City Planning Commission

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5260

AUGUST 8, 2016
3:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. ITEMS FOR PUBLIC HEARING

1. *Rezoning application PLRZ20160000174, filed by Paresh Suthar requesting to rezone from OT-R, Old Town Residential to HR-C, Highway Retail Commercial, Parcel ID #75861, otherwise known as Grid 1620, Block 005, Parcel 000012 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop the site into a motel, restaurant, and conference center.*

2. *Rezoning application PLRZ20160000176, filed by Paresh Suthar requesting to rezone from OT-R, Old Town Residential to HR-C, Highway Retail Commercial, Parcel ID #75860, otherwise known as Grid 1620, Block 005, Parcel 000011 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to consolidate this parcel with Parcel ID #75861 for commercial redevelopment into a motel, restaurant, and conference center.*

3. *Rezoning application PLRZ20160000200, filed by JEB Realty LLC, requesting to rezone from LED-I, Light Economic Development District to HR-C, Highway Retail Commercial, a portion of 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone 35.67 acres of the subject parcel so that it may be subdivided and developed into a convenience store with food, restaurant, hotel, and baseball fields.*

4. *Special Use Permit application PLSUP20160000201, filed by JEB Realty LLC requesting a Special Use Permit for outdoor commercial recreation in accordance with Article 3:M, Section C, Item 4 of the Code of the City of Danville, Virginia 1986, as amended at 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing three (3) youth baseball fields with concessions, parking, and picnic areas.*

5. *Special Use Permit application PLSUP20160000202, filed by Jeff Lynch, requesting a Special Use Permit to operate a day care center in accordance with Article 3:M, Section C, Item 6 of the Code of the City of Danville, Virginia 1986, as amended at 155 Deer Run Road, otherwise known as Grid 1815, Block 004, Parcel 000014 of the City of Danville Virginia Zoning District Map. The applicant is proposing to operate an after-school center for up to 45 children aged five (5) to twelve (12).*

6. *Rezoning application PLRZ20160000203, filed by TriCor Properties LLC requesting to rezone from S-R, Suburban Residential to N-C, Neighborhood Commercial, Parcel IDs #70166, #70167, and #70046, otherwise known as Grid 1916, Block 011, Parcels 000040, 000039, and 000041, respectively, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the parcels so that they may be consolidated and converted into a real estate business office.*

7. *Special Use Permit application PLSUP20160000204, filed by Scott Swett, requesting a Special Use Permit to operate a duplex in accordance with Article 3:E, Section C, Item 2 of the Code of the City of Danville, Virginia 1986, as amended at 120 College Ave, otherwise known as Grid 1718, Block 001, Parcel 000015 of the City of Danville Virginia Zoning District Map. The applicant is proposing to convert the existing structure into a duplex.*

8. *Special Use Permit application PLSUP20160000205, filed by Jonathan Yates, requesting a Special Use Permit to install a commercial communication tower in accordance with Article 2, Section R, Item 6a of the Code of the City of Danville, Virginia 1986, as amended at 115 Watson Street, otherwise known as Grid 1607, Block 025, Parcel 000010 of the City of Danville Virginia Zoning District Map. The applicant is proposing to erect a 150 ft monopole-style wireless communication facility on the site.*

9. *Rezoning application PLRZ20160000209, filed by Terry Francisco, requesting to rezone from N-C, Neighborhood Commercial District to "Conditional" HR-C Highway Retail Commercial District, 778 Westover Drive, otherwise known as Grid 0715, Block 003, Parcels 000008, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to use the property for office and interior mini-storage facilities.*

IV. ITEMS NOT FOR PUBLIC HEARING

Request a waiver in accordance with Article 8, Section B, Item 6(c) at 217 Piney Forest Road for parking areas of six (6) spaces or less, the requirement for paved parking with curb and gutter may be waived by the Planning Commission, provided that the parking surface be constructed with a minimum surface of six (6) inches of crushed stone with adequate compaction and storm drainage provisions.

V. APPROVAL OF MINUTES FROM JULY 11, 2016

VI. OTHER BUSINESS

VII. ADJOURNMENT

Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Rezoning application PLRZ20160000174, filed by Paresh Suthar requesting to rezone from OT-R, Old Town Residential to HR-C, Highway Retail Commercial, Parcel ID #75861, otherwise known as Grid 1620, Block 005, Parcel 000012 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop the site into a motel, restaurant, and conference center.

AND

Rezoning application PLRZ20160000176, filed by Paresh Suthar requesting to rezone from OT-R, Old Town Residential to HR-C, Highway Retail Commercial, Parcel ID #75860, otherwise known as Grid 1620, Block 005, Parcel 000011 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to consolidate this parcel with Parcel ID #75861 for commercial redevelopment into a motel, restaurant, and conference center.

Background:

The subject properties, Parcel IDs #75861 and #75860, are OT-R, Old Town Residential and are located on the corner of S Main Street and Fulton Heights. The applicant, Paresh Suthar, is requesting to rezone both parcels to HR-C, Highway Retail Commercial so they may be consolidated and developed into a motel, restaurant, and conference center.

Parcel ID #75861 is 3.23 acres and Parcel ID #75860 is .23 acres. Neither of the parcels have any improvements. The parcels are bordered by properties zoned OT-R, Old Town Residential. They are across S Main Street and Fulton Heights from properties zoned TO-C, Transitional Office Commercial and HR-C, Highway Retail Commercial.

On July 11, 2016 the City Planning Commission voted to table these requests to give the applicant adequate time to provide staff more information about the proposed development. The applicant has provided a site plan showing the location of the development on the property with ingress and egress on Fulton Ave. Ninety-Seven (97) parking spaces are to be installed. A storm water pond is to be installed on the northern portion of the property.

The applicant has informed staff that the maximum building height is projected to be forty-two (42) feet and 67 rooms are projected. The anticipated conference room capacity is fifteen (15) to twenty (20) people. No further information was provided regarding the restaurant.

Twenty (20) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A full report will be presented at the City Planning Commission meeting on August 8, 2016.

Staff Analysis and Recommendation:

Staff recommends denial of Rezoning Applications PLRZ20160000174 and PLRZ20160000176, filed by Paresh Suthar, requesting to rezone from OT-R, Old Town Residential to HR-C Highway Retail Commercial Parcel IDs #75861 and #75860 so that they may be consolidated and developed into a motel, conference center, and restaurant.

Staff could recommend approval of the rezoning with the following conditions to address concerns that were presented by neighbors at the Planning Commission meeting of July 11th:

1. The number of motel units is limited to sixty-seven (67).
2. The hours of restaurant operation open to the public be limited to a maximum of 7:00 A.M. to 10:00 P.M. Monday through Thursday and 7:00 A.M. to 12:00 A.M. Friday through Sunday.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20160000174 as submitted.
2. Recommend approval of Rezoning Application PLRZ20160000174 with additional conditions per Staff.
3. Recommend approval of Rezoning Application PLRZ20160000174 with additional conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ20160000174 as submitted.

AND

1. Recommend approval of Rezoning Application PLRZ20160000176 as submitted.
2. Recommend approval of Rezoning Application PLRZ20160000176 with additional conditions per Staff.
3. Recommend approval of Rezoning Application PLRZ20160000176 subject to additional conditions per Planning Commission.
4. Recommend denial of Rezoning Application PLRZ20160000176 as submitted.

Attachments:
Applications
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2015 Aerial)

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: OTR

PROPOSED ZONING: HR-C TAX MAP NUMBER: 75861

RECEIVED BY: AL DATE FILED: _____

PLANNING COMMISSION DATE: 7/11/16 CITY COUNCIL DATE: 8/4/16
930

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: 3.23AC Property Address: S. MAIN ST

Property Location: (N) S E W Side of: FULTON HEIGHTS

Between: UPDIKE PL and FULTON HEIGHTS

Proffered Conditions (if any, please attach): _____

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

1. NAME: TERRI C. MOORE C/O G.D. COLEMAN ESTATE TELEPHONE: 336-404-1572

MAILING ADDRESS: 1440 IRON WORKS RD, REIDSVILLE, NC 27320

SIGNATURE: Terri C. Moore DATE: 5/27/16

2. NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____

SIGNATURE: _____ DATE: _____

APPLICANT (PLEASE TYPE OR PRINT):
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: PARESH SUTHAR TELEPHONE: 276-340-9910

MAILING ADDRESS: 202 REDHILL DR. MARTINSVILLE, VA 24112

SIGNATURE: Paresh Suthar DATE: 5/23/16

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Commercial Development for Motel / Restaurant / Conference Center etc.

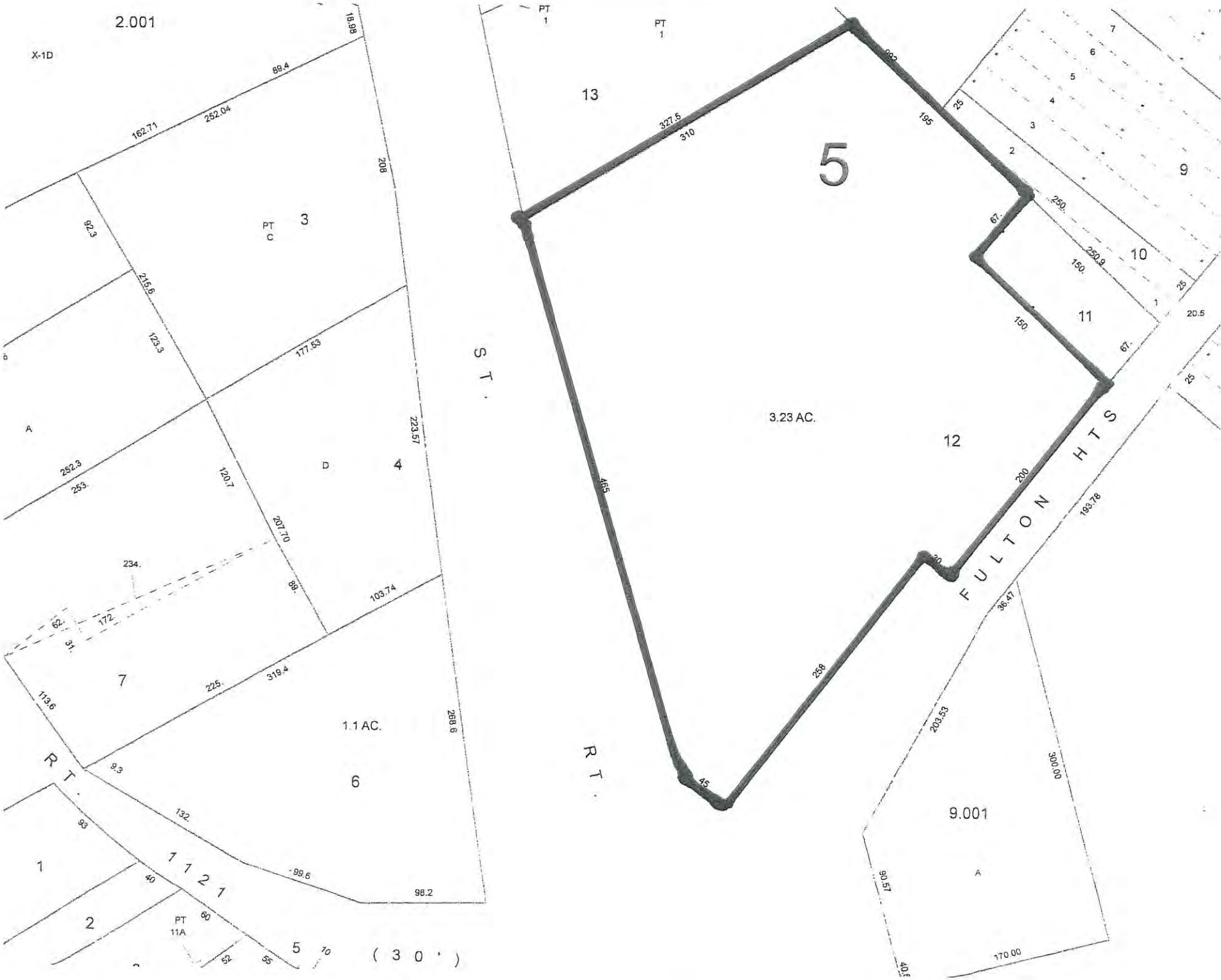
2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

3. RESIDENTIAL REZONING:

Please provide a brief description of the request: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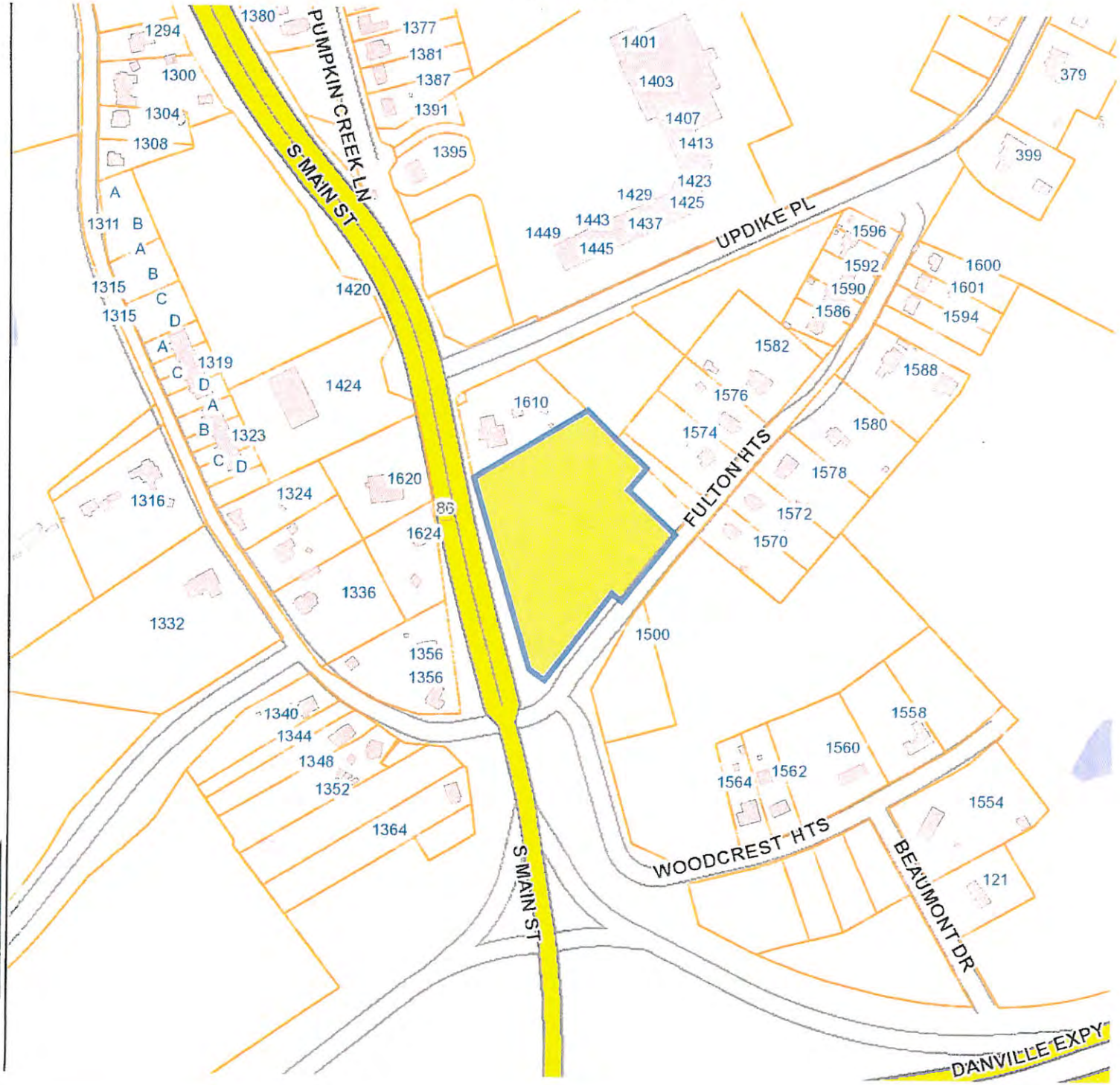
Parcel ID: 75861

DANVILLE VIRGINIA

Buildings
Parcels
Historic_Districts
Downtown
Holbrook Ross
North Danville
Old West End
Tobacco Warehouse
Street Names
House Numbers



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 warrenty as to this map's accuracy, and in particular, it's accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Date: 4/27/2016

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: OTR

PROPOSED ZONING: HR-C TAX MAP NUMBER: 75860

RECEIVED BY: [illegible] DATE FILED: _____

PLANNING COMMISSION DATE: 7/11/16 CITY COUNCIL DATE: 8/9/16
09317025

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: .23 AC Property Address: Fulton Heights

Property Location: (N) S E W Side of: Fulton Heights

Between: S. MAIN and END OF FULTON HEIGHTS

Proffered Conditions (if any, please attach): _____

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

1. NAME: CAROL T. LEWIS TELEPHONE: 434-792-1936

MAILING ADDRESS: 1590 FULTON HEIGHTS

SIGNATURE: Carol T. Lewis DATE: May 24, 2016

2. NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____

SIGNATURE: _____ DATE: _____

APPLICANT (PLEASE TYPE OR PRINT):
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: PARESH SUTHAR TELEPHONE: 276-340-9910

MAILING ADDRESS: 202 RED HILL DR MARTINSVILLE, VA 24112

SIGNATURE: Paresh Suthar DATE: 5/25/16

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

TO BE ADDED TO ADJOINING TRACT

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

DANVILLE VIRGINIA

Buildings
Parcels
Historic_Districts

Downtown
Holbrook Ross
North Danville
Old West End
Tobacco Warehouse
Street Names
House Numbers

