



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

February 10, 2025

2:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

IV. NEW BUSINESS

1. Special Use Permit application PZ24-00655 filed by Garrett Shifflett for an amendment of conditions on Ordinance Number 2021.05.02. at Parcel 21481 (411 Craghead Street).
2. Rezoning application PZ25-00115 filed by Jeffrey McDowell and James Farruggio to rezone Parcels 77304 and 77314 (Sellers Road) from S-R Suburban Residential to OT-R Old Town Residential.
3. Special Use Permit PZ25-00117 filed by Dan Hotel River St LLC to allow a hotel in accordance with Article 3.L Section C Item 11 at Parcel 01078 (River Street).
4. Special Use Permit application PZ25-00118 filed by Harshil Patel to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcel 20327 (849 Stokes Street).

V. APPROVAL OF MINUTES

1. Approve minutes from the January 13, 2025 meeting.

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURNMENT

STAFF REPORT

DATE: February 10, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00655 filed by Garrett Shifflett for an amendment of conditions on Ordinance Number 2021.05.02. at Parcel 21481 (411 Craghead Street).

SUMMARY

On May 4, 2021, City Council adopted Ordinance 2021.05.02. The Ordinance granted a Special Use Permit for a waiver of maximum density in accordance with Article 3.L Section C. Item 13 at 411 Craghead Street with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre;
2. The development's parking program includes off-site parking on public surface lots and street supplemented by approximately 70 on-site parking spaces;
3. The development's parking program includes no less than two (2) electric vehicle charging stations;
4. The development provides no less than six (6) bicycle parking spaces.

The applicant, Garrett Shifflett, acquired the property on 10-04-21 and construction began shortly thereafter. The project was completed and received a Certificate of Occupancy on July 14, 2023 for 112 units and 2500 sf of commercial space. At the time of completion, the project met the conditions set forth in Ordinance 2021.05.02. Since that time, property nearby and adjacent has transferred to new owners. During those transactions it was discovered that twenty-four (24) of the parking spaces included in the Ordinance 2021.05.02 were previously deeded to others and could no longer be used in conjunction with the development at 411 Craghead Street. This discovery left forty-eight (48) spaces for the applicant's use.

Today's application request by Garrett Shifflett is to amend the conditions of Ordinance 2021.05.02 from 70 on-site parking spaces to forty-eight (48) on-site parking spaces. The situation that lead to the amendment request was unforeseen by the applicant and at no fault of the applicant nor the development.

Fifty-two (52) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Thirty-four (34) responses were received, seven (7) were unopposed and twenty-seven (27) were opposed.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission approve PZ25-00655 to grant the request to amend the conditions set forth in Ordinance 2021.05.02 and to issue an Special Use Permit for a waiver of maximum density at 411 Craghead Street with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre;
2. The development's parking program includes off-site parking on public surface lots and street supplemented by 48 on-site parking spaces;
3. The development's parking program includes no less than two (2) electric vehicle charging stations;
4. The development provides no less than six (6) bicycle parking spaces.

ATTACHMENTS

1. Application
2. Ordinance 2021-05.02
3. Carrington Center Deed
4. Dimon Deed
5. 411 Craghead St Aerials Map
6. 411 Craghead St Owners Zoning Map
7. 411 Craghead 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.*

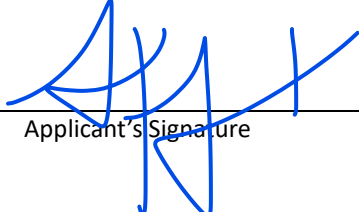
PLANNING DIVISION PROVIDED INFORMATION

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

APPLICANT PROVIDED INFORMATION

Property Location:	_____ 411 Craghead Street, Parcel 21479, 21480, 21481, 21482, 24373
Applicant:	_____ Garrett Shifflett
Applicant's Address:	_____ 1630 Pope Avenue, Richmond VA 23227
Applicant's Phone Number:	_____ 804 - 399 - 9921
Applicant's Email:	_____ garrettshifflett@gmail.com

Describe Proposed Request: Applicant originally received a Special Use Permit for 411 Craghead St
in 2021. Due to no fault of the applicant, a new permit must be obtained due to multiple title issues regarding
the on site parking lot.

	12/27/2024		
Applicant's Signature	Date	Property Owner's Signature (if not applicant)	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.

Special Use Permit Application

Parcel 21479, 21480, 21481, 21482, 24373

Project Description and Compatibility

In 2021, a SUP was granted for 411 Craghead for an adaptive reuse of the existing structure. The approved ordinance stated:

1. The development is limited to 115 residential units and a 3,000 square foot commercial space for a residential density of 75 units per acre;
2. The development's parking program includes off-site parking on public surface lots and streets supplemented by approximately 70 on-site parking spaces;
3. The development's parking program includes no less than two (2) electric vehicle charging stations; and
4. The development provides no less than six (6) bicycle parking spaces.

The project was completed in 2023 with 112 residential units, a 2,500 square foot commercial space, and the requested on-site parking spaces that included electric vehicle charging stations and bicycle spaces; meeting the requirements of the approved ordinance. Recently, due to no fault of the applicant, two separate title issues regarding easements on the on-site parking lot were uncovered. The applicant now has 48 total parking spaces, two of which are the EV charging stations. The impacted spaces from the easements are still parking spaces, but belong to the respective property owners (no loss of physical parking spaces). Applicant is reapplying for a new permit to adjust for the number of parking spaces to bring the building back into compliance.









PRESENTED: May 4, 2021

ADOPTED: May 4, 2021

ORDINANCE NO. 2021 – 05 . 02

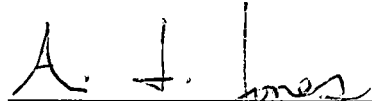
AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION 2021-110 FOR A MAXIMUM DENSITY WAIVER IN ACCORDANCE WITH ARTICLE 3.L SECTION C.13. OF DANVILLE ZONING ORDINANCE, AT 411 CRAGHEAD STREET (PARCEL ID#S 21479, 21480, 21481, 21482, AND 24373).

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PLSUP 2021-110, filed by Garrett Shifflett on behalf of Richmond Cedarworks, LLC requests a Special Use Permit for a maximum density waiver in accordance with Article 3.L Section C.13. of Danville Zoning Ordinance, at 411 Craghead Street (Parcel ID# 21479, 21480, 21481, 21482, and 24373), is hereby received; and

BE IT FURTHER ORDAINED, that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PLSUP-2021-110, filed by Garrett Shifflett on behalf of Richmond Cedarworks LLC requests a Special Use Permit for a maximum density waiver in accordance with Article 3.L Section C.13. of Danville Zoning Ordinance, at 411 Craghead Street (Parcel ID# 21479, 21480, 21481, 21482, and 24373), is hereby approved, with the following conditions:

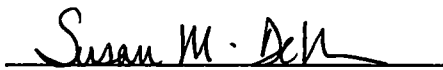
1. The development is limited to 115 residential units and a 3,000 square foot commercial space for a residential density of 75 units per acre;
2. The development' s parking program includes off-site parking on public surface lots and streets supplemented by approximately 70 on-site parking spaces;
3. The development' s parking program includes no less than two (2) electric vehicle charging stations; and
4. The development provides no less than six (6) bicycle parking spaces.

APPROVED:



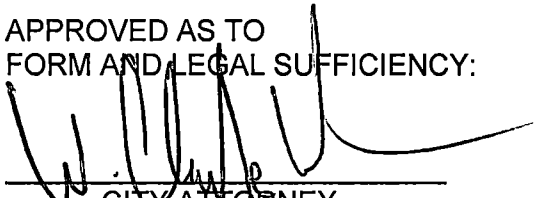
MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO
FORM AND LEGAL SUFFICIENCY:



CITY ATTORNEY

07-5554
INSTRUMENT NO.
DANVILLE, VA

PG 0044 NOV 28 5

Tax Account #24370 and 24373

THIS DEED OF CORRECTION, made this 16th day of November, 2007, by and between **DANVILLE 2006, LLC, a Virginia limited liability company**, Grantor, party of the first part; and **CARRINGTONCENTER, LLC, a Virginia limited liability company**, Grantee, party of the second part;

WITNESSETH

WHEREAS, by Deed dated October 16, 1007, recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, (the "Clerk's Office") on November 2, 2007, as Instrument No. 07-5255, at page 62, Danville 2006, LLC, a Virginia limited liability company, conveyed to CarringtonCenter, LLC, a Virginia limited liability company, all of Tract 4 and a one-sixth undivided interest in Tract 2, as shown on Map Showing Survey of Property for American Interior, Incorporated, dated September 29, 1973, made by H. S. Peirce, Surveyor, recorded in the Clerk's Office in Map Book 9, at page 7; and

WHEREAS, it was the intent of the parties that CarringtonCenter, LLC be conveyed all of Tract 4 and an easement to use eight (8) contiguous parking spaces located along the southern boundary of Tract 2 (the "Newton Street Side") and not a one-sixth undivided interest in Tract 2; and

WHEREAS, this Deed of Correction is made to correct that error.

NOW, THEREFORE, THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey with

Return to:

Prepared by:
Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543

PG 0045 NOV 28 5

General Warranty and English Covenants of Title, unto CarringtonCenter, LLC, a Virginia limited liability company, Grantee, all that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the City of Danville, Virginia, and more particularly described as follows:

TRACT 4 fronting 56.75 feet on the northern boundary of Bridge Street as shown on Map Showing Survey of Property for American Interiors, Incorporated, dated September 29, 1973, made by H. S. Peirce, Surveyor, recorded in the Clerk's Office of the Circuit Court of Danville, Virginia, in Map Book 9, at page 7, and is more particularly described as follows:

BEGINNING at an R.J.R. monument in the eastern boundary of Newton Street being N. 43° 24' E. 225.01 feet from the intersection of Newton Street with Bridge Street; thence S. 43° 15' E. 85.50 feet to an R. J. R. monument; thence S. 43° 24' W. 75.01 feet to an iron in the northern boundary of property belonging to Danville Welding Company; thence with said northern boundary N. 43° 15' W. 28.75 feet to an iron; thence with the western boundary of said Danville Welding Company S. 43° 24' W. 150.00 feet to an iron in the northern boundary of Bridge Street; thence with said Bridge Street N. 43° 15' W. 56.75 feet to an iron, the intersection with the eastern boundary of Newton Street; thence with said Newton Street N. 43° 24' E. 225.01 feet to the monument of beginning, and being, in fact, Parcel No. 4, as shown on the above referred to map and which has a calculated area of 14,902 square feet, more or less, (0.3420 acres).

Grantor further grants and conveys unto the Grantee an exclusive, perpetual easement to use those eight (8) contiguous parking spaces located along the southern boundary (the "Newton Street side"), and reasonable perpetual, nonexclusive access, ingress and egress to and from said parking spaces for vehicular and pedestrian traffic, located on Tract 2 as shown on Map Showing Survey of Property for American Interiors, Incorporated, dated September 29, 1973, made by H. S. Peirce, Surveyor, recorded in the Clerk's Office of the Circuit Court of Danville, Virginia, in Map Book 9, at page 7, and more particularly described as follows:

BEGINNING at an R.J.R. monument at the intersection of the southern boundary of Bridge Street with the western boundary of Newton Street; thence with Newton Street S. 43° 02' W. 178.48 feet to an iron, a corner to Dibrell Brothers, Inc.; thence with said Dibrell Brothers, Inc. the following four calls, N. 43° 21' W. 116.01 feet to an iron; thence N. 43° 07' E. 8.51 feet to an iron; thence N. 43° 21' W. 64.73 feet to an R.J.R. monument; thence N. 42° 45' E. 170.03 feet to an iron in the southern boundary of Bridge Street; thence with said Bridge Street S. 43° 21' E. 181.57 feet to the monument of beginning; and being, in fact, Parcel No. 2 as shown on the above referred to map and which has a calculated area of 31,715 square feet, more or less,

Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543

PG 0046 NOV 28 5

(0.7281 acre).

