Hearing

Mr. Dodson a motion to approve application PZ24-00603. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

5. Special Use Permit application PZ24-00598 filed by Garrett Shifflett to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 at 553 Lynn Street (Parcel 21670)

Mr. Bolton opened the Public Hearing.

Mr. Bond stated. I am here on the behalf of Mr. Shifflett, and we have some great plans for the building.

Mr. Dodson stated. If it is approved how soon do plan on starting to work on it?

Mr. Bond stated. We are working on a project on Craghead Street and that will be the next project. The goal is mid late next year.

Mr. Khan stated. How many units will be in the building?

Mr. Bonds stated. The plan is for 21.

Ms. Evans stated. Are there any plans to built more than 2-bedroom apartments?

Mr. Bonds stated. Not in this building, and a lot of it has to do with how the building's laid out. It has some similarities to the White Mill with the giant columns which is really cool but can also make it challenging.

Mr. Khan stated. Do you have adequate parking with 21 units?

Mr. Bonds stated. Yes, there's street parking directly behind it and a city-owned lot in between.

Mr. Khan stated. I am familiar with Lynn Street and the density and congestion there. I am wondering if you're going to have adequate parking for the 21 units that are going to be there. All depends on staff if they can substantiate it then I don't have a problem.

Ms. Burton stated. Current code does not require off-street parking. So, they would meet code without providing any addition spaces.

Mr. Bolton closed the Public Hearing

Mr. Dodson made a motion to approve application PZ24-00598 with the condition that the redevelopment of 553 Lynn Street contain no more than 25 units. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

V. PLANNING DIRECTOR'S REPORT

VI. MINUTES

The November 12, 2024, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 3:49 p.m.

s/Cynthia Lester

APPROVED