Parcel ID: 75860

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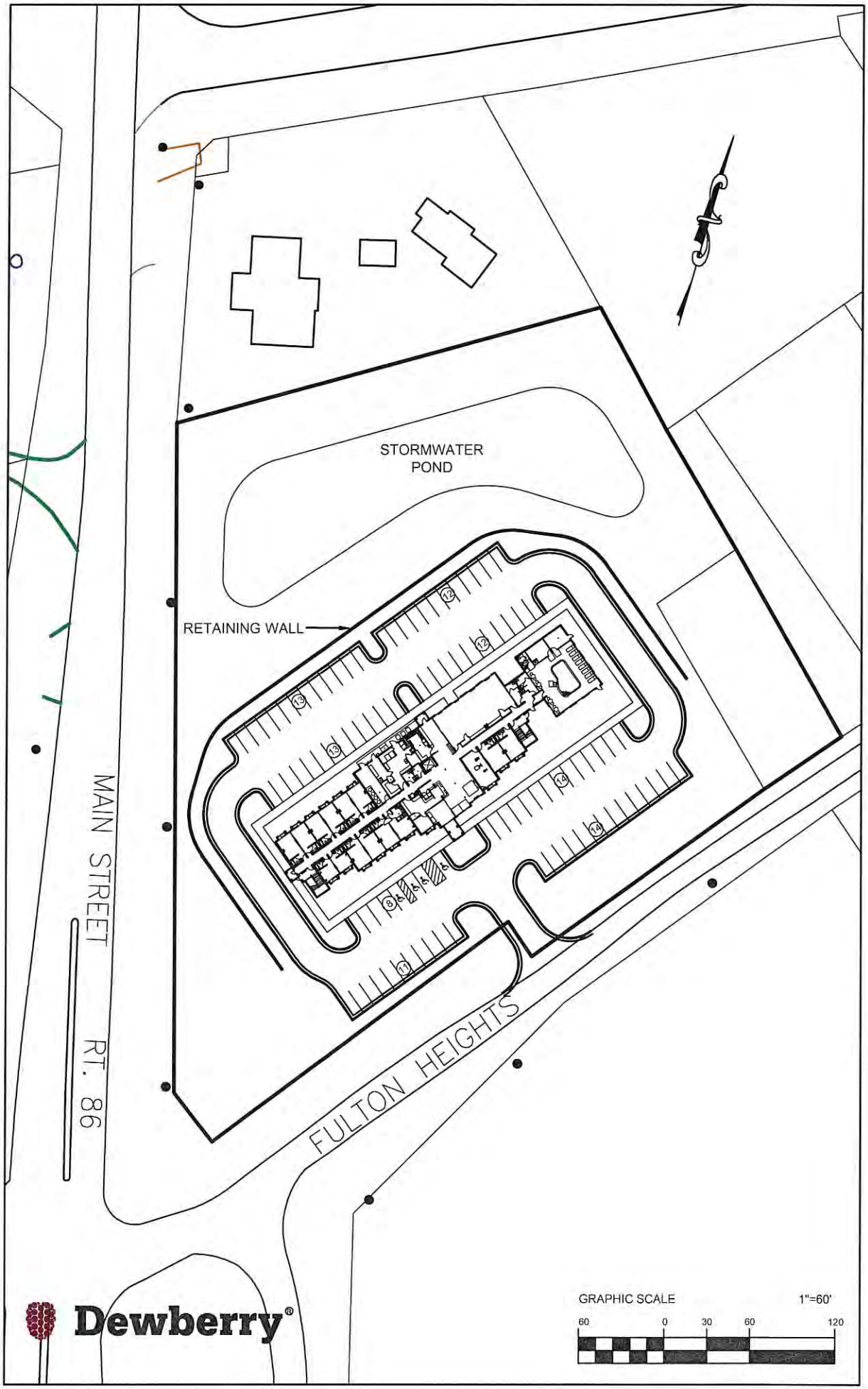
Date: 5/23/2016


STORMWATER
POND
RETAINING WALL
MAIN STREET
RT. 86
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Dewberry®
GRAPHIC SCALE
1"=60'
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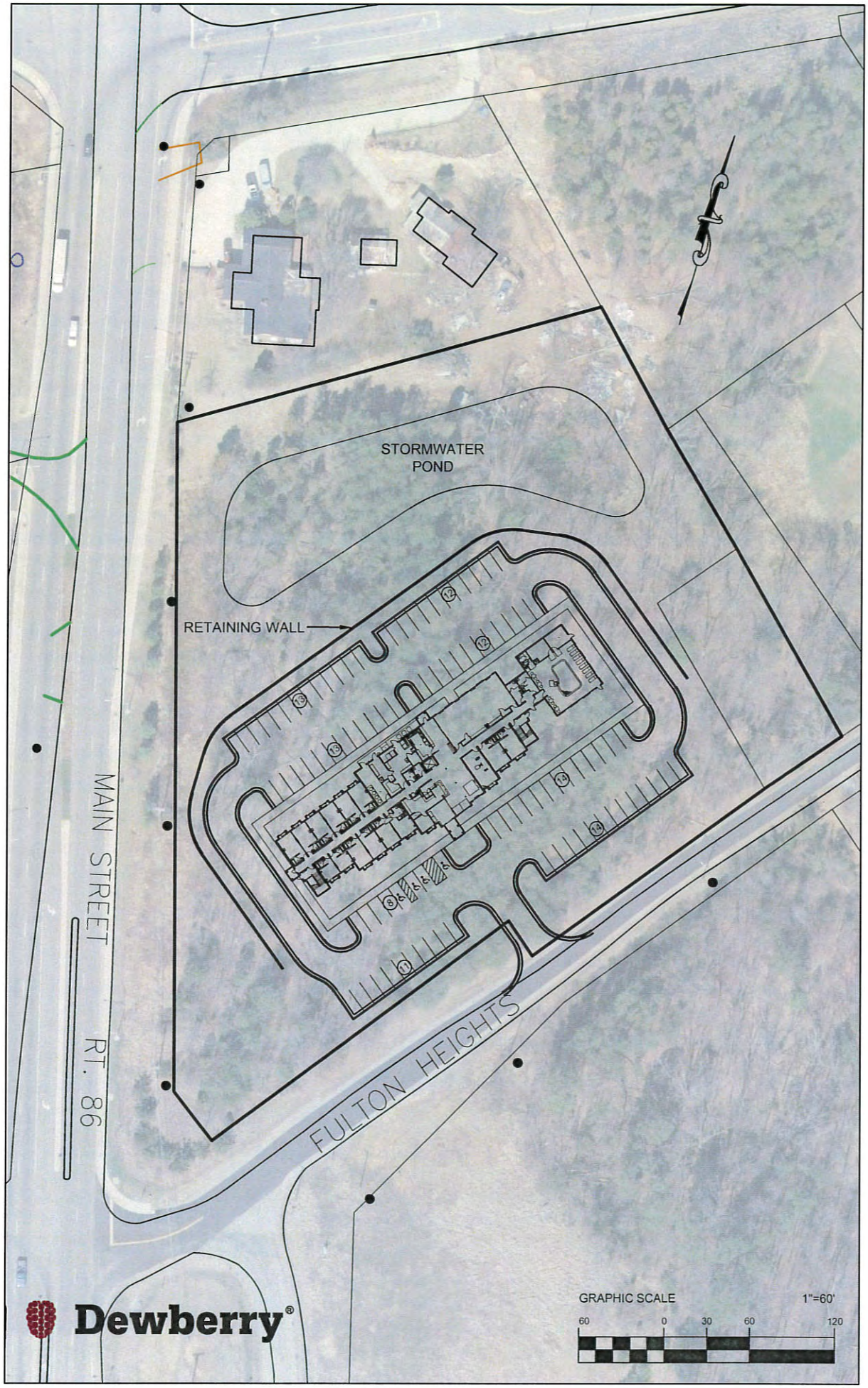
STORMWATER
POND
RETAINING WALL
MAIN STREET
RT. 86
FULTON HEIGHTS
GRAPHIC SCALE
1"=60'
60
0
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60
120
Dewberry®

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
6/20/2016

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REZONING REQUEST
DATA SHEET

DATE:	July 11, 2016
LOCATION OF PROPERTY:	Corner of Fulton Heights and S Main St. Property IDs #75860 and #75861.
PRESENT ZONE:	Both properties currently zoned OT-R, Old Town Residential.
PROPOSED ZONE:	HR-C, Highway Retail Commercial.
ACTION REQUESTED:	Request to rezone Parcel IDs #75860 and #75861 from OT-R to HR-C so that they may be consolidated and developed into a motel, restaurant, and conference center.
PRESENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Motel, Restaurant, and Conference Center.
PROPERTY OWNER (S):	Coleman G D Estates owns Parcel ID #75861 and Carol Lewis owns Parcel ID #75860
NAME OF APPLICANT (S):	Paresh Suthar
PROPERTY BORDERED BY:	OT-R to the North, West, and East. HR-C to the South. TO-C, Transitional Office Commercial to the West.
ACREAGE/SQUARE FOOTAGE:	Parcel ID #75860 is .23 acres. Parcel ID #75861 is 3.23 acres.
CHARACTER OF VICINITY:	Mixed use: Commercial and residential.
INGRESS AND EGRESS:	S Main Street and Fulton Heights
TRAFFIC VOLUME:	Moderate
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of July 11, 2016.

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
6/20/2016

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.

Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Rezoning application PLRZ20160000200, filed by JEB Realty LLC, requesting to rezone from LED-I, Light Economic Development District to HR-C, Highway Retail Commercial, a portion of 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone 35.67 acres of the subject parcel so that it may be subdivided and developed into a convenience store with food, restaurant, hotel, and baseball fields.

and

Special Use Permit application PLSUP20160000201, filed by JEB Realty LLC requesting a Special Use Permit for outdoor commercial recreation in accordance with Article 3:M, Section C, Item 4 of the Code of the City of Danville, Virginia 1986, as amended at 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing three (3) youth baseball fields with concessions, parking, and picnic areas.

Background:

The subject property, is 102.15 acres and zoned LED-I, Light Economic Development District. The applicant is requesting to rezone 35.67 acres of the site to HR-C, Highway Retail Commercial, so that it may be subdivided and developed into a convenience store with food, restaurant, hotel, and baseball fields. The applicant has also requested a Special Use Permit for outdoor commercial recreation to construct three (3) youth baseball fields with concessions, parking, and picnic areas.

The applicant has submitted a site plan and subdivision plat for the proposal. Access to the site will be from a road network within the development with main access from S. Main Street. No access to the site is permitted from the US 29 bypass.

Article 3. M: Section A. requires the following for development in the HR-C district:

Minimum site improvements for uses within the HR-C District shall include adequate on-site parking, public water and sewer service, public street frontage and safe access, pedestrian

improvements, storm drainage, stormwater management facilities, and outdoor lighting for parking areas.

At the time of this staff report, the staff can't tell Planning Commission that this site can be served by these minimums. The City has been working with the developer to address these issues, but they have not been satisfactorily completed at this time.

Four (4) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A full report will be presented at the City Planning Commission meeting on August 8, 2016.

Staff Analysis and Recommendation:

Staff recommends that both Rezoning application PLRZ20160000200 and Special Use Permit application PLSUP20160000201 be held over to the September meeting or possibly further to address the requirements of City services.

City Planning Commission Alternatives:

1. Recommend Rezoning application PLRZ20160000200 and Special Use Permit application PLSUP20160000201 be held over until the September meeting.
2. Recommend approval of Rezoning application PLRZ20160000200 and Special Use Permit application PLSUP20160000201 as submitted.
3. Recommend approval of Rezoning application PLRZ20160000200 and Special Use Permit application PLSUP20160000201 subject to conditions by the Planning Commission.
4. Recommend denial of Rezoning application PLRZ20160000200 and Special Use Permit application PLSUP20160000201 as submitted.

Attachments:
Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2015 Aerial)

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: LED I

PROPOSED ZONING: HRC TAX MAP NUMBER: 75912

RECEIVED BY: _____ DATE FILED: _____

PLANNING COMMISSION DATE: 8/8/16 CITY COUNCIL DATE: 9/6/16

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: 35.67 Ac+/- Property Address: 1750 S Main Street

Property Location: N S E W Side of: S Main Street

Between: Caswell Co, NC and Hwy 29 Danville Expressway

Proffered Conditions (if any, please attach): _____

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

1. NAME: JEB Realty, LLC TELEPHONE: (434)793-5555

MAILING ADDRESS: 1750 S Main Street, Danville, VA 24541

SIGNATURE: _____ DATE: 7-6-16

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: jbarker@jebint.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: JEB Realty, LLC TELEPHONE: (434)793-5555

MAILING ADDRESS: 1750 S Main Street, Danville, VA 24541

EMAIL ADDRESS: jbarker@jebint.com

SIGNATURE: _____ DATE: 7-6-16

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Proposed convenience store with food, restaurant, hotel and athletic (baseball) fields.

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

This request is for 35.67 Ac+/- to be subdivided from a 102 Ac+/- parcel of which remainder will remain Light Industrial.

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING USE: Outdoor Commercial Recreation

CASE NUMBER: _____ EXISTING ZONING: _____

PROPOSED ZONING: _____ TAX MAP NUMBER: _____

RECEIVED BY: AL DATE FILED: _____

PLANNING COMMISSION DATE: 8/8/16 CITY COUNCIL DATE: 9/6/16

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

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

Gross Area/Net Area: 35.7 AC +/- Property Address: 1750 S MAIN STREET

Property Location: N S E W Side of: South Main Street

Between: Caswell County, NC and Danville Expressway

Proffered Conditions (if any, please attach): Allow for the development of athletic fields

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Proposed youth baseball fields with concessions, bathrooms, parking and picnic areas. Three fields are proposed.

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

1. NAME: JEB REALTY LLC TELEPHONE: (434) 793-5555

MAILING ADDRESS: 1750 S MAIN ST DANVILLE, VA 24541

SIGNATURE: DATE: 7-6-16

SIGNATURE: DATE:

EMAIL ADDRESS: jbarker@jebint.com

APPLICANT (PLEASE TYPE OR PRINT)**:**

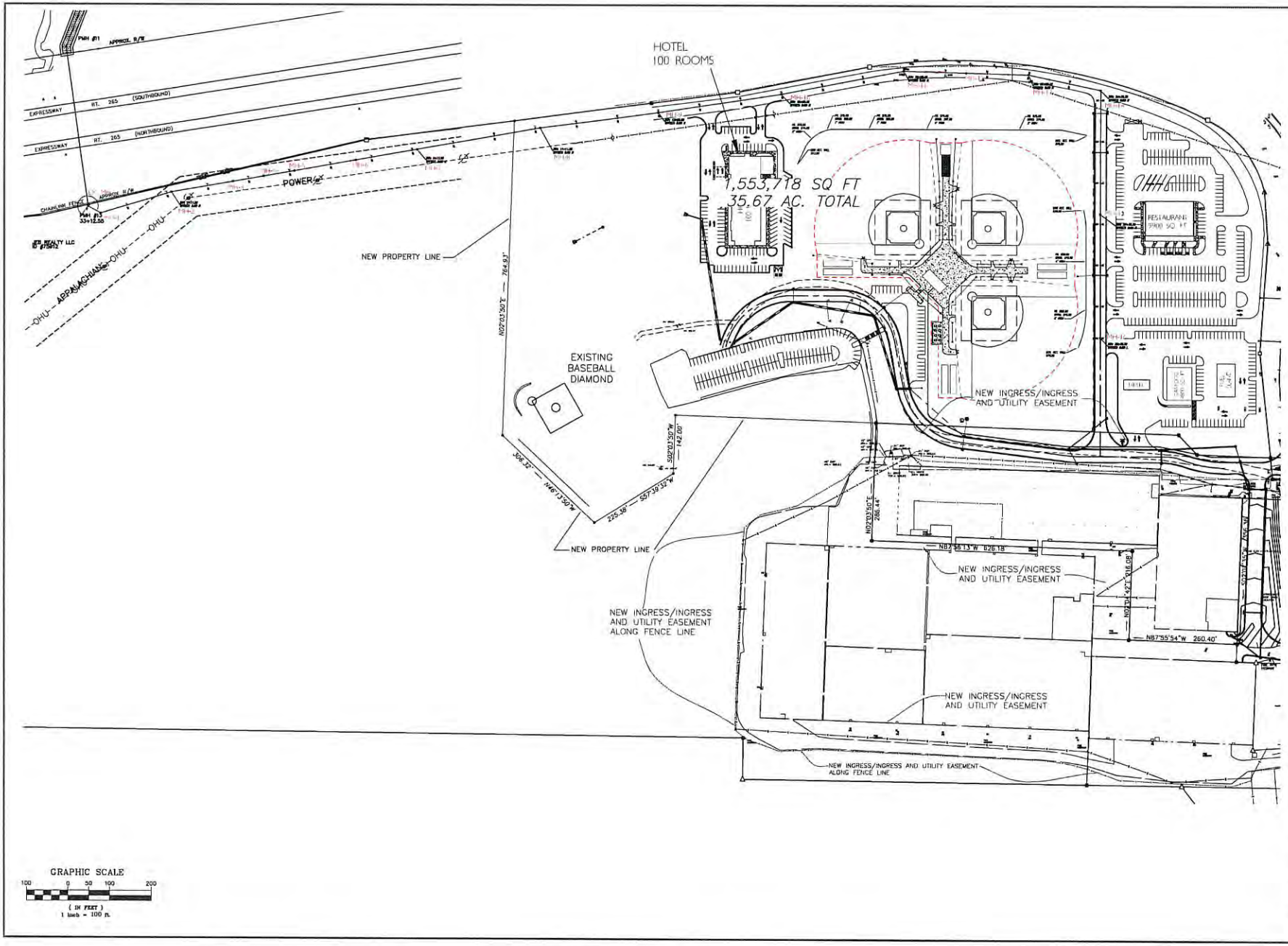
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: JEB REALTY LLC TELEPHONE: (434) 793-5555

MAILING ADDRESS: 1750 S MAIN ST DANVILLE, VA 24541

EMAIL ADDRESS: jbarker@jebint.com

SIGNATURE: DATE: 7-6-16



LE&D
PROFESSIONALS, P.C.

PROPOSED BALL FIELDS
JAY BARKER
DANVILLE, VIRGINIA
OVER-ALL SEWER PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

Sheet No. 1 of 1

Date: JULY 7, 2016

Scale: 1"=100'

Project No.

OWNER'S CERTIFICATE

THE PLATTING OF THIS PROPERTY AS WELL AS THE STREETS, ALLEYS, OR OTHER PROPERTY FOR PUBLIC USE AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

_____
JEB REALTY LLC.

STATE OF VIRGINIA
AT LARGE, TO WITT:
I _____, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA AT LARGE HEREBY CERTIFY THAT _____
WHOSE NAME(S) ARE SIGNED TO THIS PLAT BEARING DATE OF _____ HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE STATE AFORESAID.

GIVEN UNDER HAND THIS _____ DAY OF _____, 2016
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND INTENDED FOR INFORMATIONAL PURPOSES ONLY.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

CITY ENGINEER'S CERTIFICATE:

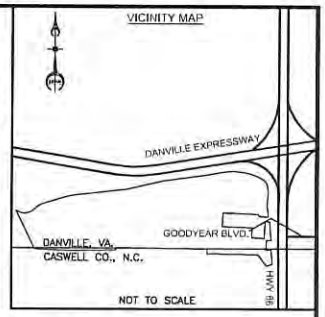
I CERTIFY THAT THIS PLATTING AND SUBDIVISION ARE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH THE CODE OF THE CITY OF DANVILLE 1986, AS AMENDED.