LESS AND EXCEPT 0.003 acre, now a part of Lot E2 conveyed by deed dated April 29, 2005, from Dimon Incorporated, a Virginia corporation, successor to Dibrell Brothers Incorporated, to Danville Land Development Company, a Virginia corporation, recorded in the aforesaid Clerk's Office as Document No. 05-2237, and as shown on Plat of Survey for Dimon Incorporated and Danville Land Development Company dated March 24, 2005, by Shanks Associates, P.C., recorded in the aforesaid Clerk's Office as Document No. 05-2238.

The easement granted shall touch, concern and run with the land. The Grantee shall be responsible for a one-sixth share of the real estate taxes, insurance, and maintenance of Tract 2 as it currently exists.

The above parcels of property being, in fact, a part of the property conveyed to Danville 2006, LLC, a Virginia limited liability company and Sheppard M. Kolb, as tenants in common, by Deed from Alliance One International, Inc., (successor to Dibrell Brothers, Incorporated), a Virginia corporation, dated September 19, 2006, recorded in the aforesaid Clerk's Office as Instrument No. 06-4471, at page 4; and a part of the property conveyed to Danville 2006, LLC, a Virginia limited liability company by Deed from Sheppard M. Kolb dated August 24, 2007, recorded in the aforesaid Clerk's Office as Instrument No. 07-4277, at page 154.

This conveyance is further made **SUBJECT** to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

WITNESS the following signature and seal:

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543

PG0047 NOV 28 5

DANVILLE 2006, LLC, a Virginia limited liability company

By [Signature] (SEAL)
Robert Bruce Johnson-Member/Manager

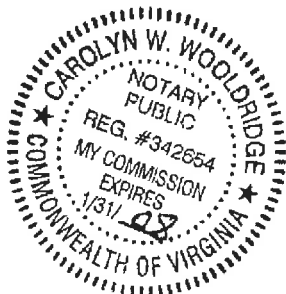
STATE OF Virginia

CITY/COUNTY OF Lynchburg to-wit:

The foregoing instrument was acknowledged before me this 26 day of November, 2007, by Robert Bruce Johnson, Member/Manager of Danville 2006, LLC, a Virginia limited liability company

My commission expires: 1-31-08

Carolyn W. Wooldridge
NOTARY PUBLIC



State Tax	039	
City Tax	214	
Transfer	212	
Grantor Tax	036	<u>443 2.00</u>
DPF	036	
OPF	035	
Clerk	301	<u>14.50</u>
VSLF	145	1.50
TFF	106	5.00
Total	\$	<u>23.00</u>

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF DANVILLE

The foregoing instrument with acknowledgement was admitted to record on Nov 28, 2007 at

4:00 P M.
TESTE: GERALD A. GIBSON, CLERK

[Signature]
Given/Mailed to: B. Vaughan

Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543

This deed was prepared without the benefit of
a title examination

PIN - 92-21489 - 92-21490 - Part of 92-21482 & 92-24373

THIS DEED made this 29th day of April, 2005, by and between
DIMON INCORPORATED, a Virginia corporation, successor to Dibrell
Brothers Incorporated, acting by and through its duly authorized officer, party
of the first part, "Grantor"; **DANVILLE LAND DEVELOPMENT**
COMPANY, a Virginia corporation, party of the second part, "Grantee";

WITNESSETH

THAT for and in consideration of the sum of Ten (\$10.00) Dollars,
and other good and valuable consideration, the receipt of which is hereby
acknowledged, the said party of the first part does hereby grant, bargain, sell
and convey, with General Warranty and English Covenants of Title, unto the
said party of the second part, all of that certain lot or parcel of land, together
with improvements thereon and appurtenances thereunto belonging, situate in
the City of Danville, Virginia, and more particularly described as follows:

Lot E2, containing **0.172 acre**, fronting 37.24 feet on the
southwestern margin of **Bridge Street**, and running 192.13 feet on the
southeastern margin of Wilson Street, and 189.77 feet along agreed line on
southeastern margin of Lot E2, as shown on Plat of Survey for Dimon
Incorporated and Danville Land Development Company dated March 24,
2005, made by Shanks Associates, P.C. to be recorded in the Clerk's Office of
the Circuit Court of Danville, Virginia; and being, the property conveyed to the
grantor as follows: (1) and being part of the property conveyed by Deed dated

Prepared by:
ANDY W. SINCLAIR
Attorney at Law
219 Patton Street
Danville, Virginia 24541
TEL) 434-792-8722
FAX) 434-797-1639

November 1, 1927, from The Hughes Memorial School to Dibrell Brothers, Incorporated, of record in the aforesaid Clerk's Office in Deed Book 136, at page 257; (2) Deed dated May 7, 1948, from Danville Warehouse Company, Incorporated, to Dibrell Brothers, Incorporated, of record in Deed Book 227, at page 270; (3) and being part of the property conveyed by deed dated November 9, 1948, from William P. Scott and Cordie K. Scott, his wife, to Dibrell Brothers, Incorporated, of record in Deed Book 231, at page 18; (4) and being part of the property conveyed by Deed in Dissolution dated June 30, 1978, from American Interiors Incorporated, a Virginia corporation, to Dibrell Brothers, Incorporated, of record in the aforesaid Clerk's Office in Deed Book 613, at page 390; to which map and deed references are here made for a more particular description of the property herein conveyed.

This conveyance specifically includes a 0.003 acre triangular strip along the southeastern margin of subject property.

Dibrell Brothers, Incorporated, has merged with Dimon Incorporated.

This conveyance is made subject to all easements, rights of way and restrictive covenants of record and affecting said property and specifically the following:

A. This conveyance is made **SUBJECT** to the Party Wall Easement Agreement dated December 1, 2004, from Dimon Incorporated to Michael G. Benton and Phyllis Crews Benton of record in the aforesaid Clerk's Office as Instrument No. 04-6312 for the connection and support of the "elevated walkway".

B. Dimon Incorporated and Danville Land Development Company, by their duly authorized officers do also hereby grant and convey a joint and reciprocal easement for vertical and longitudinal support for that portion of the building which is located at point "D" to "E" as shown on Plat of Survey for Dimon Incorporated and Danville Land Development Company.

That said property line exists for a height of three floors and each party agrees to an easement to support that portion of the building owned by the other including, but not limited to, maintaining support beams which

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RANDY W. SINCLAIR
Attorney at Law
219 Patton Street
Danville, Virginia 24541
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extend through both properties and to maintain any wall or doors that separate the properties at the property line.

The parties to this deed and their successors in title shall be licensed and permitted to enter upon the premises of the other in order to make necessary repairs and maintenance of each respective building; each party reserves the right to place a permanent wall between the properties on the property line if same does not violate any city ordinance or does not create a violation of any such order by the placement of a permanent wall.

In the event either property is destroyed by fire or other casualty, the right to require support will not be extinguished except by an agreement in writing to be signed by both parties and their successors in title.

The cost of maintaining support on either side of the property line shall be borne by each respective property owner and its successors in title.

This reciprocal support agreement may not be modified, amended or terminated without a written agreement signed by the parties or their successors in title.

This covenant of support shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in title and assigns.

C. The parties of the first part do hereby also further grant and convey an easement to Danville Land Development Company for the use of ten (10) parking spaces located in the parking lot owned by the party of the first part adjacent to the property hereby conveyed and to the east of said property.

The ten (10) parking spaces are designated by "yellow" markings to indicate the specific spaces and the use of said spaces shall be without the payment of any rent and shall run with the land and be binding upon and inure to the benefit of the parties to this deed and their successors in title.

The easement for the use of ten (10) parking spaces may not be modified or terminated without an agreement in writing between the parties to this deed or their successors in title.

Prepared by:
RANDY W. SINCLAIR
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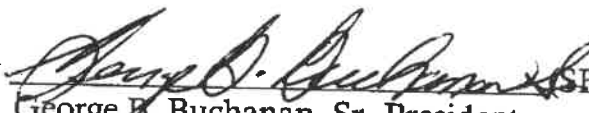
TO HAVE AND TO HOLD the above described property unto the
said party of the second part in fee simple absolute.

WITNESS the following signature and seal:

DIMON, INCORPORATED

By  (SEAL)

DANVILLE LAND DEVELOPMENT
COMPANY

By  (SEAL)
George B. Buchanan, Sr.-President

STATE OF VIRGINIA
CITY OF DANVILLE

The foregoing instrument was acknowledged before me this
3rd day of May, 2005, by John O. Hunnicutt, in his
capacity as Vice President Administration of Dimon Incorporated, a
Virginia corporation, successor to Dibrell Brothers Incorporated.

My commission expires: May 31, 2008


Notary Public

Prepared by:
RANDY W. SINCLAIR
Attorney at Law
219 Patton Street
Danville, Virginia 24541
(TEL.) 434-792-8722
(FAX) 434-797-1639

STATE OF VIRGINIA
CITY OF DANVILLE

The foregoing instrument was acknowledged before me this 9th day of May, 2005, by George B. Buchanan, in his capacity as President of Danville Land Development Company.

My commission expires: 2/28/06.

Theresa R. Hayden
Notary Public

State Tax	039	<u>525.00</u>
City Tax	214	<u>175.00</u>
Transfer	212	<u>1.00</u>
Grantor Tax	038/220	<u>210.00</u>
DPF	036	<u>10.00</u>
Clerk	301	<u>14.50</u>
VSLF	145	<u>1.50</u>
TFF	106	<u>5.00</u>
Total	\$	<u>942.01</u>

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF DANVILLE

The foregoing instrument with acknowledgement was admitted to record on May 9, 2005, at 10:33a M.