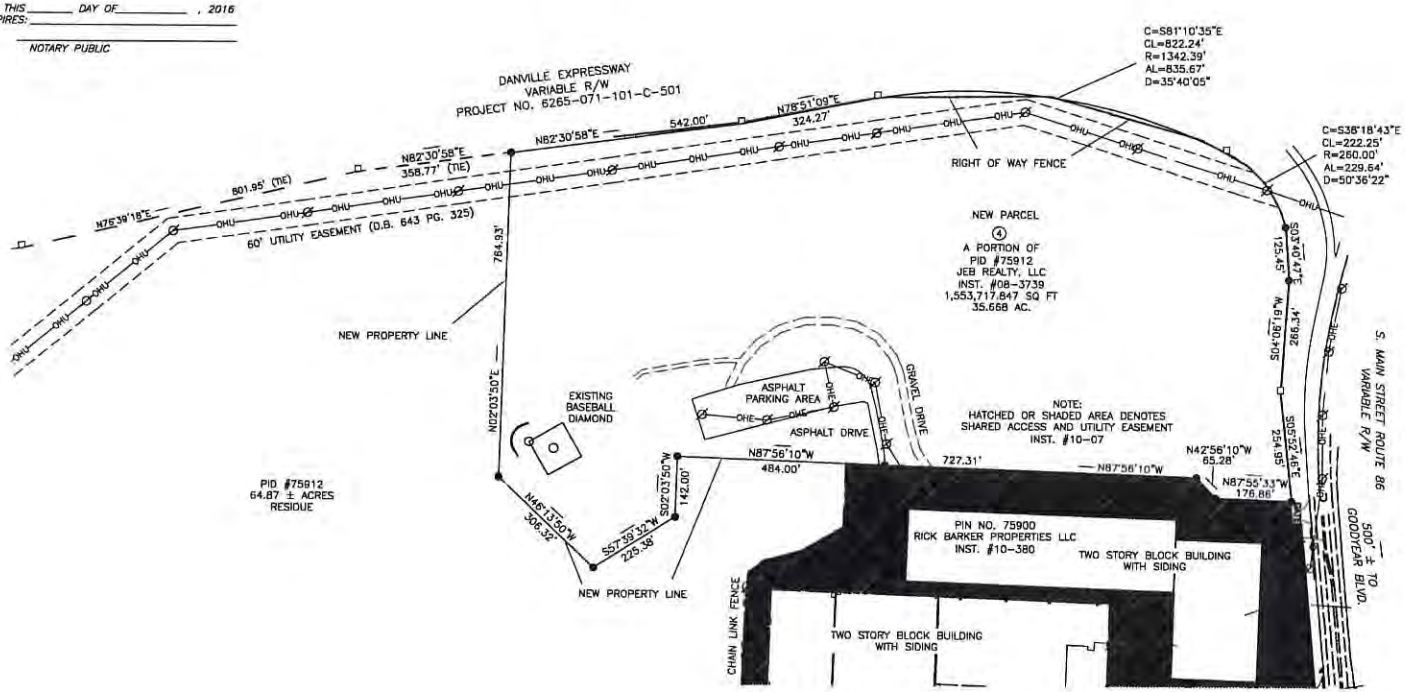
_____ _____
CITY ENGINEER DATE

_____ _____
ZONING ADMINISTRATOR DATE

CITY OF DANVILLE GEODETIC CONTROL
VIRGINIA SOUTH (NAD 83)

VICINITY MAP





LEGEND:

- EIP–EXISTING IRON
- NIP–NEW IRON PIN–5/8" REBAR
- C.P.–COMPUTED POINT
- ECM–EX CONC R/W MONUMENT
- OHE–OVERHEAD ELECTRIC
- PIN: TAX PARCEL ID. No.
- SIGN
- MAIL BOX
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- WATER VALVE
- GAS VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER CLEAN–OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET GRATE
- STORM DRAIN MANHOLE
- FENCE LINE
- —OHU— OVERHEAD UTILITY LINE

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

SURVEYOR'S CERTIFICATION:

I, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT IS BASED ON MAPS AND DEEDS OF RECORD, AND IS BASED ON A CURRENT FIELD SURVEY. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS. I, FURTHER 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, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2016.

FINAL PLAT FOR REVIEW PURPOSES ONLY

_____
GARY MARK JOHNSON L.S. # 2579
LE&D PROFESSIONALS, P.C.
110 EXCHANGE STREET SUITE B
DANVILLE, VA 24541
(434) 792-3680

COMMONWEALTH OF VIRGINIA
G. MARK JOHNSON
Lic. No. 002579
FINAL PLAT FOR REVIEW PURPOSES ONLY
LAND SURVEYOR

REFERENCE:

OWNER OF RECORD:
JEB REALTY LLC
1. WB 08-30 (CITY OF DANVILLE, VA.)
2. D.B. 769 PG. 605 (PITTSYLVANIA CO., VA.)
3. INSTR. NO. 12-1079 (CITY OF DANVILLE, VA.)
4. D.B. 137 PG. 377 (PITTSYLVANIA CO., VA.)
5. D.B. 364 PG. 664 (CASWELL CO., N.C.)
6. M.B. 13 PG. 456 (CASWELL CO., N.C.)
7. INSTR. NO. 10-07 (CITY OF DANVILLE, VA.)

FLOOD NOTE:

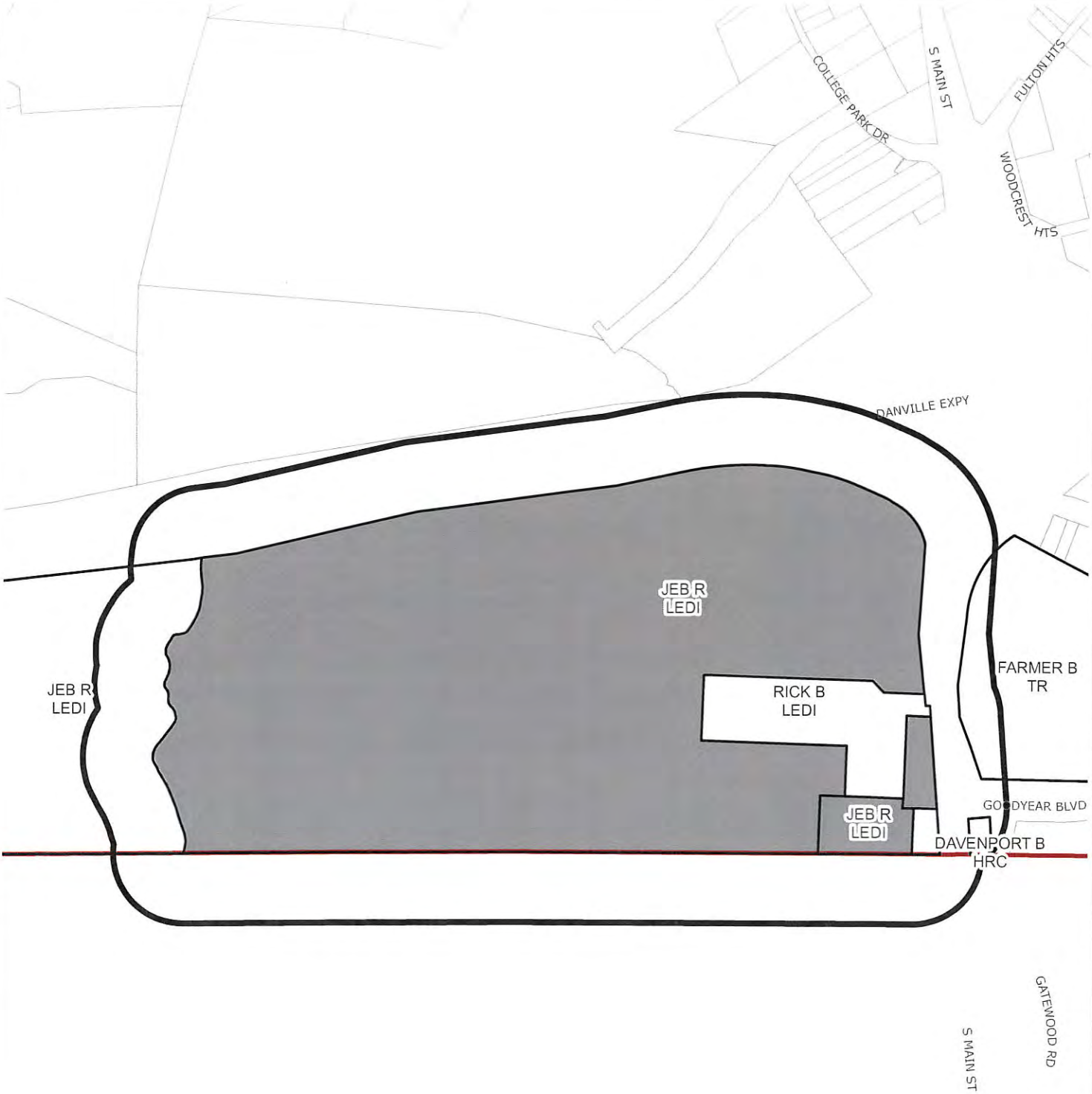
A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A" AS SHOWN ON FEMA MAP #51143C0641E AND WITHIN ZONE "X" AS SHOWN ON FEMA MAP #51143C0642E EFFECTIVE DATE: SEPTEMBER 29, 2010

PLAT OF
SUBDIVISION
FOR:
JEB REALTY LLC
SHOWING
PID # 75912
1750 SOUTH MAIN ST.
DANVILLE, VIRGINIA &

DATE: JUNE 22, 2016
SHEET 1 OF 1
SCALE: 1" = 200'
CHECKED BY: DEM

LE&D
PROFESSIONALS, P.C.
RIVER RUN EXECUTIVE OFFICES SUITE-B
110 EXCHANGE STREET - DANVILLE, VIRGINIA 24541
PHONE NO. (434) 792-3680 - FAX NO. (434) 792-3685

Project No. VA\BAR-DVA10\SURT\DWG\SUBDIVISION



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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.

REZONING AND SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE:	August 8, 2016
LOCATION OF PROPERTY:	1750 S Main Street; on the Caswell County, NC border.
PRESENT ZONE:	LED-I, Light Economic Development District
PROPOSED ZONE:	HR-C, Highway Retail Commercial
ACTION REQUESTED:	Rezoning request to rezone a 35.67 portion of the subject parcel so that it can be subdivided for use as baseball fields with concessions, parking and picnic areas. Special Use Permit request to allow for outdoor commercial recreation for youth baseball fields.
PRESENT USE OF PROPERTY:	JEB Tobacco Storage Warehouses
PROPOSED USE OF PROPERTY:	Three youth baseball fields with concessions, parking, and picnic areas.
PROPERTY OWNER (S):	JEB Realty LLC
NAME OF APPLICANT (S):	Same
PROPERTY BORDERED BY:	Light Industrial to North and West, Commercial and residential to East, North Carolina border to South.
ACREAGE/SQUARE FOOTAGE:	35.67 out of 102.15 acres
CHARACTER OF VICINITY:	Predominantly Light Industrial
INGRESS AND EGRESS:	S Main Street
TRAFFIC VOLUME:	Moderate
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of August 8, 2016

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Special Use Permit application PLSUP20160000202, filed by Jeff Lynch, requesting a Special Use Permit to operate a day care center in accordance with Article 3:M, Section C, Item 6 of the Code of the City of Danville, Virginia 1986, as amended at 155 Deer Run Road, otherwise known as Grid 1815, Block 004, Parcel 000014 of the City of Danville Virginia Zoning District Map. The applicant is proposing to operate an after-school center for up to 45 children aged five (5) to twelve (12).

Background:

The applicant, Jeff Lynch, is seeking a Special Use Permit to operate a day care center at 155 Deer Run Road. The applicant is proposing to operate an after-school center for up to 45 children aged five (5) to twelve (12). The after school center would be operated by Bridgetown Church.

Under Virginia State law, child day centers operated by religious institutions are exempt from licensure, though they may choose to become licensed anyhow. If the applicants choose not to license their after school program, their license-exempt status must be disclosed in writing to parents or guardians.

In May, 2014 the subject parcel was issued a Special Use Permit for a child care center to operate a mental health support center for children. The current request varies from that by eliminating the mental health component and focuses solely on after-school care.

The subject property is zoned HR-C, Highway Retail Commercial, and is the site of Bridgetown Church. It has ingress and egress on Deer Run Road and is bordered on all sides by other parcels zoned HR-C, Highway Retail Commercial.

Thirteen (13) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A complete report will be presented at the Planning Commission meeting of April 8, 2016.

Staff Analysis and Recommendation:

Staff recommends approval of Special Use Permit Application PLSUP20160000202 to operate a day care center in accordance with Article 3.M. Section C, Item 6 at 155 Deer Run Road with the following conditions:

1. Occupancy is to be no greater than 50 persons at any time.
2. Hours of operation are to be limited to Monday-Friday from 7:00 am to 7:00 pm.

City Planning Commission Alternatives:

1. Recommend approval of Special Use Permit Application PLSUP20160000202 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20160000202 with conditions per Staff.
3. Recommend approval of Special Use Permit Application PLSUP20160000202 with conditions per Planning Commission.
4. Recommend denial of Special Use Permit Application PLSUP20160000202.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2012 Aerial)

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING USE: Day Care Center

CASE NUMBER: _____ EXISTING ZONING: HRC

PROPOSED ZONING: _____ TAX MAP NUMBER: _____

RECEIVED BY: _____ DATE FILED: _____

PLANNING COMMISSION DATE: 8/8/16 CITY COUNCIL DATE: 9/6/16

#1258

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

Exact legal description of property (Attach if insufficient space).
1.729 AC PT NO C DEER RUN RD.

Gross Area/Net Area: 12174 sq ft Property Address: 155 Deer Run Rd

Property Location: N (S) E W Side of: Deer Run

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Operate an after-school child care center from 2:30-6:30 for up to 45 children ages 5-12 years old.

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

1. NAME: CUS DYER III TELEPHONE: 434 489 2333

MAILING ADDRESS: 139-B DEER RUN RD. 24540

SIGNATURE: DATE: 7-7-16

SIGNATURE: DATE:

EMAIL ADDRESS: dydecoemindspring.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: Jeff Lynch TELEPHONE: 336 552-8989

MAILING ADDRESS: PO Box 11475 Danville, VA 24543

EMAIL ADDRESS: jlynch.bridgetown@gmail.com

SIGNATURE: DATE: 7-10-16

July 7, 2016

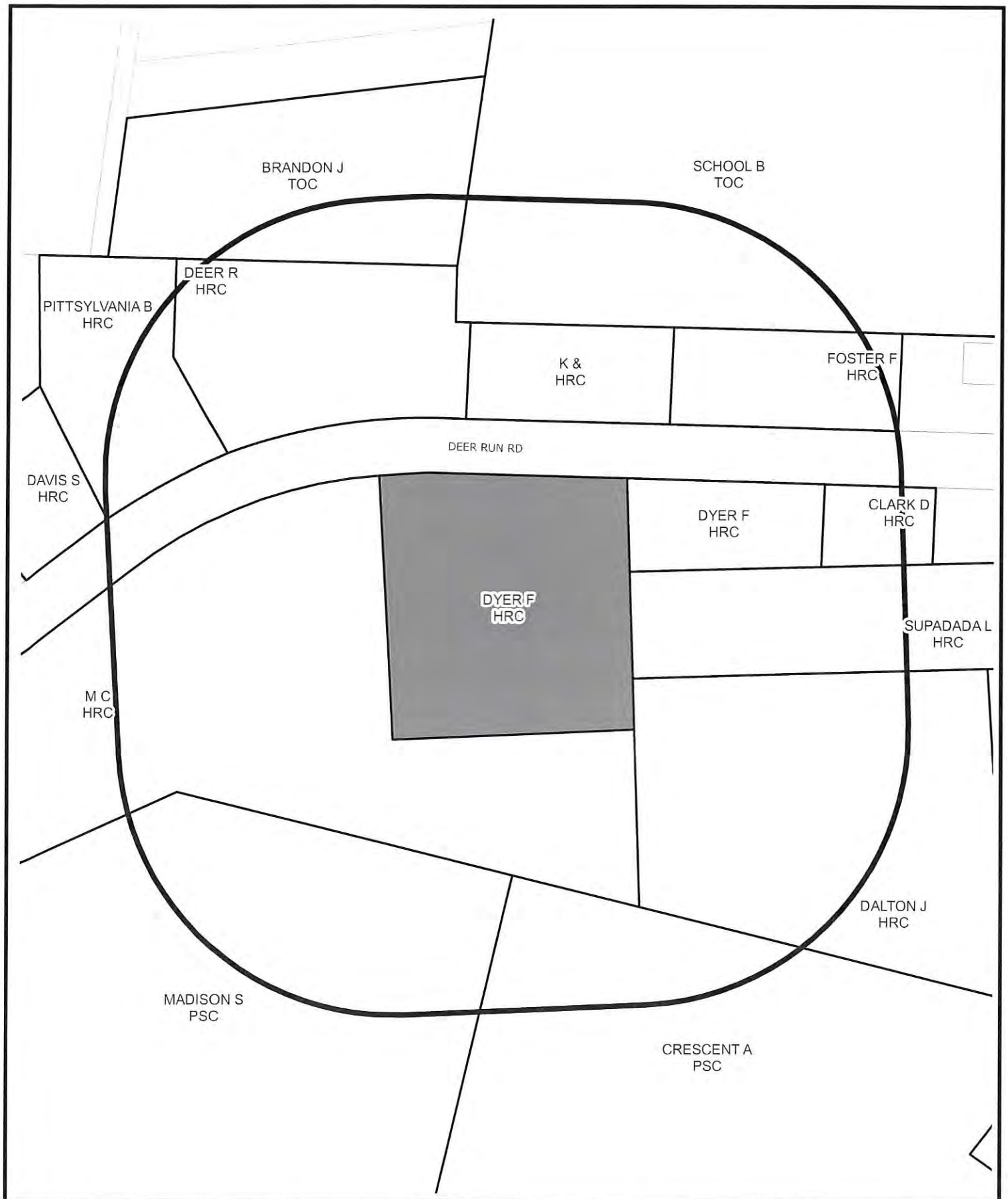
To Whom It May Concern:

I, GUS W. DYER III, do hereby give my consent to Bridgetown Church, Inc using my leased property at 155 Deer Run Rd, Danville, VA as an after-school child care center.

Sincerely,

Gus Dyer, III

Property Owner



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE:	August 8, 2016
LOCATION OF PROPERTY:	155 Deer Run Road
PRESENT ZONE:	HR-C Highway Retail Commercial
PROPOSED ZONE:	Same
ACTION REQUESTED:	Special Use Permit request to allow for a day care center
PRESENT USE OF PROPERTY:	Office/Church
PROPOSED USE OF PROPERTY:	Same with Day Care Center
PROPERTY OWNER (S):	Dyer Family Properties
NAME OF APPLICANT (S):	Jeff Lynch
PROPERTY BORDERED BY:	Commercial to north, south, west and east.
ACREAGE/SQUARE FOOTAGE:	1.72 acres
CHARACTER OF VICINITY:	Commercial
INGRESS AND EGRESS:	Deer Run Road
TRAFFIC VOLUME:	Low
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of August 8, 2016

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Rezoning application PLRZ20160000203, filed by TriCor Properties LLC requesting to rezone from S-R, Suburban Residential to N-C, Neighborhood Commercial, Parcel IDs #70166, #70167, and #70046, otherwise known as Grid 1916, Block 011, Parcels 000040, 000039, and 000041, respectively, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the parcels so that they may be consolidated and converted into a real estate business office.

Background:

A request has been filed by TriCor Properties LLC to rezone Parcel IDs #70166, #70167, and #70046 from S-R, Suburban Residential to N-C, Neighborhood Commercial District. The applicant is proposing to rezone the three parcels so that they may be consolidated and converted into an office for use by a real estate business.

The combined acreage of the three (3) parcels is 2.97 acres. Ingress and egress to the site is from Franklin Turnpike. The applicant has proposed to use the existing structure on Parcel ID #70166 as the real estate office building. Parcel IDs #70167 and #70046 have no improvements. The building has been viewed by the Inspections Division and Fire Department and can be used as an office with very minor adjustments.

The subject properties are bordered on all sides by residentially zoned property. However, there are other parcels zoned N-C, Neighborhood Commercial approximately one hundred (100) feet to the southeast.

Thirty-four (34) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A complete report will be presented at the Planning Commission meeting of August 8, 2016.

Staff Analysis and Recommendation:

Staff recommends approval of PLRZ20160000203 filed by TriCor Properties LLC requesting to rezone from S-R, Suburban Residential to N-C, Neighborhood

Commercial Parcel IDs #70166, #70167, and #70046, otherwise known as Grid 1916, Block 011, Parcels 000040, 000039, and 000041, respectively, of the City of Danville, Virginia Zoning District Map.

This section of Franklin Turnpike is a five lane arterial corridor. Staff has recognized this portion of the road will convert to commercial uses in the future and it is addressed in the future land use plan. This facility, while residential initially, does comply with the building code for the future commercial use. Staff also recognizes that the type of use proposed will not appreciably impact traffic on Franklin Turnpike, and there are commercially zoned properties within the immediate area.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20160000203 as submitted.
2. Recommend approval of Rezoning Application PLRZ20160000203 with conditions per Planning Commission.
3. Recommend denial of Rezoning Application PLRZ20160000203.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2015 Aerial)

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: SR

PROPOSED ZONING: NC TAX MAP NUMBER: _____

RECEIVED BY: AL DATE FILED: _____

PLANNING COMMISSION DATE: 8/8/16 CITY COUNCIL DATE: 9/6/16

16217

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space). Parcel ID information attached ID 70166, ID 70167 ID 70046

Gross Area/Net Area: Total 2.97 acres Property Address: 1113 Franklin Turnpike Danville, VA

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

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

1. NAME: TriCor Properties LLC TELEPHONE: 434-251-5796

MAILING ADDRESS: 1000 Mountain Valley Road, Axton, VA 24054

SIGNATURE: Gerald W Kelly DATE: 7-1-16

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: geraldwkelly@hotmail.com

APPLICANT (PLEASE TYPE OR PRINT):
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: Same as property owner TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

_____

_____

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

_____

_____

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

Requesting a Zoning change in order to open a Real estate business in existing structure at 1113 Franklin Turnpike

1135
70053
70179
70180
70181
1127
70052
70182
58468
1123
70051
70183
70050
1119
70184
70167
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70166
70047
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114
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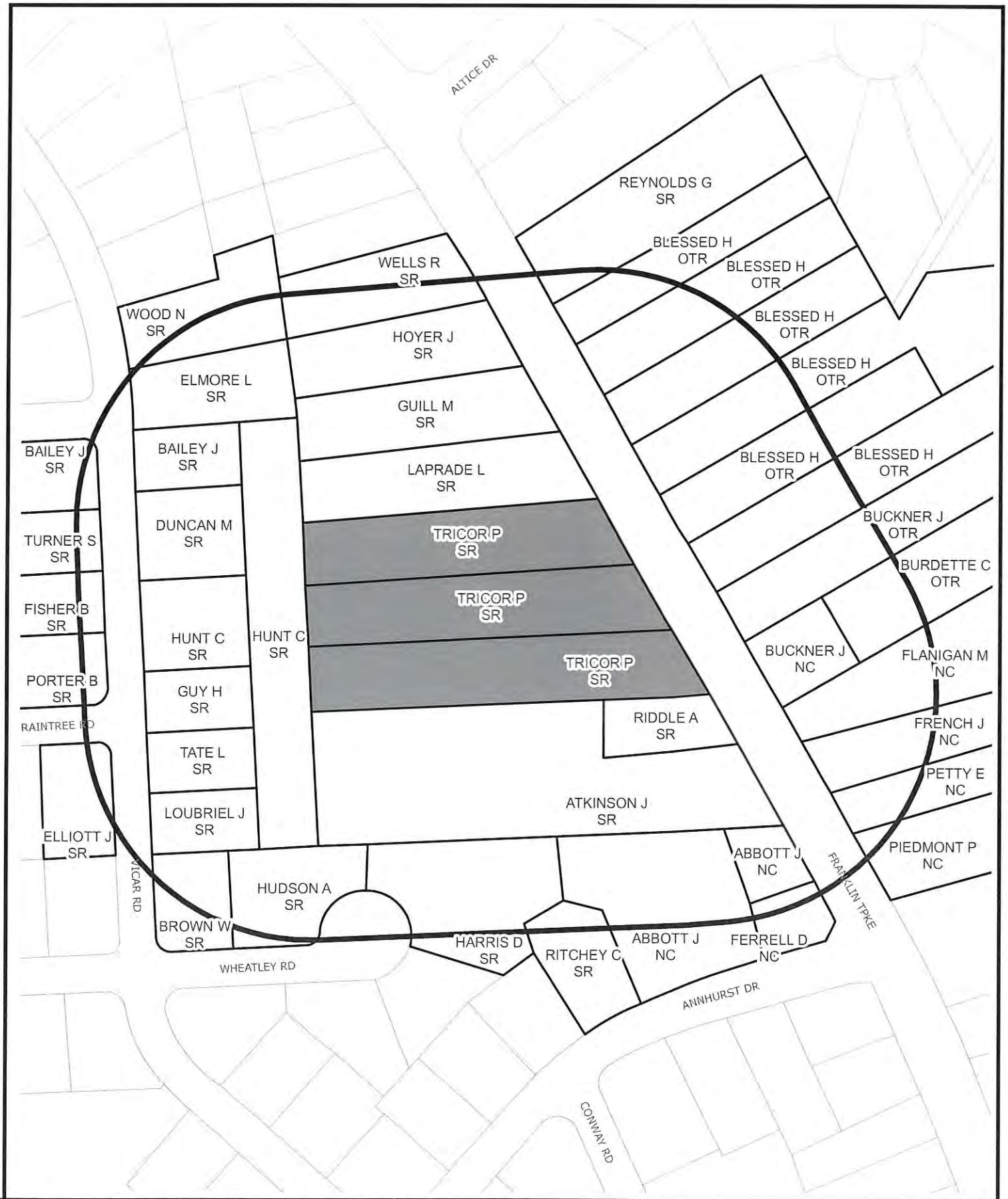
57628



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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REZONING REQUEST
DATA SHEET

DATE:	August 8, 2016
LOCATION OF PROPERTY:	1113 Franklin Tpke. Parcel IDs #70166, #70167, and #70046
PRESENT ZONE:	S-R, Suburban Residential
PROPOSED ZONE:	N-C, Neighborhood Commercial
ACTION REQUESTED:	The applicant is proposing to rezone the three parcels so that they may be consolidated and converted into a real estate business office.
PRESENT USE OF PROPERTY:	Single family residence
PROPOSED USE OF PROPERTY:	Real estate business office
PROPERTY OWNER (S):	TriCor Properties LLC
NAME OF APPLICANT (S):	Same
PROPERTY BORDERED BY:	Residential to the North, South, East, and West.
ACREAGE/SQUARE FOOTAGE:	2.97 acres combined
CHARACTER OF VICINITY:	Primarily residential with some N-C, Neighborhood Commercial to the Southeast
INGRESS AND EGRESS:	Franklin Tpke
TRAFFIC VOLUME:	Moderate
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of August 8, 2016

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Special Use Permit application PLSUP20160000204, filed by Scott Swett, requesting a Special Use Permit to operate a duplex in accordance with Article 3:E, Section C, Item 2 of the Code of the City of Danville, Virginia 1986, as amended at 120 College Ave, otherwise known as Grid 1718, Block 001, Parcel 000015 of the City of Danville Virginia Zoning District Map. The applicant is proposing to convert the existing structure into a duplex.

Background:

The applicant, Scott Swett, is requesting a Special Use Permit to operate a duplex at 120 College Ave. At one time, the building was dived into three (3) separate apartments. The structure's previous use as a multifamily dwelling is no longer allowed by right since it has been vacant for a period of longer than two years.

The subject parcel is zoned OT-R, Old Town Residential and sits upon a .2 acre lot. The house was built in 1871 by William Graham. Several additions have been made to the original structure giving it a square footage of 4,236 sf.

The applicant has proposed to convert the structure into a duplex. Unit A would be a three (3) bedroom, one (1) bathroom unit and unit B would be three (3) bedroom, two (2) bathroom unit. Each unit would have their own entrance. The subject parcel has an unpaved driveway and street parking that is available by permit.

Currently, the structure is still partitioned into three (3) dwelling units. The applicant anticipates that the majority of construction work required to change it from a three (3) unit building into a duplex will be modifications to gas, electric, heating, and plumbing systems and closing off or opening doors.

Thirty-four (34) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A complete report will be presented at the Planning Commission meeting of August 8, 2016.

Staff Analysis and Recommendation:

Because the subject parcel has operated as a multi-family dwelling in the past, staff believes it will continue to be in keeping with the character of the neighborhood and will not adversely affect the neighborhood.

Staff recommends approval of Special Use Permit Application PLSUP20160000204, filed by Scott Swett for a duplex with the condition that the driveway be paved for a minimum of three off-street parking spaces.

City Planning Commission Alternatives:

1. Recommend approval of Special Use Permit Application PLSUP20160000204 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20160000204 with conditions per Staff.
3. Recommend approval of Special Use Permit Application PLSUP20160000204 with conditions per Planning Commission.
4. Recommend denial of Special Use Permit Application PLSUP20160000204.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2015 Aerial)

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING USE: - use of property as a duplex.

CASE NUMBER: _____ EXISTING ZONING: OTR

PROPOSED ZONING: _____ TAX MAP NUMBER: _____

RECEIVED BY: Ah DATE FILED: _____

PLANNING COMMISSION DATE: 8/8/16 CITY COUNCIL DATE: 9/16/16

1324

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

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

75 Feet, No. 4A, College Avenue

Gross Area/Net Area: .2acres / 4,636 S.F. Property Address: 120 College Ave, Danville, VA 24541-3708

Property Location: N S E (W) Side of: College Ave

Between: W. Main Street and Carolina Ave.

Proffered Conditions (if any, please attach): _____

EXPLANATION OF REQUEST:

1. **PROPOSED USE FOR THE SPECIAL USE PERMIT:**

Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas

Please provide a brief description of the proposed development:

I request authorization to use the property at 120 College Ave as a duplex.

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

1. NAME: Sue B Glidewell TELEPHONE: 434 793-2632 (cell 434 203 9333

MAILING ADDRESS: 413 Linden Place Danville, Va. 24541

SIGNATURE: Sue B. Glidewell DATE: 7/7/2016

SIGNATURE: DATE: 7/7/2016

EMAIL ADDRESS: svebglidewell@comcast.net

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: Scott Swett TELEPHONE: 703-863-8033

MAILING ADDRESS: 2525 Buckelew Drive, Falls Church, VA 22046

EMAIL ADDRESS: sswett@cox.net

SIGNATURE: Scott Swett DATE: 7/6/2016

Duplex Plan for 120 College Avenue, Danville Virginia

Background

The house at 120 College Avenue (Legal Description: 75FT NO 4A COLLEGE AVE, Tax Map: 1718-001-000015.000) is a two-story dwelling that was operated as a triplex for many years, but has been vacant for a sufficient period for the property to convert to a single family dwelling (SFD). According to the book "Victorian Danville: Fifty-two Landmarks: Their Architecture and History" by Mary Cahill land Gary Grant, the original house was built by William P. Graham around 1871.

Layout

The house was originally at the center of a large farm. It faced West Broad Street until the early 1920's, when the land in front of the house was sold and the main entrance relocated to the College Ave side.

Significant additions were made to the house in the early part of the last century, increasing the total size to the present 4,236 square feet (finished and above ground). A finished room and hallway are also present in the basement that total about 400 square feet. The external configuration of the house is shown in the attached information provided by the City of Danville. The property has .2 acres of land.

Proposal

I propose to divide the house into two large apartments of two stories each, along a line at the midpoint of the house as shown in the detail drawings provided. Apartment 120A in the front would have 3 bedrooms and 1 bathroom. Apartment 120B would have 3 bedrooms (including the downstairs room) and 2 bathrooms. It may also be possible to add a second bathroom to 120A.

Converting the house from a triplex to a duplex will require modifications to the gas, electric, heating and plumbing systems. Most of the changes will involve re-allocating service from the old center apartment to either 120A or 120B. A small number of doorways will need to be closed off or reopened to isolate the two apartments.

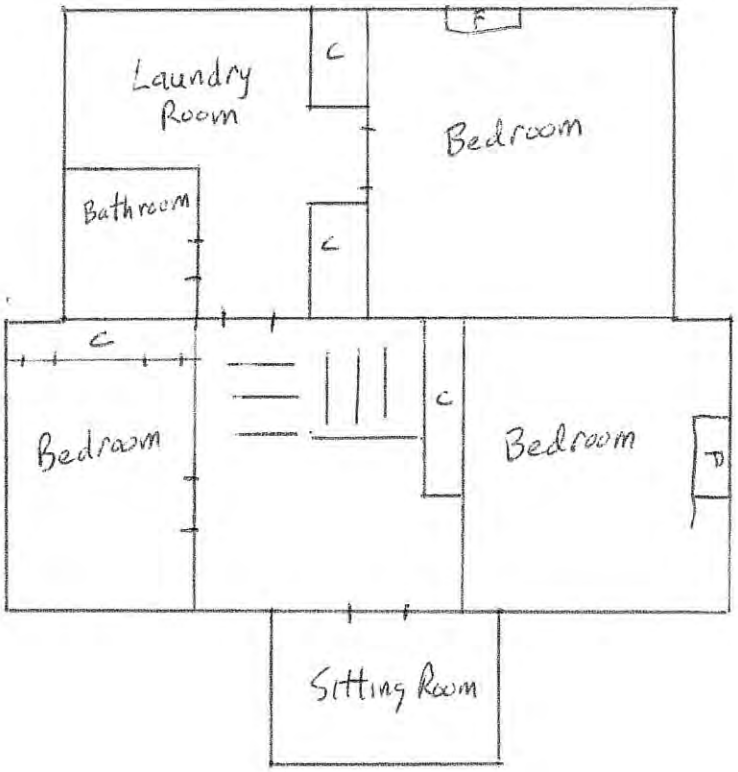
The house lends itself well to a duplex layout. Each apartment would have a major entrance (the front entrance for 120A, and the original (now side) entrance for 120B. Apartment 120A would have a total of 2,436 square feet (1,187 on the first floor and 1,249 on the second floor). Apartment 120B would have a total of 2,200 square feet (1,044 on the first floor, 756 on the second floor, and 400 in the basement).

Parking

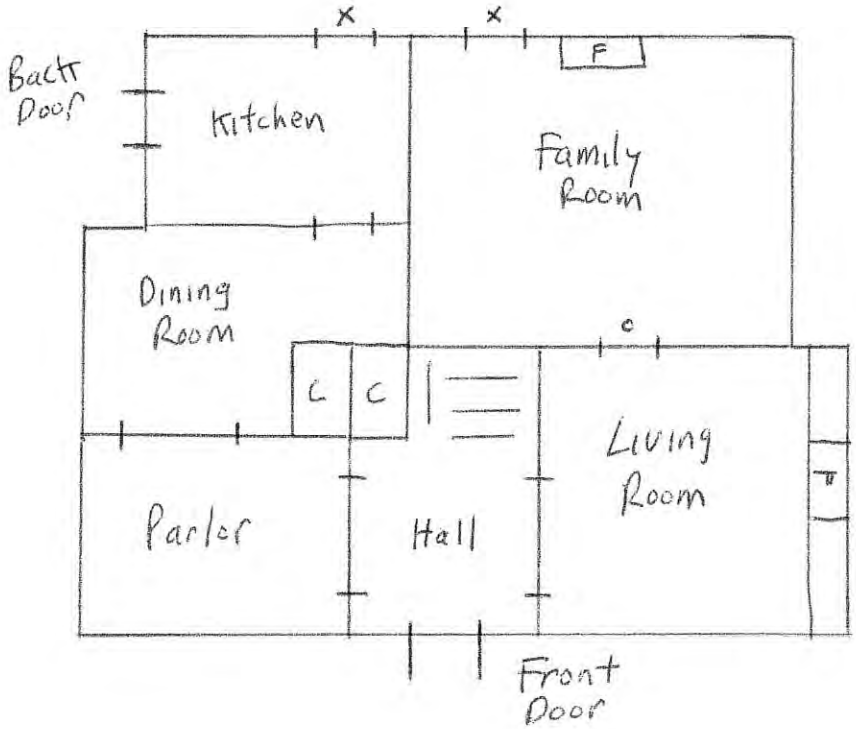
The property includes 75 feet of frontage on College Avenue, with an unpaved driveway on the left. There is room for three vehicles to park along the street in the permit area, and for at least two more vehicles to park in the driveway.