TESTE: GERALD A. GIBSON, CLERK

[Signature]
Given/Mailed to: Colin

See Map
05-2238

Prepared by:
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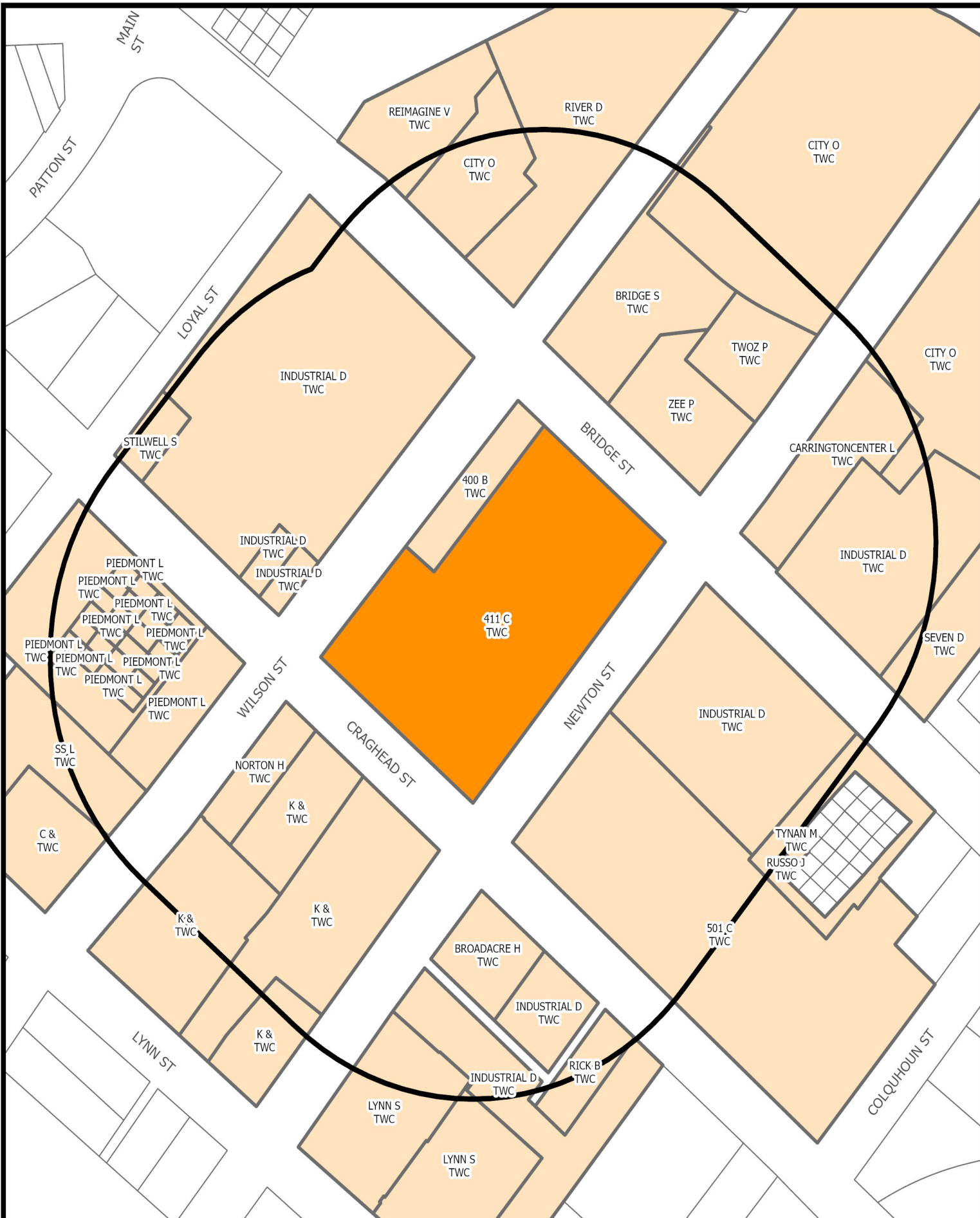


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/7/2025



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.

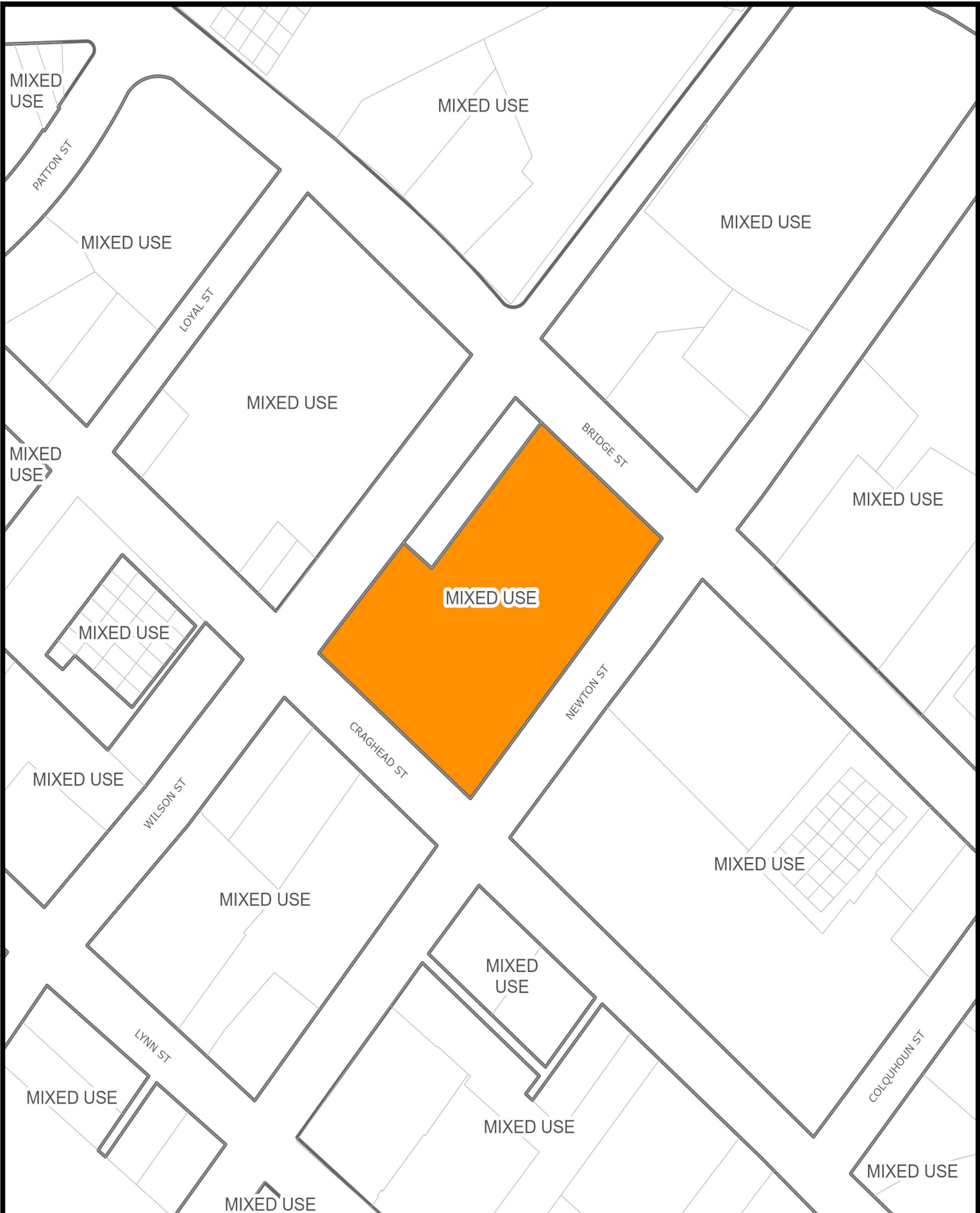


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/7/2025



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/7/2025



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STAFF REPORT

DATE: February 10, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ25-00115 filed by Jeffrey McDowell and James Farruggio to rezone Parcels 77304 and 77314 (Sellers Road) from S-R Suburban Residential to OT-R Old Town Residential.

SUMMARY

The applicants, Jeffrey McDowell and James Farruggio, have recently purchased vacant Parcels 77304 and 77314 on Sellers Road. The applicants propose to subdivide the property to create multiple single family housing units. Parcels 77304 and 77314 are zoned S-R, Suburban Residential and served by public utilities. The S-R designation regulates the minimum lot size at 10,000 sf.

To maximize the use of the parcels, the applicants would like to rezone the subject parcels from S-R to OT-R, Old Town Residential. The OT-R designation regulates the minimum lot size at 6,500 sf, allowing the creation of a higher number of subdivided lots. With a zoning designation of OT-R, the subject properties can be subdivided into sixteen (16) separate lots with a fifty-foot (50) public r-o-w.

The area surrounding the subject parcels are S-R and there is no OT-R in the immediate area. However, there is a need for new construction single family homes. The proposed project could assist with filling this need and be a benefit to the City as a whole.

Twenty-six (26) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Five (5) responses were received, all five (5) were opposed.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ25-00115 to rezone Parcels 77304 and 77314 from S-R, Suburban Residential to OT-R, Old Town Residential.

ATTACHMENTS

1. Application Sellers Rd
2. MCDOWELL FARRUGGIO 50 REVISED
3. Sellers Rd Aerials Map
4. Sellers Rd Owners Zoning Map
5. Sellers Rd Land Use Map



CITY OF DANVILLE

Community Development

Division of Planning and Zoning

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 #: P225-00115 PC Meeting Date: Feb 10, 2025

Date Received: 1-9-25 Received By: Lisa Jones

Parcel ID: 9389/9562 Zoning District: SR

Existing Zoning: SR Proposed Zoning: _____

APPLICANT PROVIDED INFORMATION

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

Property Address: No. A2 + Nos. 52-67 Sellers Road Gross Area/Net Area: 4.6 AcresProperty Location: N ☐ S ☐ E ☐ W ☐ Side of: 58 east

Between: _____ and _____

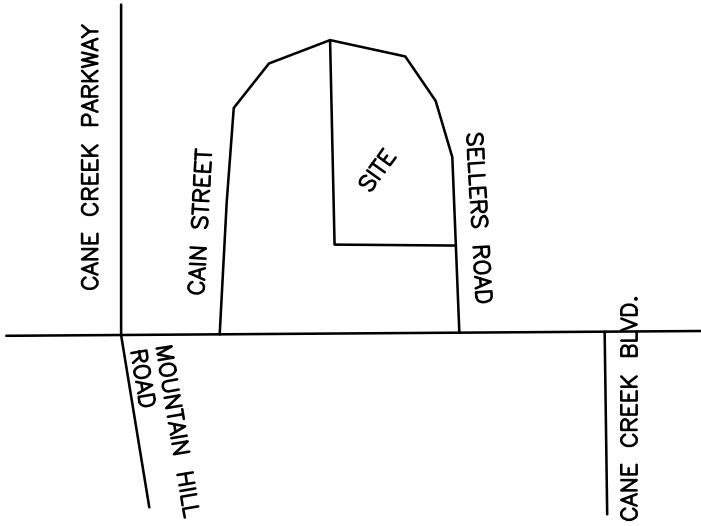
Proffered Conditions (if any, please attach): _____

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):Name: Jeffrey McDowell Telephone: 434-728-5087
Name: James Farruggio Telephone: 804-301-8513Mailing Address: 124 - River Oak Dr. Danville, Va. 24541Email Address: Danvillepro@aol.com
Jim Farruggio@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: Jeffrey E. McDowell Telephone: 434-728-5087
Name: James Farruggio Telephone: 804-301-8513Mailing Address: 124 - River Oak Dr. Danville, Va. 24541Email Address: danvillepro@aol.com
Jim Farruggio@gmail.comJeffrey E. McDowell 1-9-2025
Jim
Applicant Signature dateJeffrey E. McDowell 1-9-2025
Jim 1/9/25
Property Owner Signature date
(if not applicant)

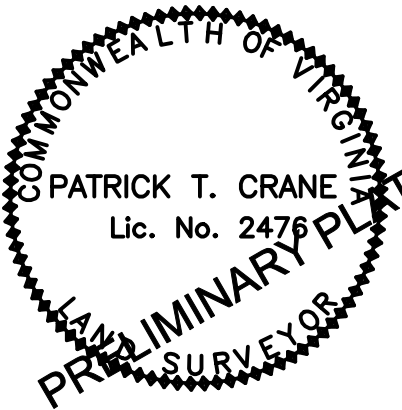
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.29'	S 58°32'18" E	90°00'52"
C2	20.00'	31.51'	28.35'	N 31°27'42" E	90°16'57"
C3	453.70'	99.60'	99.40'	S 07°10'57" E	12°34'40"
C4	59.75'	83.27'	76.69'	S 40°48'56" E	79°50'37"
C5	20.00'	27.68'	25.52'	S 41°05'37" E	79°17'16"
C6	20.00'	35.16'	30.80'	N 48°54'23" E	100°42'44"



LOCATION MAP N.T.S.

LEGEND

▲ PIN
R/W
COMPUTED POINT
PARCEL ID NUMBER
RIGHT-OF-WAY



ALL LOT LINES ARE PRELIMINARY AND SUBJECT TO CHANGE.
THIS MAP IS BASED ON PLATS OF RECORD.
NO FIELD WORK WAS PERFORMED THIS DATE.

THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY
INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED
FLOOD HAZARD ZONE AS OF 9-29-2010.
SEE COMMUNITY PANEL 51143C0654E.

DANVILLE VIRGINIA

BEING PIN's : 77304 & 77314
PRELIMINARY SKETCH SHOWING
PROPOSED LOTS AND STREET

FOR :

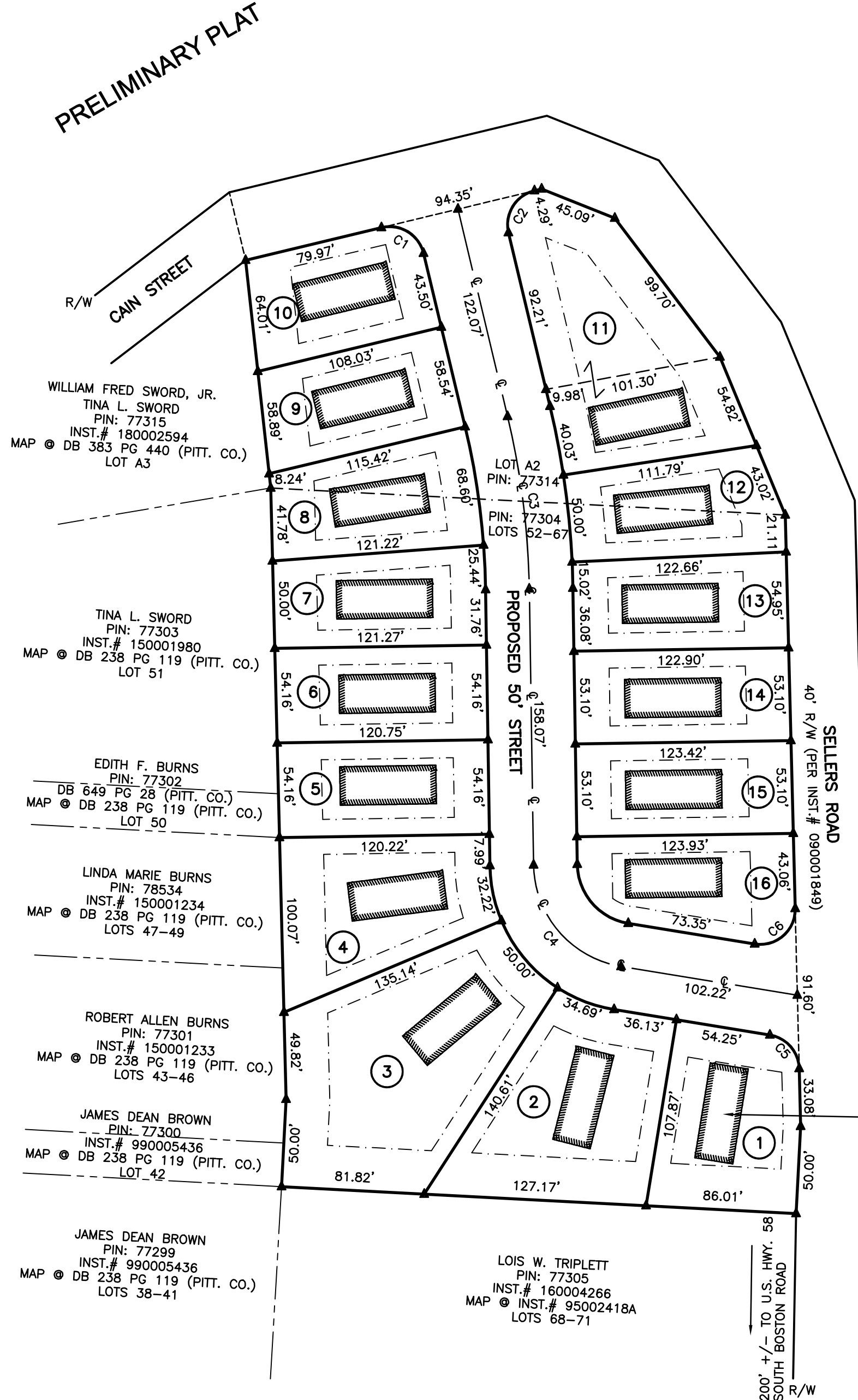
JEFF MCDOWELL &
JIM FARRUGGIO

DATE : OCTOBER 4, 2024

SCALE : 1"=60'



FILE:24101



PRELIMINARY PLAT

TO BE RE-ZONED TO OT-R (OLD TOWN RESIDENTIAL).
FRONT YARD SETBACK = 20 FEET
INTERIOR SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 25 FEET (RESIDENCE) 5 FEET (ACCESSORY USES)

22' X 55' PROPOSED DWELLING
(TYPICAL)

CURRENT OWNERS: PIN: 77304 ROBERT M. HALEY ESTATE
WILL INST.# 240000155
INST.# 090001478
MAP @ INST.# 090001849
MAP @ DB 278 PG 119 (PITTSYLVANIA CO.)
LOTS 52-67

PIN: 77314 ROBERT M. HALEY ESTATE
WILL INST.# 240000155
INST.# 090001478
MAP @ INST.# 090001849
MAP @ DB 383 PG 440 (PITTSYLVANIA CO.)
LOT A2



2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/17/2025



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CANE CREEK
PKWY

HALIFAX RD

CANE CREEK PKWY

DANVILLE P
LEDI

CAIN ST

SOUTH BOSTON RD

SOUTH BOSTON RD

MOUNTAIN HILL RD

JARRETT J
SR

SELLERS N
SR

SWORD W
SR

F&M R
SR

LEWIS J
SR

LEWIS J
SR

SWORD T
SR

BURNS E
SR

BURNS L
SR

BURNS R
SR

BROWN J
SR

BROWN J
SR

HUDGINS M
SR

ADKINS S
SR

F&M R
SR

TRIPLETT L
SR

HITE DR

AHERRON G
SR

LEWIS J
SR

HALEY R
SR

SCEARCE D
SR

SELLERS H
HRC

HITE L
SR

SCEARCE D
SR

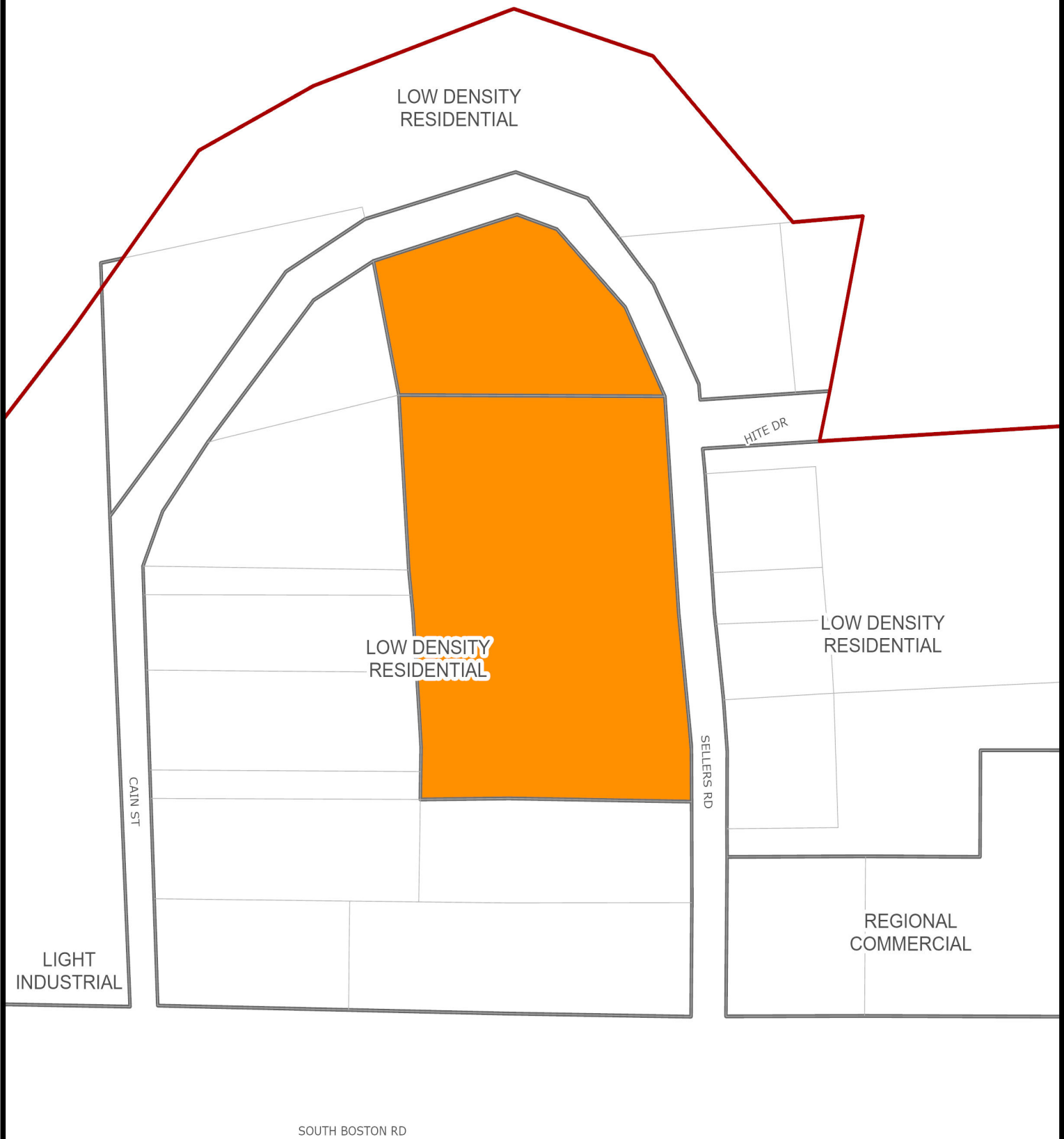
GAJVG L
HRC

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/17/2025



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/17/2025



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STAFF REPORT

DATE: February 10, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit PZ25-00117 filed by Dan Hotel River St LLC to allow a hotel in accordance with Article 3.L Section C Item 11 at Parcel 01078 (River Street).

SUMMARY

Article 3.L Section C Item 11 requires that a Special Use Permit be issued for uses with lot frontage on the Dan River. The applicant, Dan Hotel River St LLC, has requested approval to construct a hotel at 100 River Street. 100 River Street contains lot frontage on the Dan River. Therefore, a Special Use Permit is necessary prior to construction.

The applicant is proposing a four-story, 120 room Hyatt Studio at this location. 100 River Street is located in the River District. The proposed site plan and design received approval during the January 24th meeting of the River District Design Commission.

A Special Use Permit is required for uses along the Dan River to allow the City Planning Commission and City Council the opportunity to review the proposed development for compatibility with the surrounding area, viewshed and recreational opportunities the Dan River provides.

Nineteen (19) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, all four (4) were unopposed.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ25-00117 to allow the construction of a hotel at 100 River Street where 100 River Street has lot frontage on the Dan River.