Scott Gwell
7/7/2016

Second Floor

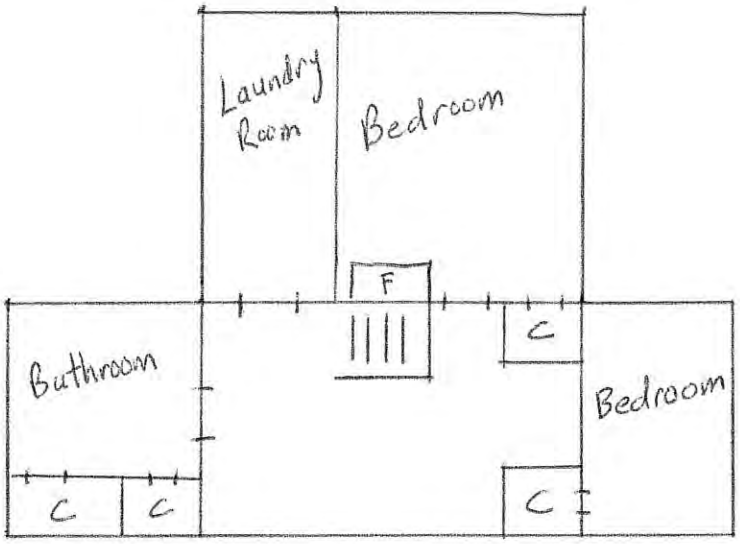


First Floor

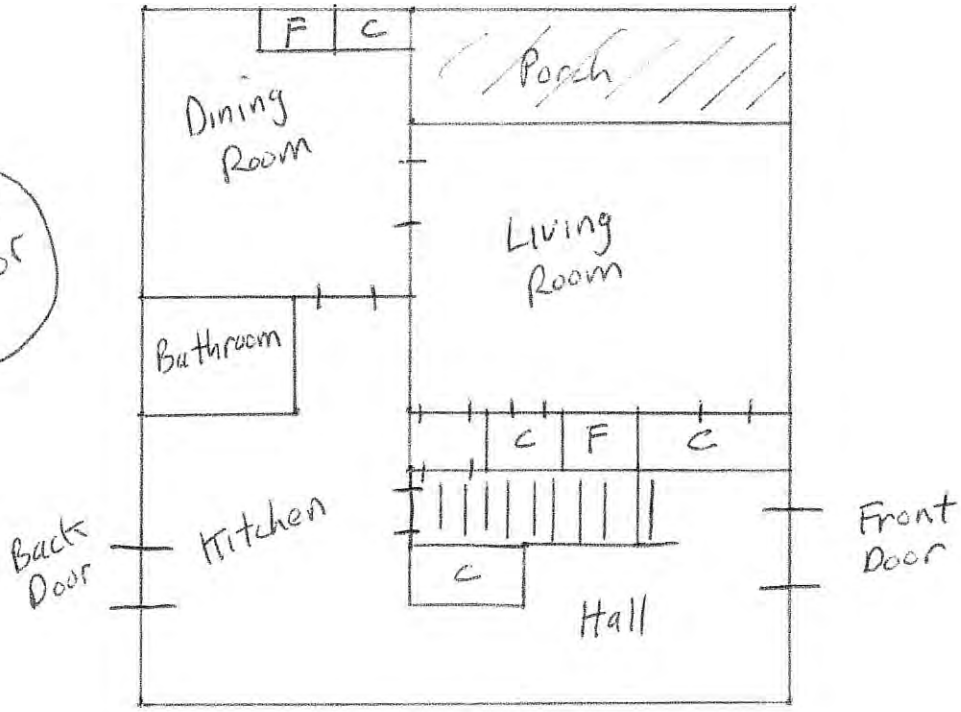


120 A College Avenue

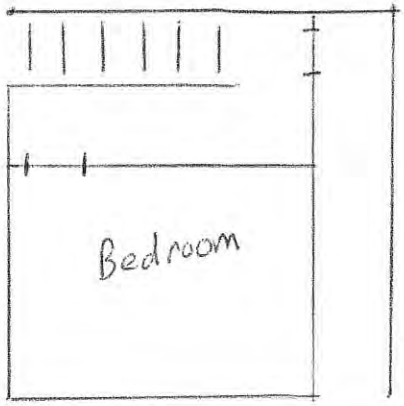
Second Floor



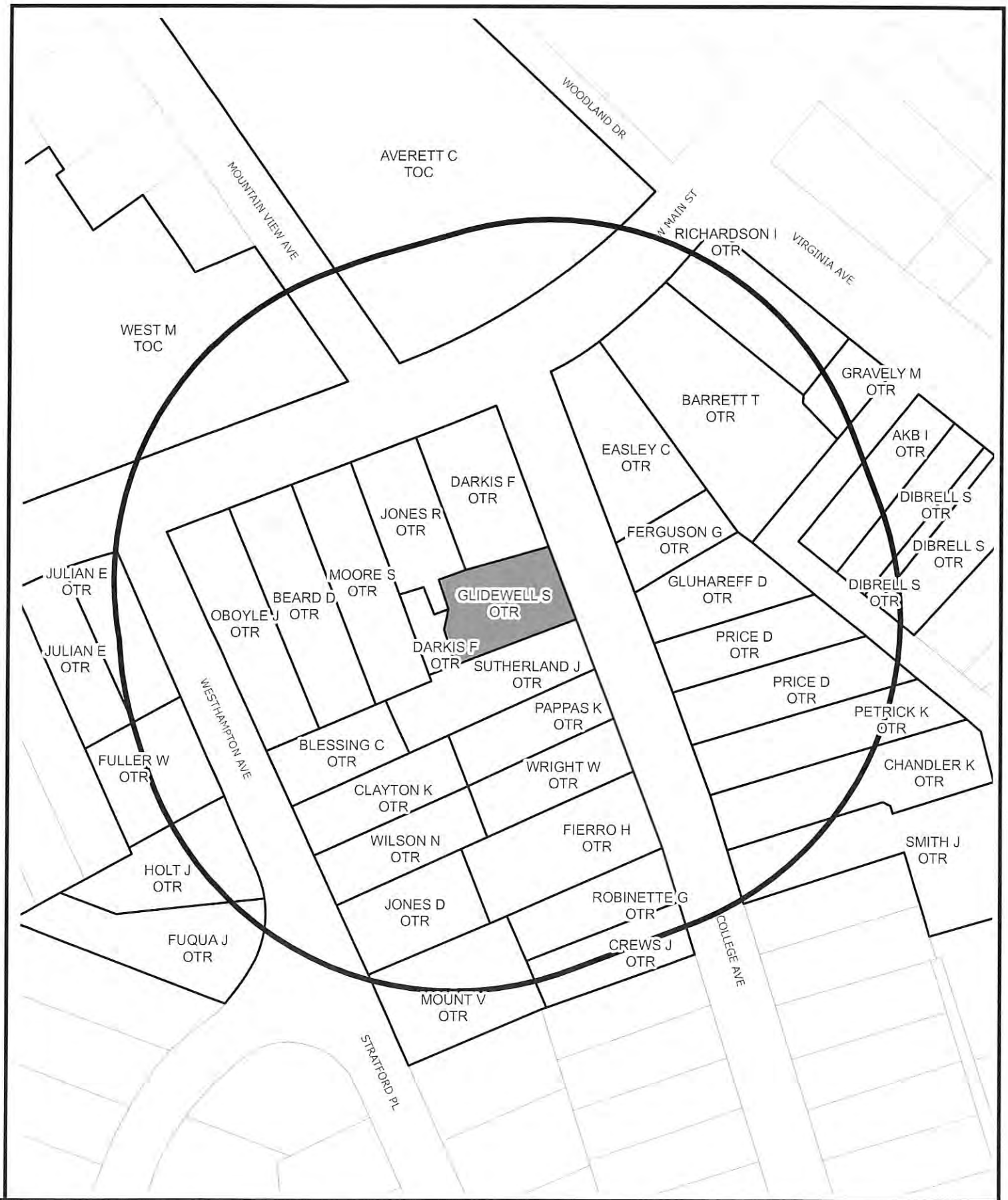
First Floor



Basement



120B College Avenue



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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.

SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE:	August 8, 2016
LOCATION OF PROPERTY:	120 College Ave
PRESENT ZONE:	OT-R, Old Town Residential
PROPOSED ZONE:	Same
ACTION REQUESTED:	Special Use Permit request to allow for a duplex
PRESENT USE OF PROPERTY:	Single family residence
PROPOSED USE OF PROPERTY:	Single family residence converted into duplex
PROPERTY OWNER (S):	Sue Glidewell
NAME OF APPLICANT (S):	Scott Swett
PROPERTY BORDERED BY:	Residential to the North, South, East, and West
ACREAGE/SQUARE FOOTAGE:	.2 acres
CHARACTER OF VICINITY:	Residential
INGRESS AND EGRESS:	College Ave
TRAFFIC VOLUME:	Low
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of August 8, 2016

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Special Use Permit application PLSUP20160000205, filed by Jonathan Yates, requesting a Special Use Permit to install a commercial communication tower in accordance with Article 2, Section R, Item 6a of the Code of the City of Danville, Virginia 1986, as amended at 115 Watson Street, otherwise known as Grid 1607, Block 025, Parcel 000010 of the City of Danville Virginia Zoning District Map. The applicant is proposing to erect a 150 ft monopole-style wireless communication facility on the site.

Background:

The subject property, 115 Watson Street, is zoned HR-C, Highway Retail Commercial and is the site of P.L. Anderson & Son Builders. Additionally, the site is improved with two accessory buildings. The applicant, Jonathan Yates on behalf of Beacon Towers, is requesting a Special Use Permit so that a communication tower may be constructed. The communication tower will be a 150' monopole tower.

The applicant has submitted a site plan and photo simulations of the proposed monopole tower. The photo simulations show what the proposed tower would look like from four (4) locations throughout the City, so that visibility of the tower can be determined.

Article 2.R. 8 requires that the minimum setback distance must be a minimum of ½ the height of the tower. This setback is necessary so that in the event of a failure, a tower that would break in half would be contained entirely on the parcel in which it is constructed. The applicant has provided an engineer signed letter from the manufacturer of the tower that states their tower will have a fall radius of no greater than 75 feet. This will allow a tower to break to be contained within the parcel lines of the property. The proposed tower location is 91.3 feet to its closest property line.

> Article 2.R. 8 states:
> *The maximum height for commercial communication towers shall be one hundred and fifty (150) feet. An additional twenty (20) feet of antenna height may be added onto the maximum one hundred and fifty (150) foot tower height for the installation of omnidirectional or whip antenna for a total height of tower and antenna to be a maximum of one hundred and seventy (170) feet from grade. The minimum setback distance from the base of the commercial communications tower to any property line*

or to any adjacent nonresidential structure shall be equal to one-half (½) the total combined height of the tower and antenna, unless the City Manager or Planning Commission grants a waiver due to special or unusual characteristics.

Another point of concern is compliance with Article 2.R.5. To comply with this coverage maps that indicate that there is a void of coverage in this area have been included with this Staff Report.

Article 2.R.5. states:
No telecommunication tower(s) shall be located within five hundred (500) feet of a residential zoning district unless the applicant can otherwise demonstrate by providing coverage, interference and capacity analysis that the proposed location of the antenna is necessary to meet the frequency reuse and spacing needs of the wireless telecommunications facility and to provide adequate coverage and capacity to areas which cannot be adequately served by locating the tower(s) in a less sensitive area.

Thirty-One (31) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A full report will be presented at the City Planning Commission meeting on August 8, 2016.

Staff Analysis and Recommendation:

Staff recommends approval of Special Use Permit Application PLSUP20160000205, filed by Jonathan Yates requesting a Special Use Permit to allow a communication tower in accordance with Article 2, Section R, Item 6a the Code of the City of Danville, Virginia, 1986, as amended at 115 Watson Street, otherwise known as Grid 1607, Block 025, Parcel 000010 of the City of Danville Virginia Zoning District Map. Staff recommends approval on the condition that the communication tower be a metal monopole style tower. Staff recommends monopoles due to their similarity to other utility structures used by the City of Danville and their lower failure rate compared to lattice type towers.

City Planning Commission Alternatives:

1. Recommend approval of Special Use Permit Application PLSUP20160000205 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20160000205 subject to conditions by Staff.
3. Recommend approval of Special Use Permit Application PLSUP20160000205 subject to conditions by the Planning Commission.
4. Recommend denial of Special Use Permit Application PLSUP20160000205 as submitted.

Attachments:
Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2015 Aerial)

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING USE: **Proposed 150-foot monopole-style wireless communication facility by Beacon Towers to provide the minimum level of in-building coverage and to provide adequate service and data speed levels in the Central Blvd and South Main Street areas of the City of Danville.**

CASE NUMBER: _____ EXISTING ZONING: **HR-C**

PROPOSED ZONING: **N/A - same as existing (HR-C)** TAX MAP NUMBER: **1607-025-000010.000**

RECEIVED BY: _____ DATE FILED: _____

PLANNING COMMISSION DATE: **August 8, 2016** CITY COUNCIL DATE: **September 6, 2016**

4686

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

Exact legal description of property (Attach if insufficient space). **Please see the attached Tax Assessor's Parcel Report/Map, survey with legal description prepared by Virginia Professional Engineer O. Warren Williams, Jr.**

Gross Area/Net Area: **Overall property = 2.03 acres; Proposed Beacon Towers lease area = 100'x100'** Property Address: **115 Watson Street, Danville, VA 24541**

Property Location: N (S) E W Side of: **Watson Street**

Between: **S. Main Street** and **Montague Street**

Proffered Conditions (if any, please attach): **N/A**

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information: Please see Exhibit "1" enclosed herewith.

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Proposed 150' monopole-style wireless communication facility by Beacon Towers to be located at 115 Watson Street, Danville, VA 24541.

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

1. NAME: THOMAS W. LEGGETT, JR. TELEPHONE: off. 434-792-6111 cell 434-548 6111

MAILING ADDRESS: P.O. Box 1402 Danville, Va. 24543

SIGNATURE: Thomas W. Leggett, Jr. DATE: 7/01/16

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: office plason@pla.comcastbiz.net

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: Jonathan L. Yates for Beacon Towers TELEPHONE: (843) 414-9754

MAILING ADDRESS: 105 Broad St., Third Floor; Charleston, SC 29401

EMAIL ADDRESS: JLY@hellmanyates.com

SIGNATURE: Jonathan L. Yates DATE: 7/8/16

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE:	August 8, 2016
LOCATION OF PROPERTY:	115 Watson Street
PRESENT ZONE:	HR-C Highway Retail Commercial
PROPOSED ZONE:	Same
ACTION REQUESTED:	Special Use Permit to erect a 150' monopole.
PRESENT USE OF PROPERTY:	Construction office and storage yard
PROPOSED USE OF PROPERTY:	Same with monopole
PROPERTY OWNER (S):	Thomas W. Leggett Jr.
NAME OF APPLICANT (S):	Jonathan L. Yates for Beacon Towers
PROPERTY BORDERED BY:	Commercial to north, and east. Vacant land and rail road tracks to the south, mixed commercial and residential to the west.
ACREAGE/SQUARE FOOTAGE:	2.03 acres
CHARACTER OF VICINITY:	Commercial
INGRESS AND EGRESS:	Watson Street
TRAFFIC VOLUME:	Moderate
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of August 8, 2016

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2016

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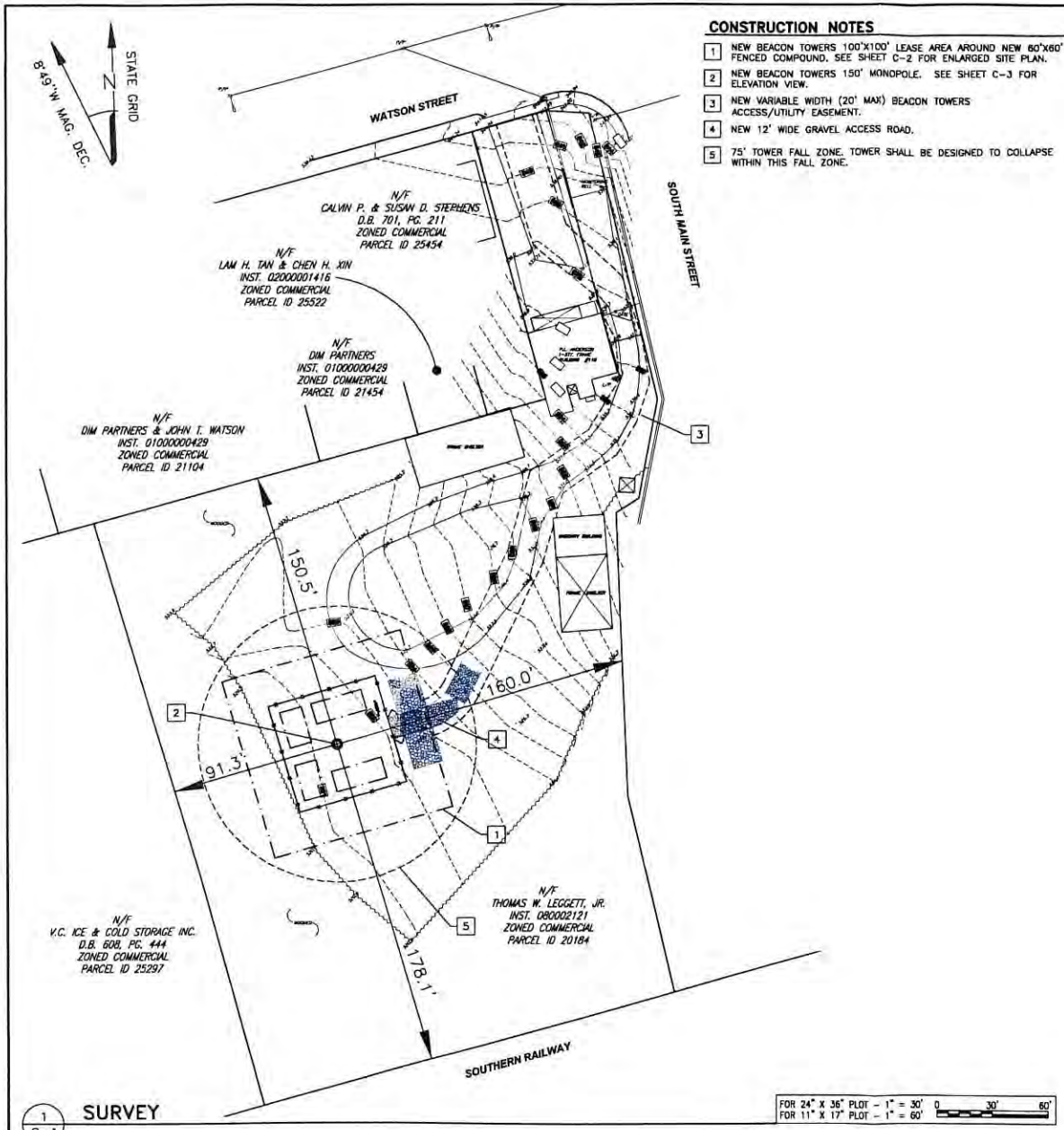


1 C-1 SURVEY

FOR 24" X 36" PLOT - 1" = 30' 0 30' 60'
FOR 11" X 17" PLOT - 1" = 60'

CONSTRUCTION NOTES

1. NEW BEACON TOWERS 100'X100' LEASE AREA AROUND NEW 60'X60' FENCED COMPOUND. SEE SHEET C-2 FOR ENLARGED SITE PLAN.
2. NEW BEACON TOWERS 150' MONOPOLE. SEE SHEET C-3 FOR ELEVATION VIEW.
3. NEW VARIABLE WIDTH (20' MAX) BEACON TOWERS ACCESS/UTILITY EASEMENT.
4. NEW 12' WIDE GRAVEL ACCESS ROAD.
5. 75' TOWER FALL ZONE. TOWER SHALL BE DESIGNED TO COLLAPSE WITHIN THIS FALL ZONE.

SURVEY NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY CAUSEWAY CONSULTANTS, P.C. P. O. BOX 15039. CHESAPEAKE, VIRGINIA, 23328-50394. PHONE: 757-482-0474. SURVEY DATE: OCTOBER 29, 2015.

2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING STATIC GPS OBSERVATIONS, POST PROCESSED THROUGH NOAA'S OPUS WEBSITE AND CONVERTED TO NAVD 88 AND NAD 83, U.S SURVEY FOOT, FOR THE VERTICAL DATUM AND HORIZONTAL COORDIANTES, RESPECTIVELY, USING U.S. ARMY CORPS OF ENGINEERS CORPSCON SOFTWARE, VERSION 6.01.

3. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS, P.C. THIS SURVEY DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ANY OR ALL EASEMENTS THAT MAY AFFECT THE PROPERTY.

5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.

7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51143C 0534E, DATED SEPTEMBER 29, 2010.

8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

BEACON TOWERS 100'X100' LEASE AREA

A PROPOSED 100' X 100' LEASE AREA ON TAX PARCEL 20184 AS DESCRIBED IN INSTRUMENT #080000021 21, RECORDED IN THE CLERKS OFFICE OF THE CITY OF DANVILLE, VIRGINIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT HAVING A COORDINATE VALUE OF N: 3,369,520.73 BY E: 11,216,849.75 AS RELATED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM NAD83, SOUTH ZONE;

THENCE S 73°34'14" W A DISTANCE OF 100.00' TO A POINT;
THENCE N 16°25'46" W A DISTANCE OF 100.00' TO A POINT;
THENCE N 73°34'14" E A DISTANCE OF 100.00' TO A POINT;
THENCE S 16°25'46" E A DISTANCE OF 100.00' TO A POINT
WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 10,000 SQUARE FEET OR 0.230 ACRES.

BEACON TOWERS ACCESS/UTILITY EASEMENT

A PROPOSED VARIABLE WIDTH INGRESS, EGRESS AND UTILITIES EASEMENT OVER AND ACROSS TAX PARCEL 20184 AS DESCRIBED IN INSTRUMENT #080000021 21, RECORDED IN THE CLERKS OFFICE OF THE CITY OF DANVILLE, VIRGINIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT A POINT ALONG THE SOUTHERLY RIGHT OF WAY OF WATSON STREET, POINT BEING AT STATION 12+40.00 AS SHOWN ON THE VDOT PLANS 0086-108-102, RW-201, SHEET 4;
THENCE S 74°32'14" W A DISTANCE OF 7.85' TO A POINT BEING THE TRUE POINT AND PLACE OF BRGINNING;
THENCE S 17°10'30" E A DISTANCE OF 61.43' TO A POINT;
THENCE S 47°14'23" E A DISTANCE OF 41.11' TO A POINT;
THENCE S 18°05'31" E A DISTANCE OF 34.12' TO A POINT;
THENCE S 10°16'13" E A DISTANCE OF 25.68' TO A POINT;
THENCE S 17°55'34" W A DISTANCE OF 22.67' TO A POINT;
THENCE S 31°19'07" W A DISTANCE OF 21.01' TO A POINT;
THENCE S 54°24'56" W A DISTANCE OF 35.73' TO A POINT;
THENCE S 15°51'39" W A DISTANCE OF 39.12' TO A POINT;
THENCE S 25°40'44" W A DISTANCE OF 80.82' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.61', A RADIUS OF 40.00', A CHORD BEARING OF S 49°45'03" W AND A CHORD LENGTH OF 32.63' TO A POINT;
THENCE N 16°25'46" W A DISTANCE OF 20.00' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 16.89', A RADIUS OF 20.00', A CHORD BEARING OF N 48°52'33" E, WITH A CHORD LENGTH OF 16.40' TO A POINT;
THENCE N 25°40'44" E A DISTANCE OF 79.10' TO A POINT;
THENCE N 15°51'39" E A DISTANCE OF 44.40' TO A POINT;
THENCE N 54°24'56" E A DISTANCE OF 38.64' TO A POINT;
THENCE N 31°15'04" E A DISTANCE OF 32.00' TO A POINT;
THENCE N 05°48'12" W A DISTANCE OF 20.80' TO A POINT;
THENCE N 25°36'07" W A DISTANCE OF 28.55' TO A POINT;
THENCE N 51°11'58" W A DISTANCE OF 41.01' TO A POINT;
THENCE N 17°10'30" W A DISTANCE OF 68.15' TO A POINT;
THENCE N 74°32'14" E A DISTANCE OF 20.01' TO A POINT
WHICH IS THE TRUE POINT AND PLACE OF BEGINNING HAVING AND AREA OF 7,306 SQUARE FEET OR 0.168 ACRES.

BEACON TOWERS
PO BOX 279
AWENDAW, SC 29429
843-324-9731

WW&A
warren williams & associates
736 CARMEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27263
(757) 450-2288

NO.		
1	11/1/15	PRELIM CONSTR DWGS
	BY: ALB	CHK: OWW APP'D: OWW
2	11/10/15	FINAL CONSTR DWGS
	BY: ALB	CHK: OWW APP'D: OWW
3		
4		
5		
6		

COMMONWEALTH OF VIRGINIA
O. WARREN WILLIAMS, JR.
Lic. No. 37030
11-10-15
PROFESSIONAL ENGINEER

VA-778
DANVILLE
RAW LAND
MONOPOLE

115 WATSON STREET
DANVILLE, VA
24541
PITTSYLVANIA COUNTY

DRAWN BY:	ALB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO:	VA-778

SHEET TITLE:
SURVEY SHEET

SHEET NUMBER:
C-1

ROHN™
Products LLC

1 Fairholm Avenue
Peoria, IL 61603 USA
Phone 309-566-3000
FAX 309-566-3079
Toll Free 800-727 ROHN

April 05, 2016

Beacon Towers-VA, LLC
PO Box 279
Awendaw, SC 29429

Attn: Mr. Martin Deputy

Reference: 150ft Tapered Steel Pole
Site Name: VA-778 Danville
Pittsylvania County, Virginia

Dear Mr. Deputy:

The referenced pole will be designed to meet the specified loading requirements in accordance with ANSI/TIA-222-G for a 115 MPH Ultimate Wind Speed per ASCE 7-10 with no ice and a 30 MPH 3-second gust wind speed with 0.75 inch radial ice, Structure Class: II; Exposure Category: B and Topographic Category: 1.

It is our understanding that the design of the referenced pole requires consideration of a contained fall radius in the event that a catastrophic wind speed would result in collapse. Although the pole will not be designed to fail, stronger sections than required by analysis will be provided in the lower sections of the pole. This would result in an increased safety factor in the lower sections. This design would enable the pole to fail through a combination of bending and buckling in the upper portion of the pole under a catastrophic wind loading. Failure in this manner would result in the upper portion of the pole folding over the lower portion, resulting in a fall radius no greater than 75ft. The failure mode would theoretically be a local buckling failure involving a crippling of the pole wall on one side of the pole as opposed to the pole shearing off or completely breaking off and hitting the ground.

Please contact us at your convenience should you have further questions concerning the safety of pole structures or other aspects of pole design.

Sincerely,

COMMONWEALTH OF VIRGINIA
HABIB JIRJI AZOURI
Lic. No. 033257
PROFESSIONAL ENGINEER

Habib Azouri, P.E.
Engineering Manager

cc: Ken Cordrey

Photo Map

Gray St
Paxton St
W Paxton St
Aiken St
Central Blvd
Stovalls Alley
Forest St
Stokes St
Carolina Ave
Stewart St
Photo #3
Photo #2
Boatwright St
Buford Rd
Proposed Site
Watson St
Avondale Dr
Virginia Ave
Photo #1
S Main St
Floral Ave
Pearl St
Photo #4
86
Industrial Ave
Flint St
Paul St
© 2016 Google
Google earth
1994
Imagery Date: 4/15/2014 36°34'26.13" N 79°24'20.99" W elev 541 ft eye alt 3083 ft

ICE
Photo #1

Photo # 2

Photo #3

Photo #4

CelPlan
Wireless Global Solutions

April 29, 2016

Hellman, Kates & Tisdale
105 Broad Street, 3rd floor
Charleston, SC 29401

Re: Beacon Towers proposed communications facility

Dear Mr. Yates,

I appreciate the opportunity to address and demonstrate the needs for additional advance cellular coverage and capacity in the Central Blvd and S Main st area. To provide the minimum level of in-building coverage and to provide an adequate service and data speed levels, a new tower of approximately 150-ft in height is required. We reviewed the following information, submitted to us by Beacon Towers:

1. Current transmitting locations of the PCS and Cellular carriers in and around the residential and commercial areas of Central Blvd and S Main st;
2. The current available coverage requirements including existing structure evaluation and user transmitting-receiving locations;
3. Residential-Commercial layout and density, physical properties, general usage type and uplink-downlink velocity; and
5. Existing structures available for collocation respective to the needs of coverage

Our analysis concluded that a tower in the proposed search area by Beacon Towers is absolutely necessary in order to improve cellular, voice, and data usage. Cellular voice, data usage, and coverage have changed over the years and the development of the communications facilities have changed accordingly. Previously, communications facilities were developed to be big and tall to provide a large coverage area for voice calls and outside usage. Currently with the move to more extensive in-building Cellular phone usage (vs landline phones) and after smart-phone development, the coverage necessary to handle extensive data and voice traffic, and the ever increasing data speed needs, requires communications facilities to be smaller and more precise in their location.

The distressed area is a dynamic area that requires additional in-building coverage for high volume cellular and PCS traffic and also supplementary and new coverage to areas that no coverage currently exists or is extremely limited in service capabilities. In addition, this area experiences not only heavy vehicular use, but also residential and commercial usage in which many calls and data transmissions are interrupted due to lacking service and also protracted data speeds attributed to not having a dominate server in the area.

1920 Association Dr
4th Floor
Reston, VA 20191

Voice +1 703 259 4020
Fax +1 703 476 8964
www.celplan.com

These dynamics require a structure with a height of 150 ft. There are no existing communications facilities that will provide a complete solution for this area The planned communications facility by Beacon Towers will solve the existing problems, extend coverage, and enhance the call and data usage to the distressed commercial and residential areas centered around Central Blvd and S Main st area. The radio frequency emissions from the planned Beacon Towers facility will comply with all FCC standards.

Sincerely,

Cristine Korowajczuk

Project Engineer
cristine@celplan.com
703-259-4036

CelPlan
Wireless Global Solutions

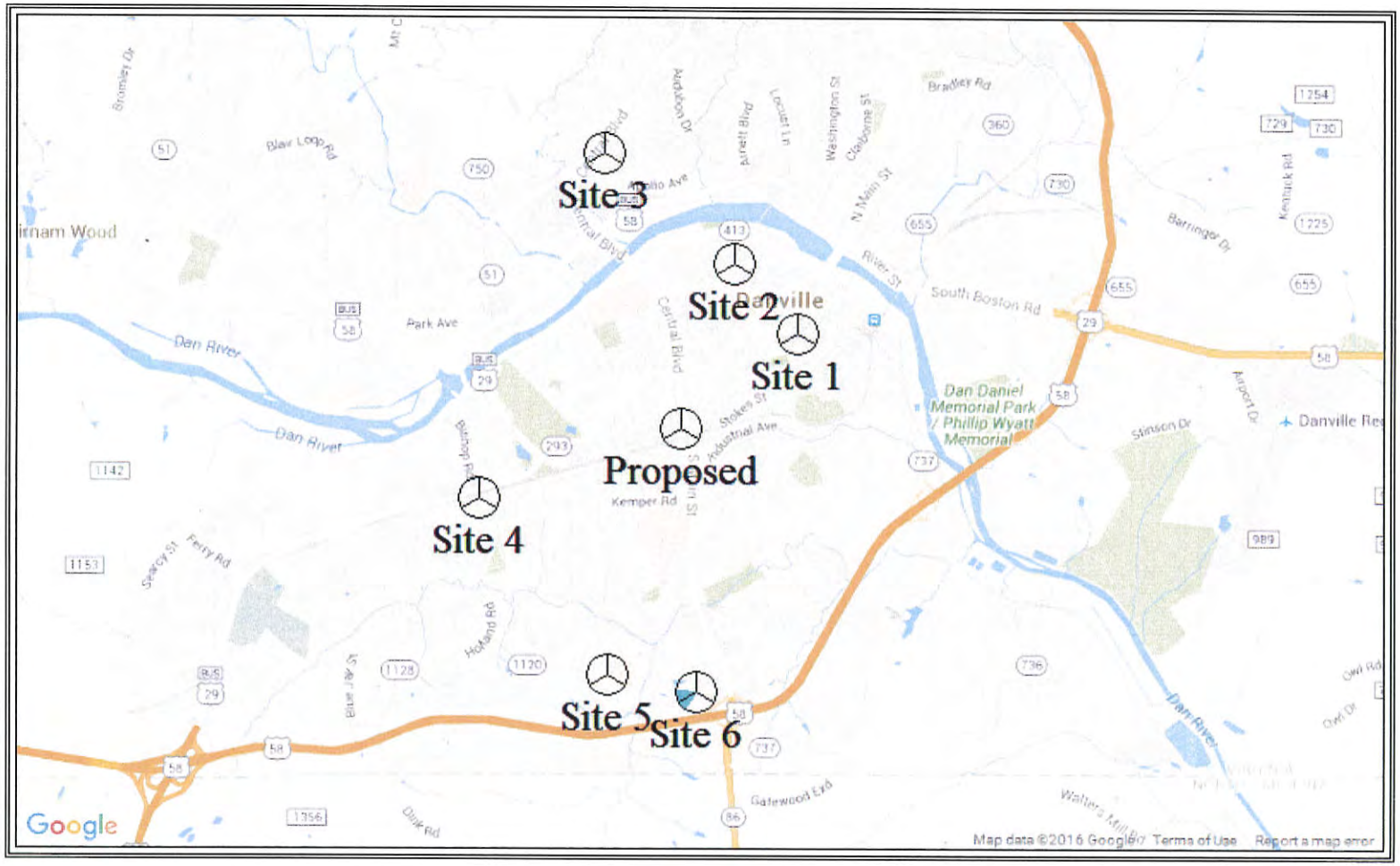
Beacon Towers

Danville

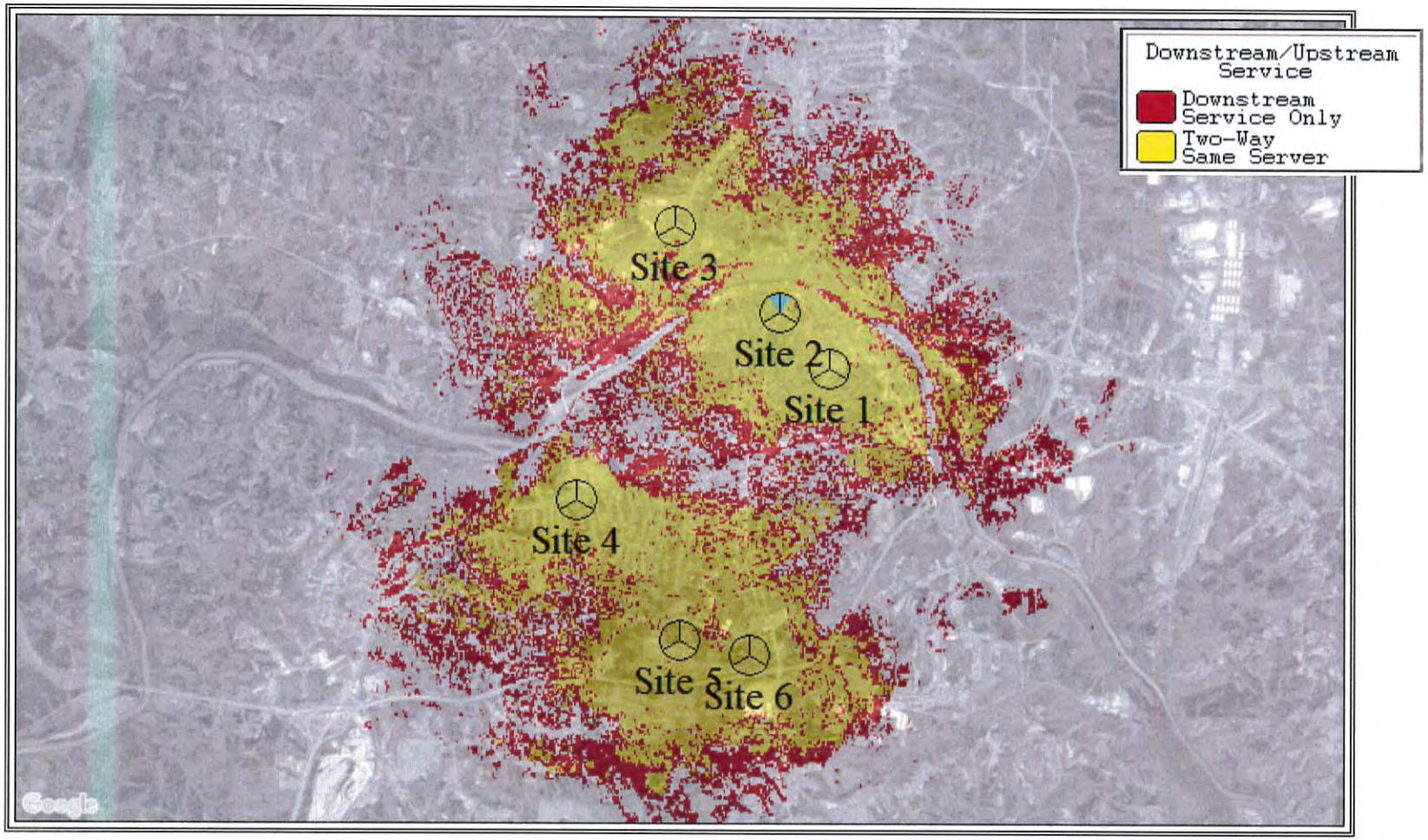
2500 MHz – LTE Network

Virginia

Sites location

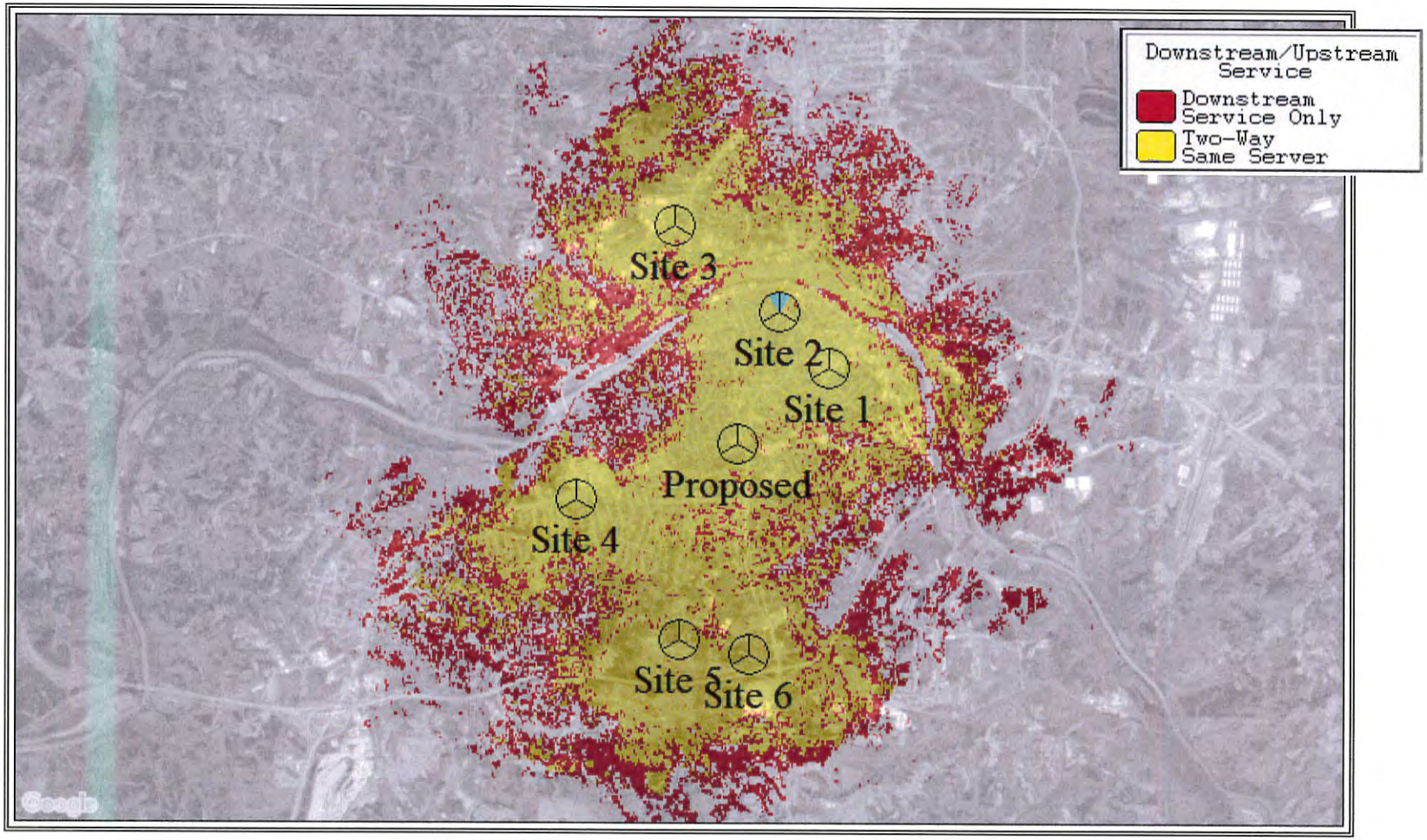


Outdoor Terminal – Existing Sites



Note: Downstream Service Only (**red**) means areas where signal from tower is good but terminals cannot reach tower due to less power which means **no service**; Two-way same server (yellow) indicates areas where service can be provided.