ATTACHMENTS

1. SPECIAL USE PERMIT APPLICATION - Hyatt Studios
2. RDDC meeting presentation Hyatt Studios
3. Letter from The River Partnership
4. 100 River St Aerials Map
5. 100 River St Owners Zoning Map
6. 100 River 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:	<u>36.59032, -79.38624 - 100 River Street, Danville, VA, 24540</u>
Applicant:	<u>Dan Hotel River St LLC</u>
Applicant's Address:	<u>1070 West Trinity Ave, Durham NC 27701</u>
Applicant's Phone Number:	<u>(919) 616-6216</u>
Applicant's Email:	<u>rory@1standmaindevelopment.com</u>

Describe Proposed Request: The proposed project is a 4-story Hyatt Studios 120- room hotel that is a joint venture between LMG and 1st and Main Development. This hotel will be the River District's first branded hotel and involves the redevelopment of an existing brownfield site with direct access to the Riverwalk. The site and landscaping plan will provide a landscaping screen between the parking areas and the road and river as well as avoid wetlands and the floodway that are on the property.

Rory Dowling

Applicant's Signature

1/10/2025

Date

Property Owner's Signature
(if not applicant)

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.



Hyatt Studios Riverfront - Danville VA

River District Design Commission
1/9/25



Project Overview

LMG

Lansing
Melbourne
Group

✕
1ST & MAIN
DEVELOPMENT

- Joint venture between LMG and 1st & Main Development - \$30M investment
- 120-room, 4-story Hyatt Studios hotel at 100 River St.
- River District's first branded hotel
- Redevelopment of existing brownfield site
- Direct access to Riverwalk



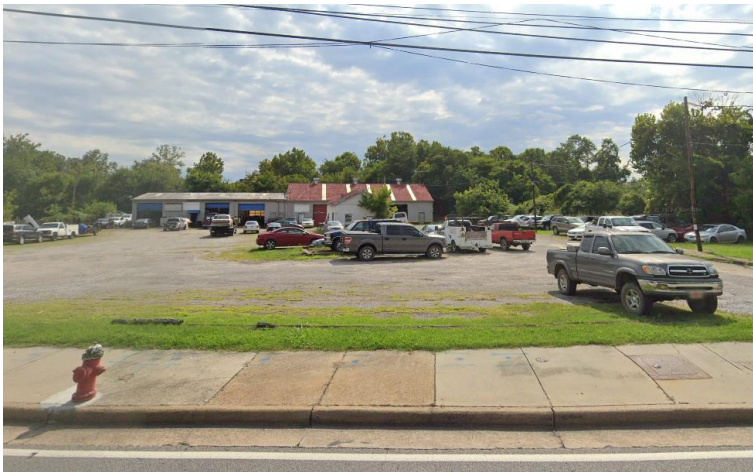
Existing Conditions



100 River St – looking SW



100 River St – looking South



220 River St – looking South



210 River St – looking South



200 River St – looking South

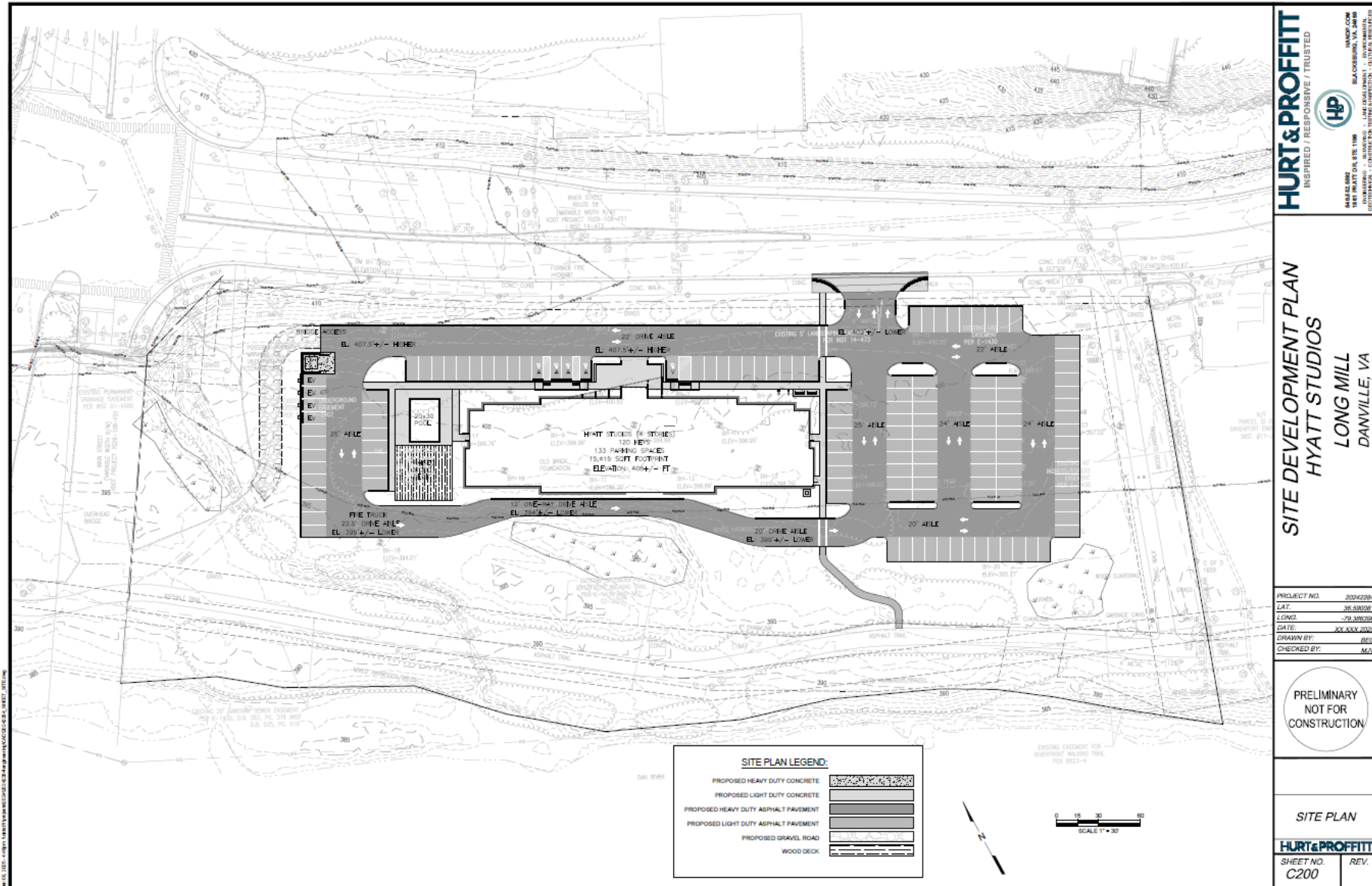
1. Provide a landscape screen between all parking areas and the view from both the road and the river (Chapter 4 Section 3 Item 4).
2. Alter the exterior construction materials so that brick is the predominant exterior material on all sides (Chapter 4 Section 4 Item 3).
3. The window construction must be wood, wood clad in vinyl or prefinished metal, or form aluminum or other appropriate metals (Chapter 4 Section 5 Item 5).

Site Plan

LMG

Lansing
Melbourne
Group

1ST & MAIN
DEVELOPMENT





- A BUFFER HEDGE
- B EXISTING STREET TREES
- C NATIVE SHRUBS
- D EXISTING WETLAND AND VEGETATION
- E CONNECTOR WALK TO GREENWAY
- F EXISTING WALK TO GREENWAY
- G OUTDOOR GATHER DECK
- H POOL
- I TRASH ENCLOSURE

HYATT STUDIOS
JANUARY 9, 2025

Preliminary Rendering

LMG

Lansing
Melbourne
Group

✕
1ST & MAIN
DEVELOPMENT



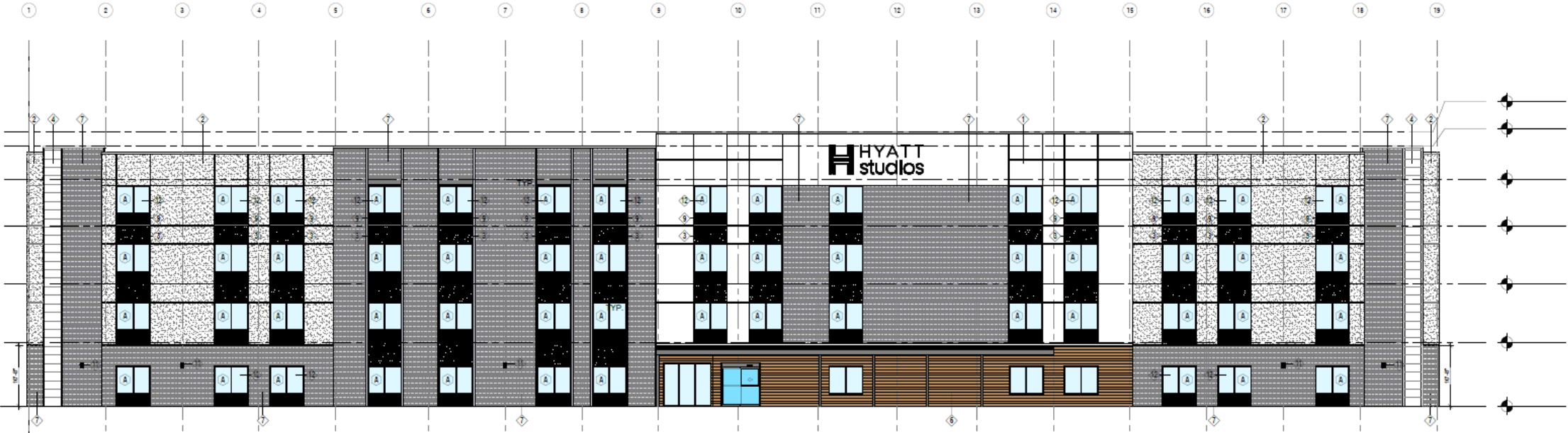
- Lightweight, higher strength engineered brick
- Matches size and texture of clay
- Customizable colors and grout



Example of NewBrick - Tru (Manchester, NH)

North Elevation & Materials

KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
TAG #	MATERIAL	MANUFACTURER	SIZE / COLOR
1	EIFS	STO CORP	TO MATCH BENJAMIN MOORE 1471 SHORELINE COSTA
2	EIFS	STO CORP	TO MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
3	EIFS	STO CORP	COLOR TO MATCH #4 & #5
4	FIBER CEMENT 5/16" SMOOTH 'PANEL-IN-CHANNEL'	JAMES HARDIE PANEL & CHANNEL	18"H x 72"W, COLOR PLUS TECHNOLOGY, AGED PEWTER, WITH PREFINISHED RECESSED METAL TRIM
6	7 1/2" FIBER CEMENT LAP SIDING - CEDAR MILL	JAMES HARDIE	6"H EXPOSURE, CEDARMILL LAP SIDING w/ PREFINISHED RECESSED METAL CORNER TRIM COLOR PLUS FINISH, STATEMENT COLLECTION, RICH ESPRESSO ALTERNATE OPTIONS: - DREAM COLLECTION, WOODPILE, - STATEMENT COLLECTION, KHAKI BROWN
7	THIN BRICK - MODULAR SIZE	GLEN-GERY	BLACK HILLS VELOUR WITH DARK MORTAR
8	DOWNSPOUT	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
9	PTAC LOUVER	BY G.C.	PREFINISHED TO MATCH WINDOW FRAME
10	ROOF SCUPPER	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
11	WALL SCONCE	WF1 FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE	
12	METAL WINDOW FRAME	BY G.C.	TO MATCH LACANTINA DOORS, DARK BRONZE ANODIZED



C6 NORTH ELEVATION

SCALE: 1/8"=1'-0"

APPENDIX



Peter Flotz

CEO & Founder, LMG

Mr. Flotz is managing member of Florida-based Lansing Melbourne Group, LLC (LMG). LMG has developed over 22 million square feet of projects in the United States since 2003 and has partnered with many well-known institutions such as Fortress, Goldman Sachs, Wachovia and General Electric.

LMG has consulted throughout the world on real-estate development operations and large-scale parking solutions.

Prior to starting LMG, Mr. Flotz ran the parking and design finance practice for the largest design firm in the world, HNTB. Among his many accomplishments there, he grew division revenues from \$2 million to \$26 million in three years (a 1,200% increase). Career highlights include his work on large development projects for the Howard Hughes Estate, Killington Ski Resort, Mel Simon Properties, Forest City Enterprises, the Broward County Convention Center, the Fashion Mall at Plantation, and Quantum Park in Boynton Beach.



Rory Dowling

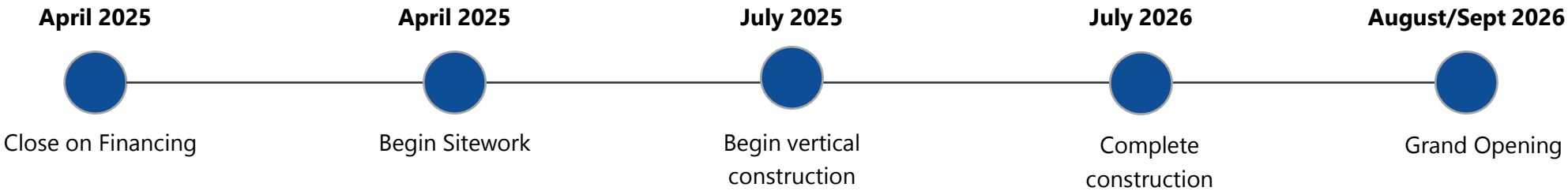
Owner, First & Main Development

Mr. Dowling is owner of NC-based 1st & Main Development. 1st & Main focuses primarily on urban, mixed-use projects involving public – private partnerships and unique financing techniques. As both owner and consultant, Rory has gained significant experience in structuring and executing complex projects in unique markets across VA, NC and SC. His work has spanned across many different project types including mixed-use, adaptive reuse, hotels, ground-up multi-family, townhomes, municipal complexes, community centers, and even a parking garage.

Rory has completed over \$75M and consulted on over \$250M of redevelopment efforts including the adaptive reuse of 5 prominent historic structures, master developing 20-acres of riverfront property for a mixed-use town center, and the adaptive reuse of an historic black commercial corridor across the street from two HBCUs.

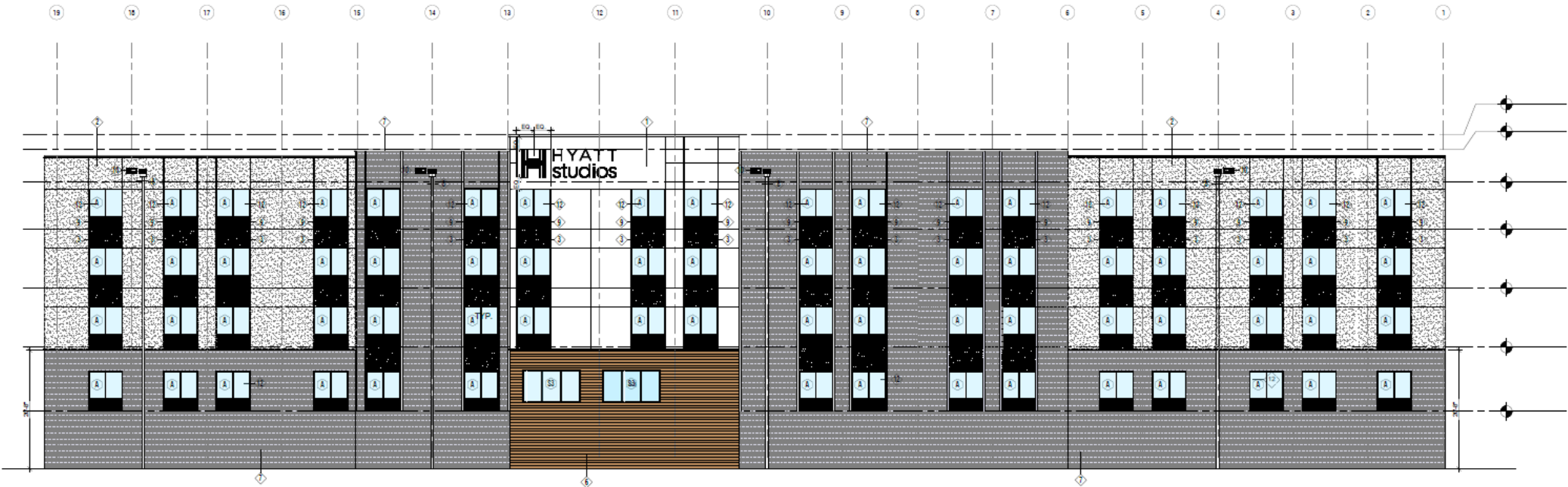
Rory received a dual master's degree from UNC Chapel Hill in Business and City & Regional Planning and holds a Bachelor's degree from Washington & Lee University. He lives with his wife and two children in Durham, NC.

Projected Schedule



South Elevation & Materials

KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
TAG #	MATERIAL	MANUFACTURER	SIZE / COLOR
1	EIFS	STO CORP	TO MATCH BENJAMIN MOORE 1471 SHORELINE COSTA
2	EIFS	STO CORP	TO MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
3	EIFS	STO CORP	COLOR TO MATCH #4 & #5
4	FIBER CEMENT 5/16" SMOOTH 'PANEL-IN-CHANNEL'	JAMES HARDIE	18"H x 72"W, COLOR PLUS TECHNOLOGY, AGED PEWTER, WITH PREFINISHED RECESSED METAL TRIM
6	7 1/2" FIBER CEMENT LAP SIDING - CEDAR MILL	JAMES HARDIE	6"H EXPOSURE, CEDARMILL LAP SIDING w/ PREFINISHED RECESSED METAL CORNER TRIM COLOR PLUS FINISH, STATEMENT COLLECTION, RICH ESPRESSO ALTERNATE OPTIONS: - DREAM COLLECTION, WOODPILE, - STATEMENT COLLECTION, KHAKI BROWN
7	THIN BRICK - MODULAR SIZE	GLEN-GERY	BLACK HILLS VELOUR WITH DARK MORTAR
8	DOWNSPOUT	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
9	PTAC LOUVER	BY G.C.	PREFINISHED TO MATCH WINDOW FRAME
10	ROOF SCUPPER	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
11	WALL SCONCE	WF1 FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE	
12	METAL WINDOW FRAME	BY G.C.	TO MATCH LACANTINA DOORS, DARK BRONZE ANODIZED



A6 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

The River Partnership LLC
554 Craghead Street
Danville VA 24541

December 30, 2024

To the City of Danville,

Please be advised that the River Partnership LLC is working with LMG Dan Master Venture LLC for the sale of the property formerly known as Longmill. LMG and is currently conducting their due diligence to develop the property for multifamily units and a hotel.

The partnership supports the applications for special use permits and River District Design Commission considerations for Dan Hotel River St LLC.

I am available to answer any questions at 434-250-8486 cell.

Very best regards,

A handwritten signature in black ink, appearing to read 'Rick J. Barker', written over a horizontal line.

Rick J Barker
Managing Partner

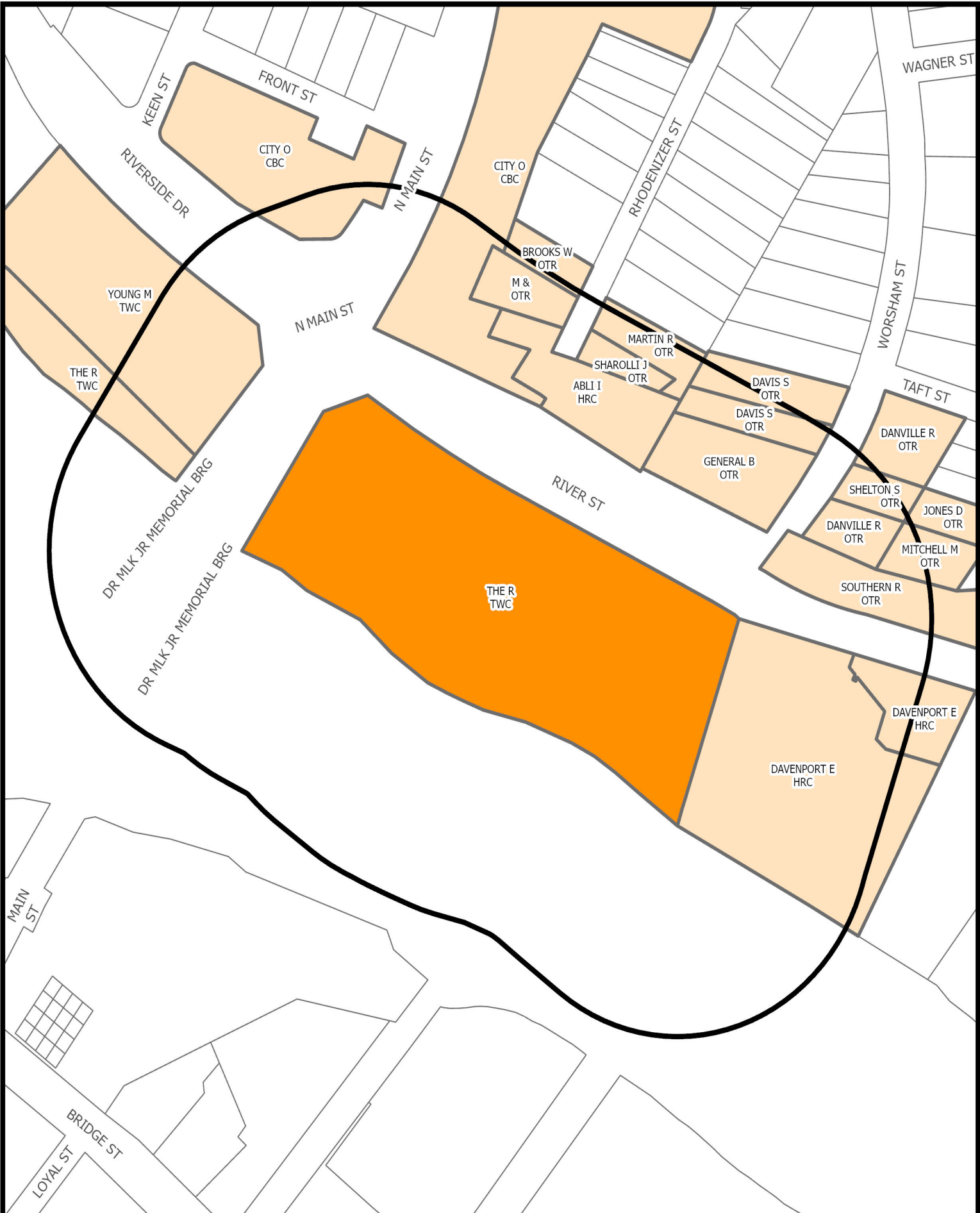


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/13/2025



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/13/2025



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/13/2025



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STAFF REPORT

DATE: February 10, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ25-00118 filed by Harshil Patel to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcel 20327 (849 Stokes Street).