Outdoor Terminal – With Proposed Site



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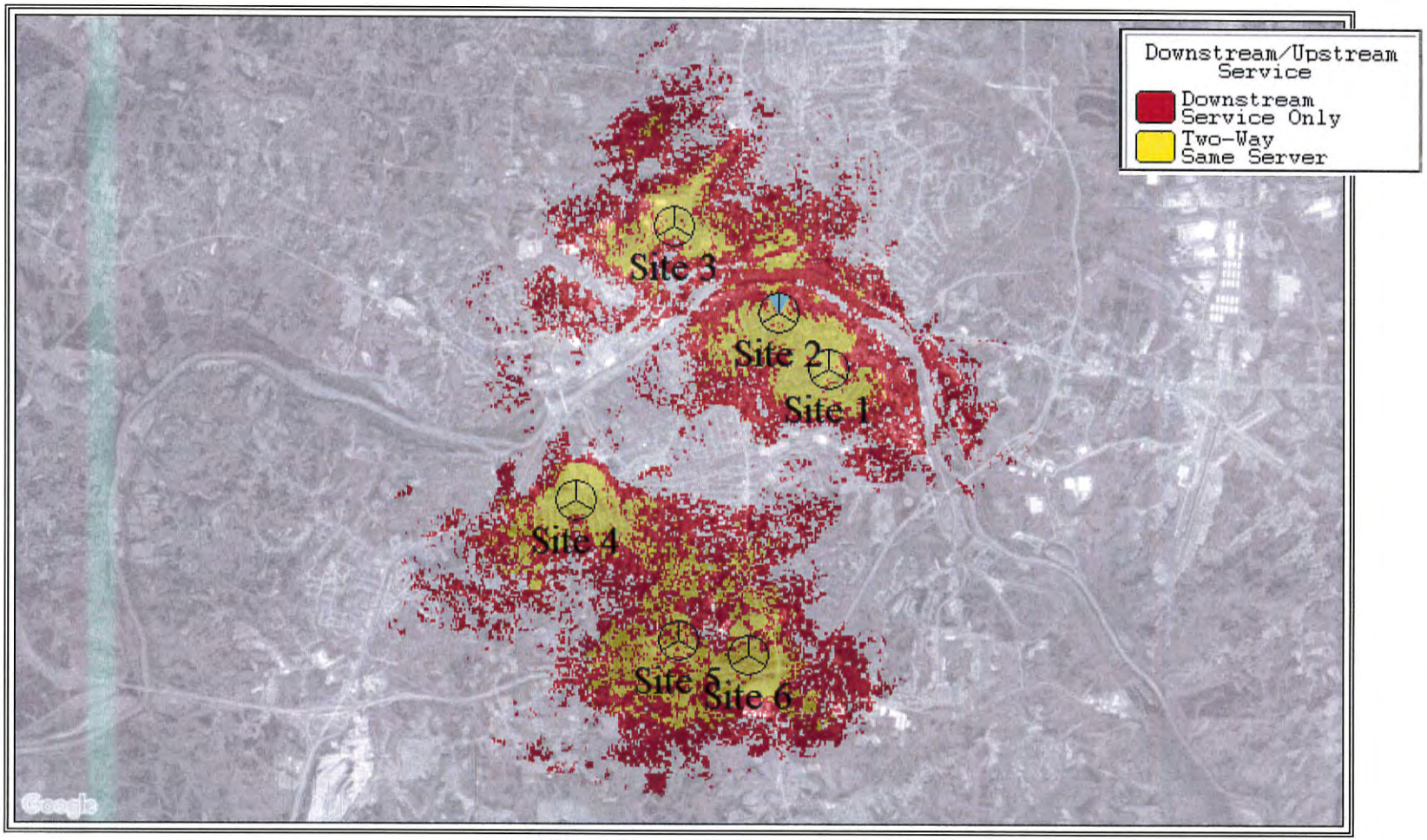
Incar Terminal – Existing Sites



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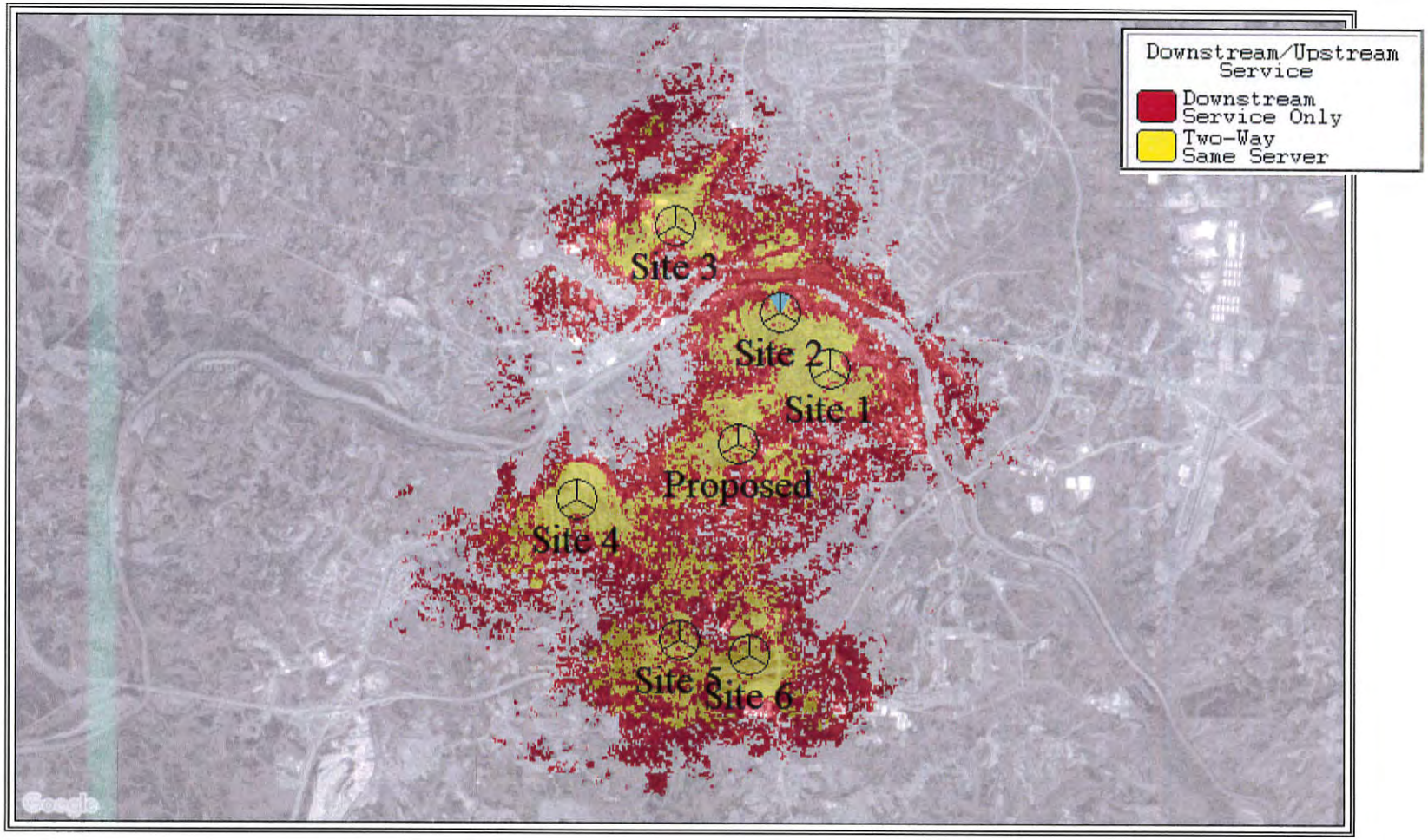
InCar Terminal – With Proposed Site



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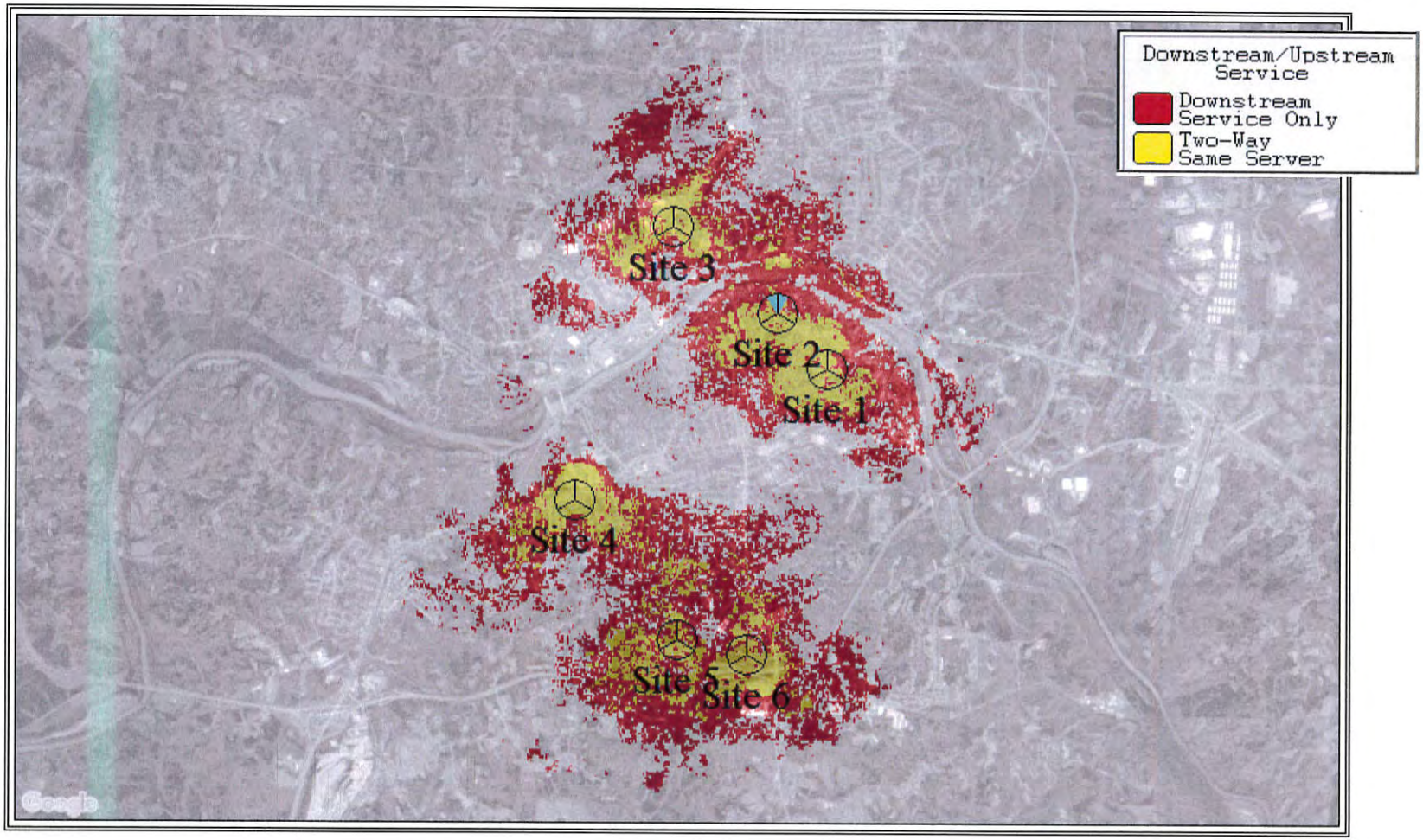
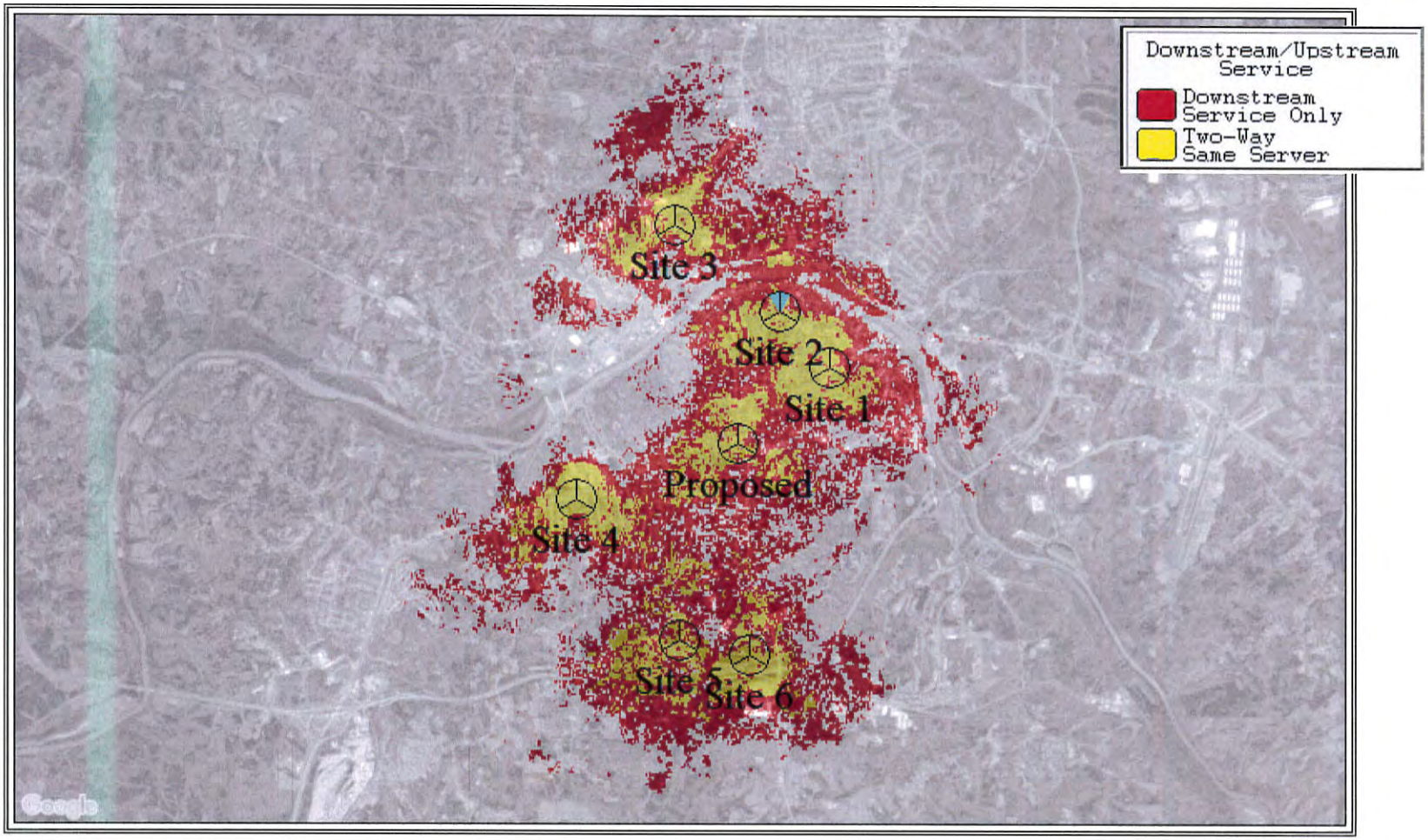
Indoor Terminal – Existing



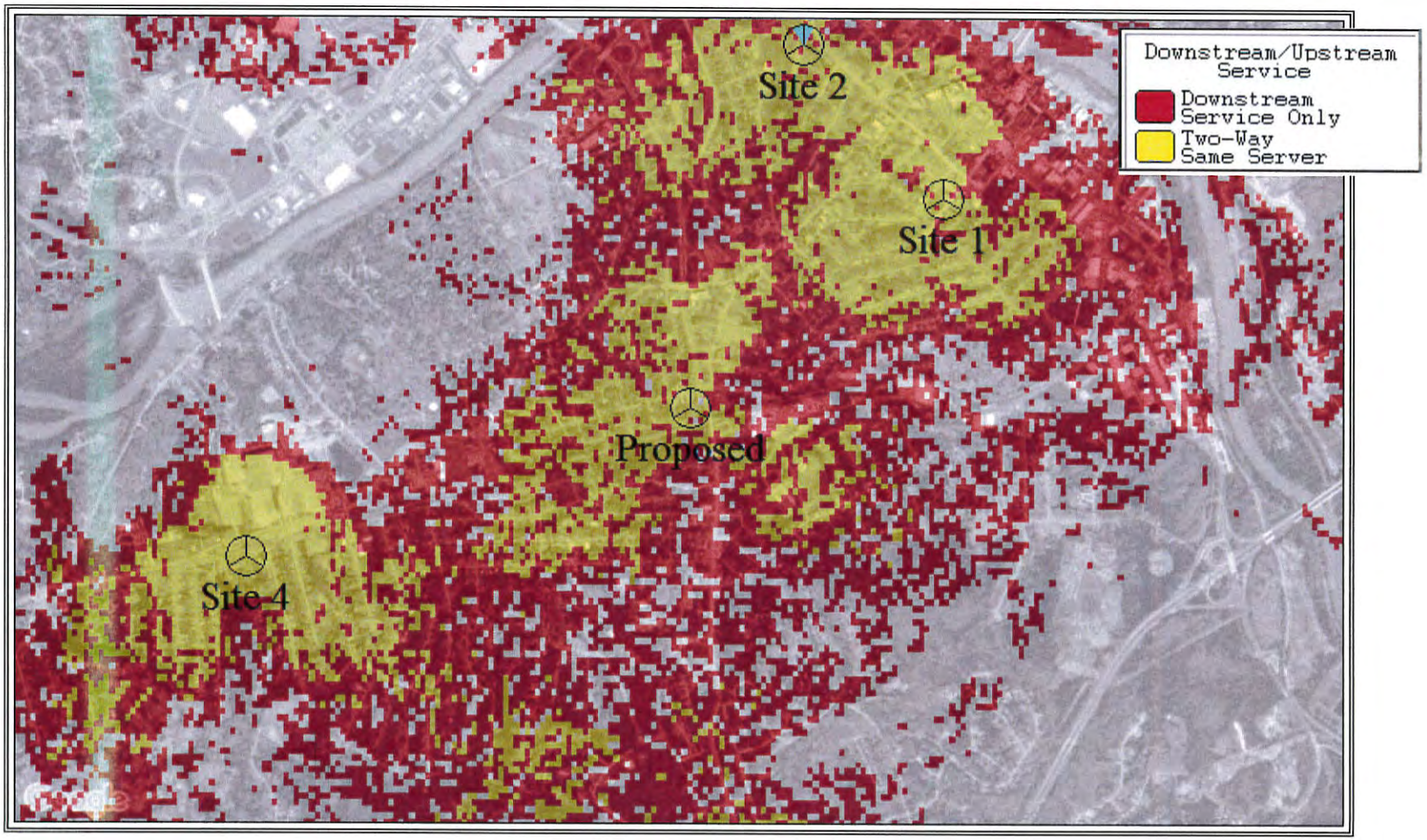
Note: Downstream Service Only (**red**) means areas where signal from tower is good but terminals cannot reach tower due to less power which means **no service**; Two-way same server (yellow) indicates areas where service can be provided.

Indoor Terminal – With Proposed Site



Note: Downstream Service Only (**red**) means areas where signal from tower is good but terminals cannot reach tower due to less power which means **no service**; Two-way same server (yellow) indicates areas where service can be provided.

Indoor Terminal – With Proposed Site (Zoom)



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Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-AEA-3059-OE

Issued Date: 04/11/2016

Martin Deputy
Beacon Towers-VA
3519 Stockton Drive
Mt Pleasant, SC 29466

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Danville
Location:	Danville, VA
Latitude:	36-34-24.61N NAD 83
Longitude:	79-24-22.46W
Heights:	522 feet site elevation (SE)
	155 feet above ground level (AGL)
	677 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L.

This determination expires on 10/11/2017 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5922. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AEA-3059-OE.

Signature Control No: 285477472-287881542 (DNE)
Debbie Cardenas
Technician

Attachment(s)
Frequency Data

cc: FCC

Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Rezoning application PLRZ20160000209, filed by Terry Francisco, requesting to rezone from N-C, Neighborhood Commercial District to "Conditional" HR-C Highway Retail Commercial District, 778 Westover Drive, otherwise known as Grid 0715, Block 003, Parcels 000008, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to use the property for office and interior mini-storage facilities.