SUMMARY

849 Stokes Street is zoned OT-R, Old Town Residential and contains a 1,758 square foot two-story, single-family residential dwelling. The applicant is requesting to alter the floor plan of the existing single family home to create an upper and lower two (2) unit attached dwelling. The lower level will be a three (3) bedroom two (2) bath apartment and the upper level will be a one (1) bedroom one (1) bath apartment.

The applicant has provided a floor plan for review and off-street parking is available. The surrounding structures are a mixture of single family, duplex and triplex structures.

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).

Seventy (70) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Eight (8) responses were received, all eight (8) were unopposed.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of PZ25-00118 filed by Harshil Patel to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcel 20327 (849 Stokes Street).

ATTACHMENTS

1. 849 s.u.p application
2. 849 stokes owner consent contract
3. 849 Stokes St FLOOR PLAN Existing and Proposed
4. 849 Stokes St Aerials Map
5. 849 Stokes St Owners Zoning Map
6. 849 Stokes 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 #:	P225-00118	PC Meeting Date:	Feb. 10, 2025
Date Received:	Jan. 13, 2025	Received By:	Arsenio Day
Parcel ID:	20327	Address:	849 Stokes St.
Existing Zoning:	OTR	Future Land Use:	otr

APPLICANT PROVIDED INFORMATION

Property Location:	849 STOKES ST, DANVILLE, VA 24541
Applicant:	HARSHIL PATEL
Applicant's Address:	106 JEANETTE DR, DANVILLE, VA 24540
Applicant's Phone Number:	551-200-1350
Applicant's Email:	INFOPAVUCAPITAL@GMAIL.COM

DANVILLE, VA

Describe Proposed Request: This proposal seeks approval to renovate an existing two-story single-family residence into two separate residential apartments, one on each floor. The proposed design includes creating two independent living units, each with private entrances, while maintaining a shared common hallway and staircase to ensure functional access and safety.

This renovation is intended to optimize the efficient use of the property by providing additional residential options within the same structure, aligning with the City of Danville's goals for sustainable urban housing development. The project will comply with all applicable building codes and zoning regulations. Detailed existing and proposed floor plans are included with this application for review.

Harshil Patel : (Parva Capital LLC)	01/13/25
Applicant's Signature	Date
 John Homes	01/13/25
Property Owner's Signature	Date
(if not applicant)	

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.

City of Danville Community Development
Division of Planning and Zoning

RE: Special Use Application for rezoning 849 Stokes
Street for Duplex Use

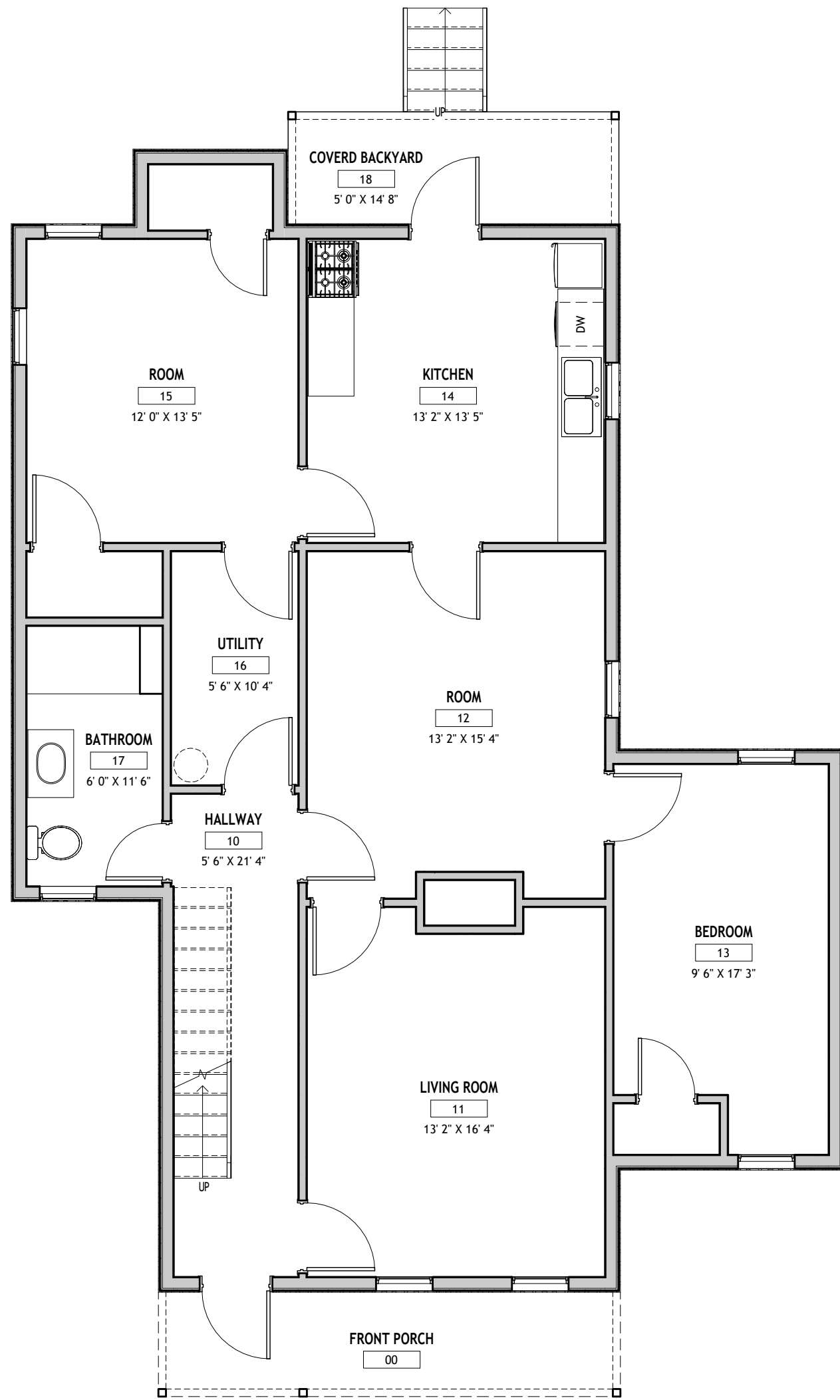
As owner of 849 Stokes Street, consent is hereby given for the applicant, Harshil Patel of Pavucapital LLC, to submit a special use permit application to convert the single family house to a duplex. Also attached is copy of the contract of purchase which gives the applicant/buyer permission to apply for this rezoning change.

AuthenticSIGN
John Homes
Arielkingdomholdings12 LLC

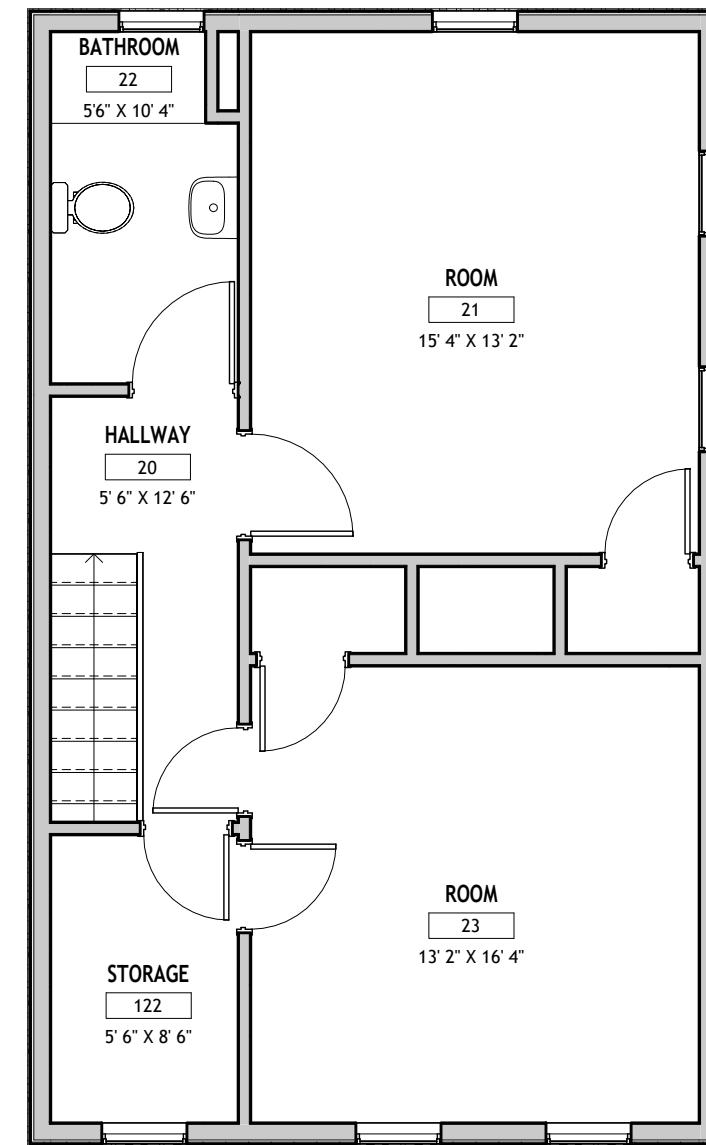
01/13/25

Date _____

Phatani



① LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

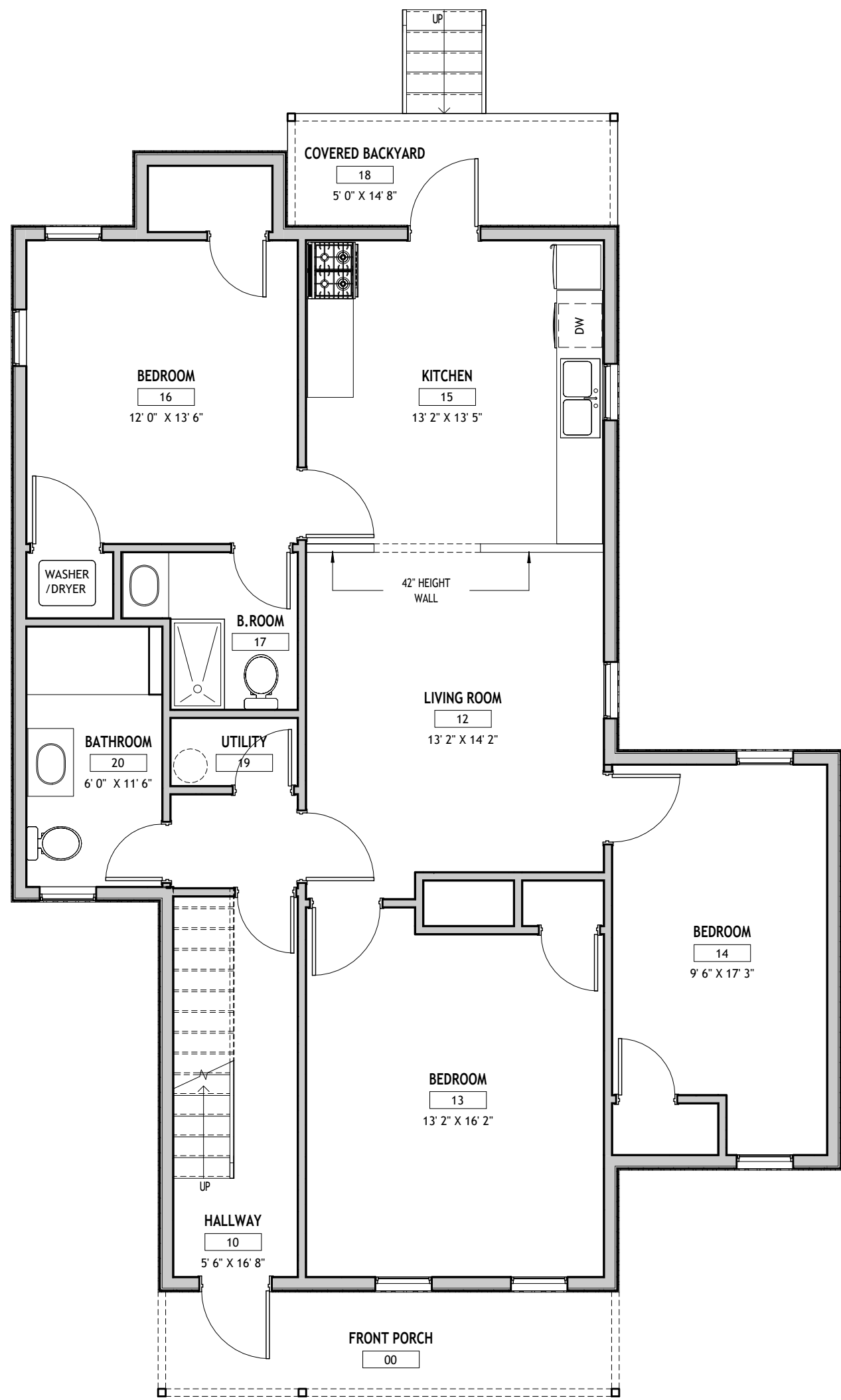


② LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

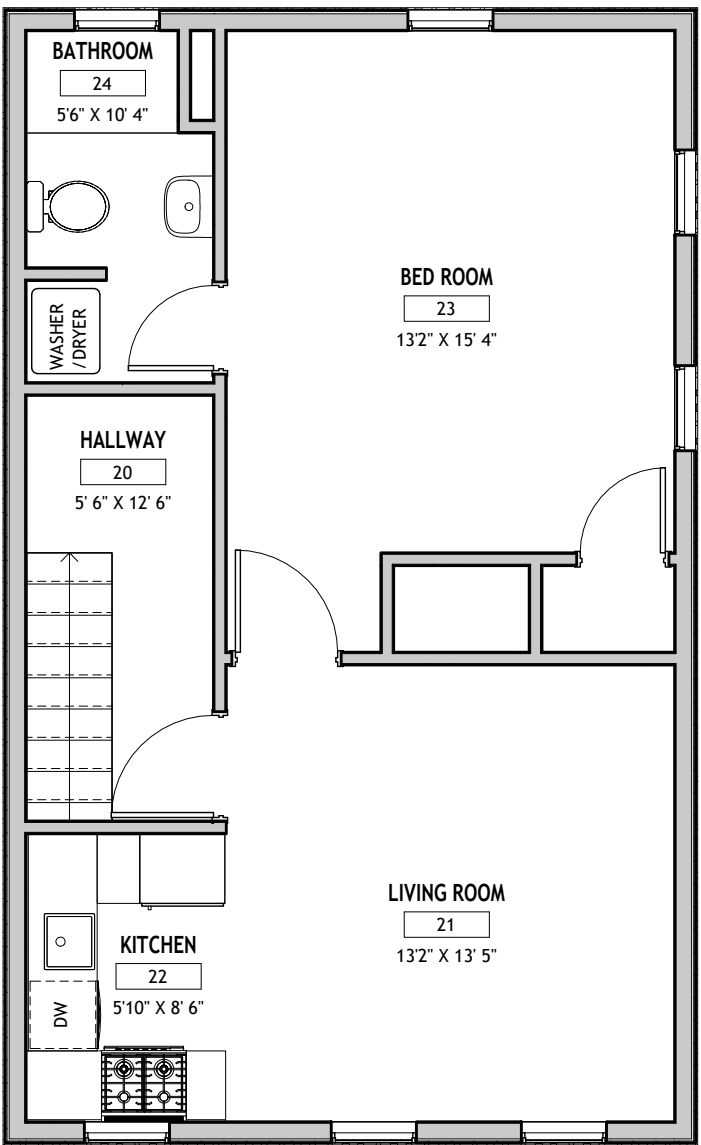
EXISITNG FLOOR PLAN

HARSHIL PATEL

849 Stokes St., Danville, VA 24541



① LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



② LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

PROPOSED FLOOR PLAN

HARSHIL PATEL
849 Stokes St, Danville, VA 24541

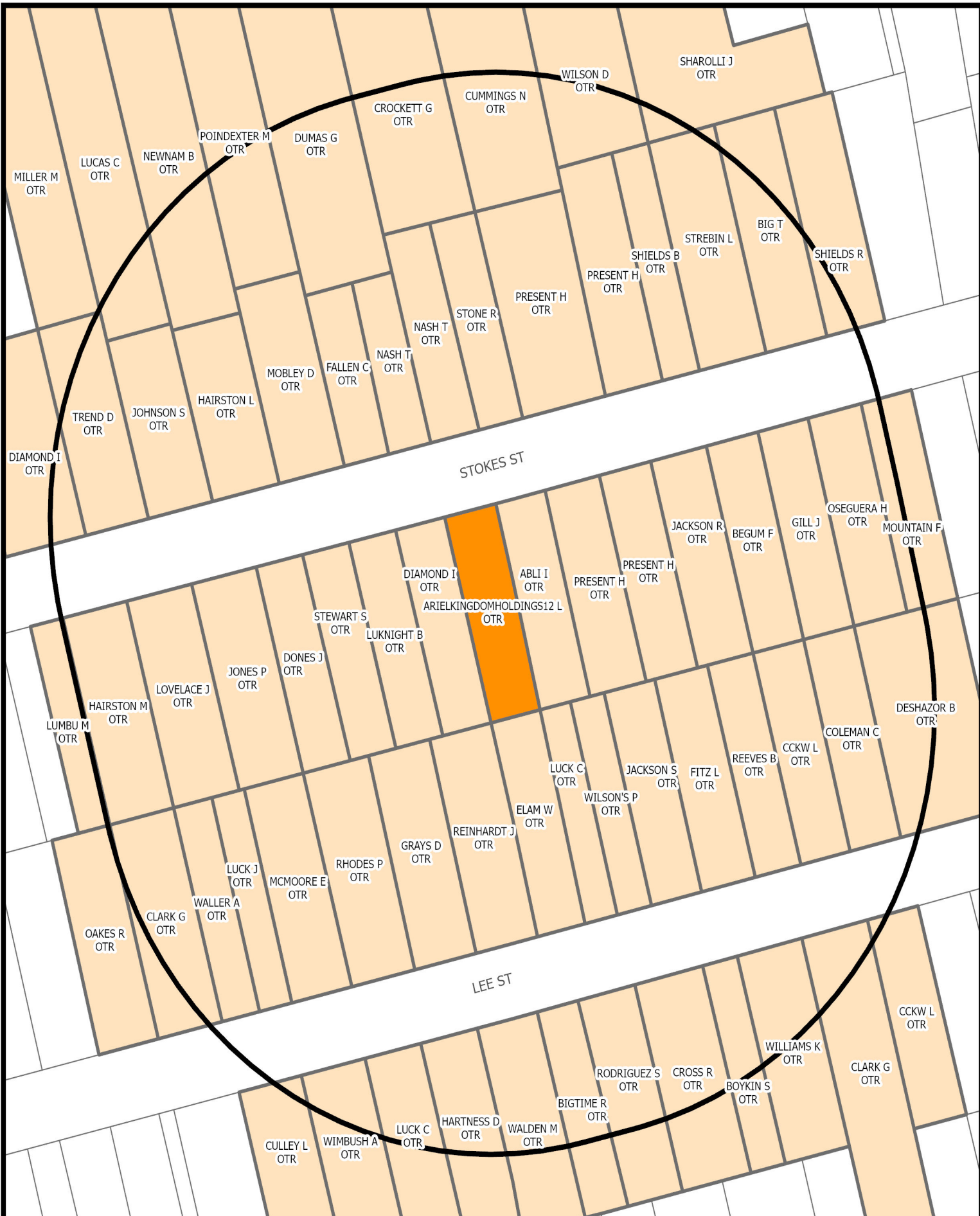


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/15/2025



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
1/15/2025



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/15/2025



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**PLANNING COMMISSION MINUTES
JANUARY 13, 2025**

MEMBERS PRESENT

**Mr. Petrick
Mr. Dodson
Mr. Jones
Ms. Evans**

MEMBERS ABSENT

**Mr. Kahn
Mr. Ranson
Mr. Townes**

STAFF

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

ITEMS FOR PUBLIC HEARING:

Mr. Whitfield open the Public Hearing for the election of officers.

I. ELECTION OF OFFICERS

Mr. Whitfield called for nominations for Chairman.

Mr. Dodson nominated Mr. Petrick as Chairman. The nomination was approved by a 4-0 vote.

Mr. Whitfield called for nominations for Vice Chairman.

Ms. Evans nominated Mr. Dodson as Vice Chairman. The nomination was approved by a 4-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mr. Jones nominated Ms. Evans for Secretary. The nomination was approved by a 4-0 vote.

Mr. Whitfield stated. I would like to congratulate all of the officers.

II. ITEMS FOR PUBLIC HEARING

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

Mr. Petrick opened the Public Hearing.

Mr. Quezada stated. I would appreciate the opportunity to build as proposed. I know we as a company can bring modern construction to the area. We put a lot of pride in the things we do so you can rest assured that everything we do within the community will be well designed and built.

Ms. Evans stated. Are you agreeable to adjusting the parking layout to remove some spaces adjacent to the street?

Mr. Quezada stated. Definitely. Yes, right now, we have some decoys of what the design is going to be. The intent is three twos. But anything within the design can be adjusted to fit whatever the regulations we have to do.

Mr. Dodson stated. If this is approved by counsel how long do you think it will take to complete it all?

Mr. Quezada stated. It will be a good 10 to 12 months from start to finish. The definition of the 10 to 12 months comes into play between the different ways it goes into the construction phase which in turns goes into the spectrum process and the online yard. We assume that at the beginning of the construction, we will have all the structure components done within the three months. And then everything else will be phased out to electric, HVAC and the whole nine yards.

Mr. Petrick stated. Is the main entrance going to be off of Miller Street? I noticed there was the remnants of a retaining wall along Aspen. Do you intend to replace or bolster that?

Mr. Quezada stated. We would definitely bring an engineer to review the area and then we would assess what needs to be done based on whatever the assessment is.

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

Mr. Quezada stated. Not at this moment. We have noticed in the area rent tends to fluctuate a lot. Based on location. A lot of it is driven by how the city is moving and growing based on the new developments going on. So, since we have been coming to this area, we have noticed a 25-35% increase in rent schedules. One thing I would like to express is that we are a family owned business and anything that goes into rent. The company does a good job of screening and scheduling everybody who goes into the process. We don't just put anybody in the property.

Ms. Evans stated. If we make the recommendation with the two conditions, should we add the condition that the parking layout be adjusted or is that a given?

Ms. Burton stated. That will be part of the inspection for that certificate of occupancy. And it will have to adjust anyway.

Mr. Petrick closed the Public Hearing.

Ms. Evan made a motion to approve Special Use Permit application PZ24-00611 with the following conditions: Parcel 00499/00500 must be consolidated and no more the one attached residential building may be constructed on the consolidated parcel. Mr. Dodson seconded the motion. The motion was approved by a 4-0 vote.

III. PLANNING DIRECTOR'S REPORT

Mr. Dodson made a motion that we move our meeting time from 3PM to 2PM. Ms. Evans seconded the motion. The motion was unanimous.

VI. MINUTES

The December 9, 2024, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 3:17 p.m.

s/Cynthia Lester

APPROVED