Background:

A request has been filed by Terry Francisco to rezone 778 Westover Drive from N-C, Neighborhood Commercial to "Conditional" HR-C, Highway Retail Commercial. The applicant is proposing to use the property for office space and interior mini-storage facilities.

The subject property is bordered to the North by a property zoned OT-R, Old Town Residential and by properties zoned N-C, Neighborhood Commercial to the South, East, and West. The .38 acre subject parcel has ingress and egress from Westover Drive. The structure was previously the location of God's Storehouse.

The applicant has submitted a site plan indicating that they plan to develop the structure into approximately 1,217 net square feet of retail space, 2,027 net square feet of mini storage space, and 5,352 net square feet of private storage space on the first floor. The first floor mini-storage area would consist of sixteen (16) storage units of various sizes. The second floor would have approximately 3,476 square feet of private storage space. Eight (8) parking spaces are to be provided.

The applicant has also proffered a list of prohibited uses to bring the property close to the existing uses allowed within the N-C district, but allow for the mini-warehouses and some other limited commercial uses.

Twenty-Nine (29) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A complete report will be presented at the Planning Commission meeting of August 8, 2016.

Staff Analysis and Recommendation:

Staff recommends approval of Rezoning application PLRZ20160000209, filed by Terry Francisco, requesting to rezone from N-C, Neighborhood Commercial District to "Conditional" HR-C Highway Retail Commercial District, 778 Westover Drive, otherwise known as Grid 0715, Block 003, Parcels 000008, of the City of Danville, Virginia Zoning District Map.

The site has been a challenge to redevelop in the past due to the building size and configuration. The uses proffered by the applicant address the proposed use, while allowing for zoning similar to that permitted under the current N-C designation.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20160000209 as submitted.
2. Recommend approval of Rezoning Application PLRZ20160000209 with conditions per Planning Commission.
3. Recommend denial of Rezoning Application PLRZ20160000209.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2015 Aerial)

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:
Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: NC

PROPOSED ZONING: Conditional HRC TAX MAP NUMBER: _____

RECEIVED BY: _____ DATE FILED: _____

PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

2011

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: 10,323.24 SQFT Property Address: 778 WESTOVER DRIVE

Property Location: (N) S E W Side of: WESTOVER DRIVE

Between: ROSEMARY LANE and ALLISON DRIVE

Proffered Conditions (if any, please attach): _____

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

1. NAME: BLAINS PROPERTIES, LLC TELEPHONE: 434.836.5100

MAILING ADDRESS: 10432 HWY 29 NORTH BLAINS, VA 24527

SIGNATURE: [signature] DATE: 7/10/16

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: terryfrancisco.tuneanotolen@comcast.net

APPLICANT (PLEASE TYPE OR PRINT):
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

_____

_____

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

_____

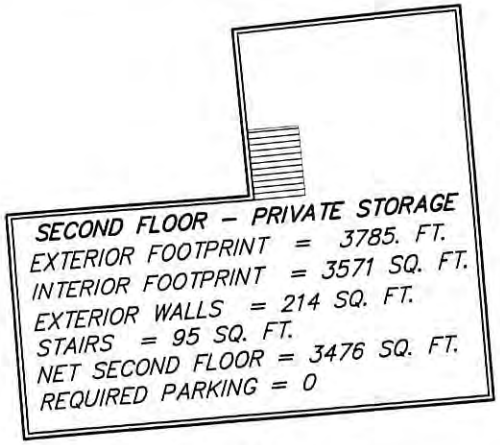
_____

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

_____

_____



SECOND FLOOR – PRIVATE STORAGE
EXTERIOR FOOTPRINT = 3785. FT.
INTERIOR FOOTPRINT = 3571 SQ. FT.
EXTERIOR WALLS = 214 SQ. FT.
STAIRS = 95 SQ. FT.
NET SECOND FLOOR = 3476 SQ. FT.
REQUIRED PARKING = 0

RETAIL SPACE FIRST FLOOR

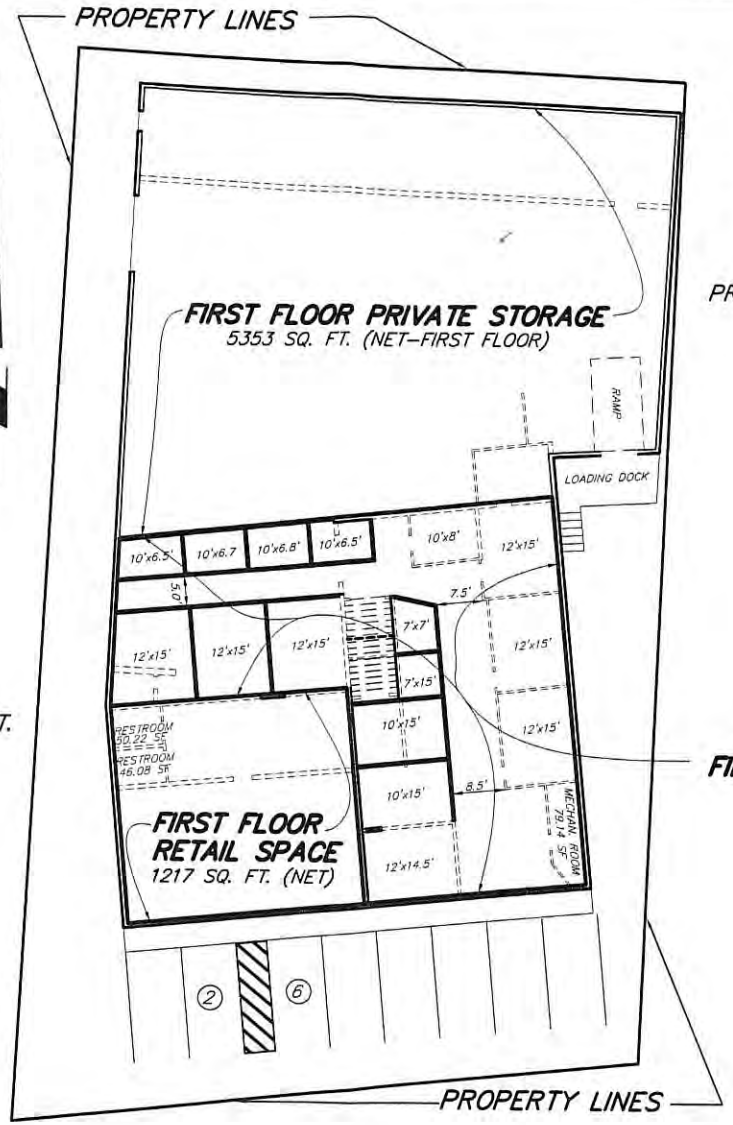
INSIDE GROSS RETAIL = 1368.52 SQ. FT.
LESS INTERIOR WALLS = 55.28 SQ.FT.
LESS RESTROOM(S) = 96.30 SQ. FT.
NET RETAIL SPACE = 1216.94 SQ. FT.
REQUIRED PARKING 5 + 1 = 6

MINI–STORAGE SPACE FIRST FLOOR

GROSS INTERIOR MINI–STORAGE = 3297.45 SQ. FT.
LESS MECHANICAL ROOM = 79.14 SQ. FT.
LESS INTERIOR WALLS = 266.80 SQ.FT.
LESS FF STAIRS = 49.72 SQ. FT.
LESS CORRIDORS = 874.77 SQ. FT.
NET MINI–STORAGE SPACE = 2027.02 SQ. FT.
(NO OFFICE/NO EMPLOYEE)
REQUIRED PARKING = 0

FIRST FLOOR – PRIVATE STORAGE

GROSS INTERIOR AREA = 5657.27 FT.
INTERIOR WALLS = 184.46 SQ. FT.
RAMP AREA = 120.00 SQ. FT.
NET AREA = 5352.81 SQ. FT.
REQUIRED PARKING = 0



BUILDING LAYOUT PLAN
WITH PARKING CALCULATIONS
FOR
BLAIRS PROPERTIES LLC
OF PROPERTY SITUATE AT
778 WESTOVER DRIVE
ALSO KNOWN AS
PROPERTY IDENTIFICATION NO. 56697
DANVILLE, VIRGINIA

PARKING REQUIRED = 6
PARKING PROVIDED = 8

FIRST FLOOR MINI–STORAGE

SHANKS ASSOCIATES, P.C.
ENGINEERS – SURVEYORS – PLANNERS
509 LOYAL STREET
DANVILLE, VIRGINIA 24541
(434) 797–5446 fshanks@gamewood.net
www.shanks–pc.com

DATE: 05/10/2016		SCALE:	1"=20'
CALC: FOS		DRAWN BY: FOS	
CREW: TLG		F.B.:	13.01
CALC. CHK:		PLAT CHK:	
		JOB NO.:	715006

HR-C Highway Retail Commercial

B. - Permitted Uses.

An individual use or structure intended for a single use with 60,000 square feet gross floor area or less, incorporating the following uses:

1. Automobile and light vehicle dealerships and retail sales establishments (with service and repair facilities as an ancillary use, with completely enclosed service facilities and screened outdoor storage of repair vehicles).
2. Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage).
3. Banks and financial institutions.
4. Business services and office supply establishments.
5. Car washes.
6. Churches and places of worship.
7. Convenience stores (with or without gasoline sales).
8. Fast-food restaurants.
9. Funeral homes.
10. Gasoline sales establishments.
11. Health club, spa or fitness center.
12. Hospitals and health care facilities with inpatient services.
13. Hotels and motels.
14. Laundromats/dry cleaners.
15. Light intensity wholesale trade establishments (with no outdoor sales or display of products).
16. Medical offices and outpatient care facilities.
17. Mini-storage warehouses, with no exterior storage.
18. Movie theaters.
19. Offices (general and professional).
20. Parking lots (private and public with off-street parking as the principal use).
21. Personal service establishments.
22. Private post office and delivery service.
23. Public uses.
24. Repair service establishments (exclusive of automobile and light vehicle service and repair, with no outdoor storage).
25. Restaurants.
26. Retail sales and leasing establishments, with screened outdoor sales or display of products limited to no greater than 15% of the net developable lot area. (See Additional Regulations.)
27. Schools, colleges and universities (public and private).
28. Seasonal retail uses.
29. Temporary retail sales.

30. Exterminator.

31. Bicycle shop.

32. Adult day support services.

33. Child therapeutic day support services.

(Ord. No. 2004-02.04, Art. 3.M, § B, 2-17-04; Ord. No. 2005-04.04, 4-5-05; Ord. No. 2009-12.08, 12-15-09; Ord. No. 2013-06.01, 6-4-13; Ord. No. 2014-08.09, 8-19-14)

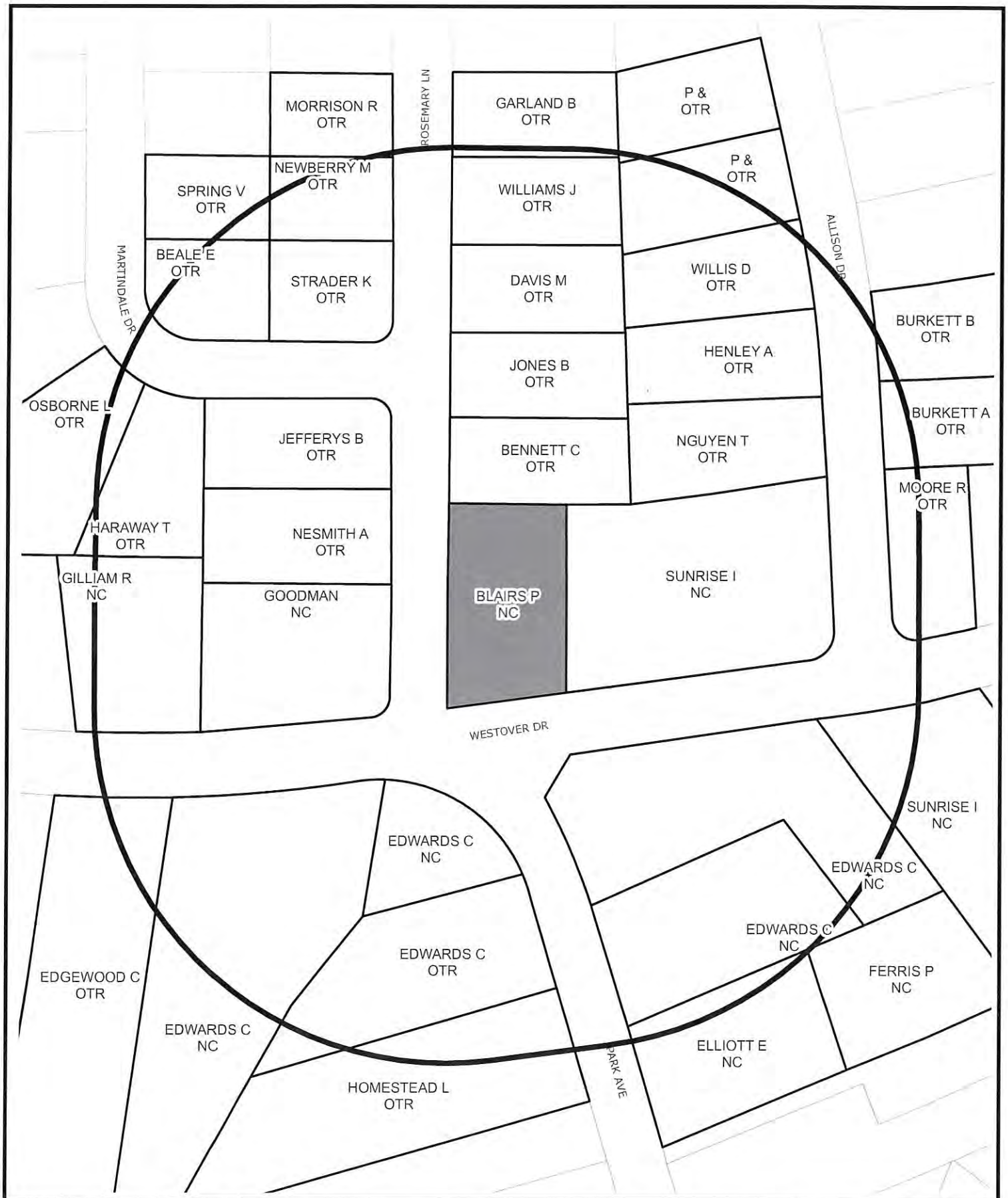
C. - Uses Permitted by Special Use Permit.

An individual use otherwise permitted hereinabove by-right in the HR-C District, but having greater than 60,000 square feet gross floor area, or any of the following uses:

1. Auction establishments.
2. Bed and breakfast, inn or tourist home (as defined).
3. Bus stations.
4. Commercial recreation facilities (indoor and outdoor).
5. Conference centers.
6. Day care centers (adult and child).
7. Kennels, commercial.
8. Light warehousing uses related to an adjunct retail use permitted either by-right or special permit, provided that warehousing space does not exceed 50% of the gross floor area.
9. Drive-in movie theaters.
10. Parking garages and structures.
11. Pet clinics.
12. Plant nurseries.
13. Public utilities.
14. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than 15% of the gross floor area in the assembling or processing of products. All assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
15. Schools, colleges and universities (public or private).
16. Taxidermists.
17. Uses with lot frontage on the Dan River.
18. Vehicle sale, rental and ancillary service establishments, including mobile homes.
19. Veterinary clinics.
20. Waiver for increase in building heights to over 50 feet.
21. Waiver of yard requirements, subject to the prohibition of parking in front yards.
22. Caretaker's residence.
23. Homeless shelter.

24. Microbrewery or Micro-winery.
25. Wholesale Sales.
26. Indoor shooting facilities.

(Ord. No. 2004-02.04, Art. 3.M, § C, 2-17-04; Ord. No. 2008-07.04, Art. 3.M, § C, 7-15-08; Ord. No. 2009-11.07, 11-5-09; Ord. No. 2012-09.09, 9-18-12; Ord. No. 2015-01.04, 1-20-15; Ord. No. 2016-04.03, 4-5-16)



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/21/2016

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.

REZONING REQUEST
DATA SHEET

DATE:	August 8, 2016
LOCATION OF PROPERTY:	778 Westover Drive
PRESENT ZONE:	N-C Neighborhood Commercial
PROPOSED ZONE:	HR-C Highway Retail Commercial
ACTION REQUESTED:	Request to rezone from N-C, Neighborhood Commercial District to HR-C Highway Retail Commercial District, 778 Westover Drive, otherwise known as Grid 0715, Block 003, Parcels 000008, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to use the property for office and interior mini-storage facilities.
PRESENT USE OF PROPERTY:	Vacant Commercial
PROPOSED USE OF PROPERTY:	Office and interior mini-storage
PROPERTY OWNER (S):	Blairs Properties, LLC
NAME OF APPLICANT (S):	Same
PROPERTY BORDERED BY:	Commercial to south, west and east, residential to the north.
ACREAGE/SQUARE FOOTAGE:	1.72 acres
CHARACTER OF VICINITY:	Commercial and Residential mixed
INGRESS AND EGRESS:	Westover Drive and Rosemary Lane
TRAFFIC VOLUME:	Moderate and Low
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of August 8, 2016

2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/21/2016

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Department of Community DEVELOPMENT
City of Danville, Virginia

PLANNING REPORT

P.O. Box 3300 Danville, VA 24543 (434) 799-5261

City Planning Commission
Meeting of August 8, 2016

Subject:

Request a waiver in accordance with Article 8, Section B, Item 6(c) at 217 Piney Forest Road for parking areas of six (6) spaces or less, the requirement for paved parking with curb and gutter may be waived by the Planning Commission, provided that the parking surface be constructed with a minimum surface of six (6) inches of crushed stone with adequate compaction and storm drainage provisions.

Background:

The subject property, 217 Piney Forest Rd is proposed to undergo construction to finish the remaining 1,082 square feet of space on its main floor. Presently, nine (9) parking spaces are provided but the added finished square footage will require that an additional four (4) parking spaces be installed. Gravel parking areas without curb and gutter are permitted for parking areas of six (6) or fewer spaces by granting a waiver of the City Planning Commission in accordance with Article 8, Section B, Item 6.c.of the Code of the City of Danville, Virginia 1986.

Staff Analysis and Recommendation:

Staff recommends approval of a waiver at 217 Piney Forest Road, to allow for a four (4) space, gravel parking area without curb and gutter in accordance with Article 8, Section B, Item 6.c.of the Code of the City of Danville, Virginia 1986, as amended at 202 Stinson Drive.

City Planning Commission Alternatives:

1. Recommend approval of waiver as submitted.
2. Recommend approval of waiver subject to conditions by the Planning Commission.
3. Recommend denial waiver as submitted.

Wilkinson
Consulting & CPA, PLC

20 July 2016

City Of Danville Planning Commission
P. O. Box 3300
Danville, VA 24543

RE: 217 Piney Forest Road – Request for Parking Waiver

To Whom It May Concern:

We are going to build out the remaining 1082 SF of space on the main floor of our building located at 217 Piney Forest Road. The additional finished space will require us to add 4 additional parking spaces. We have a space to the side of our building that was used by the previous owner as access to the basement.

We are requesting that the Planning Commission grant a waiver as stated in Article 8, Section B – General Parking and Loading Provisions, Item 6C; that in lieu of a paved parking area with curb and gutter that we be allowed to provide the four required parking spaces with a minimum surface of 6 inches of crushed stone compacted base.

We are providing with this letter a picture of the area that we will use for parking as well as a site plan and building floor plan.

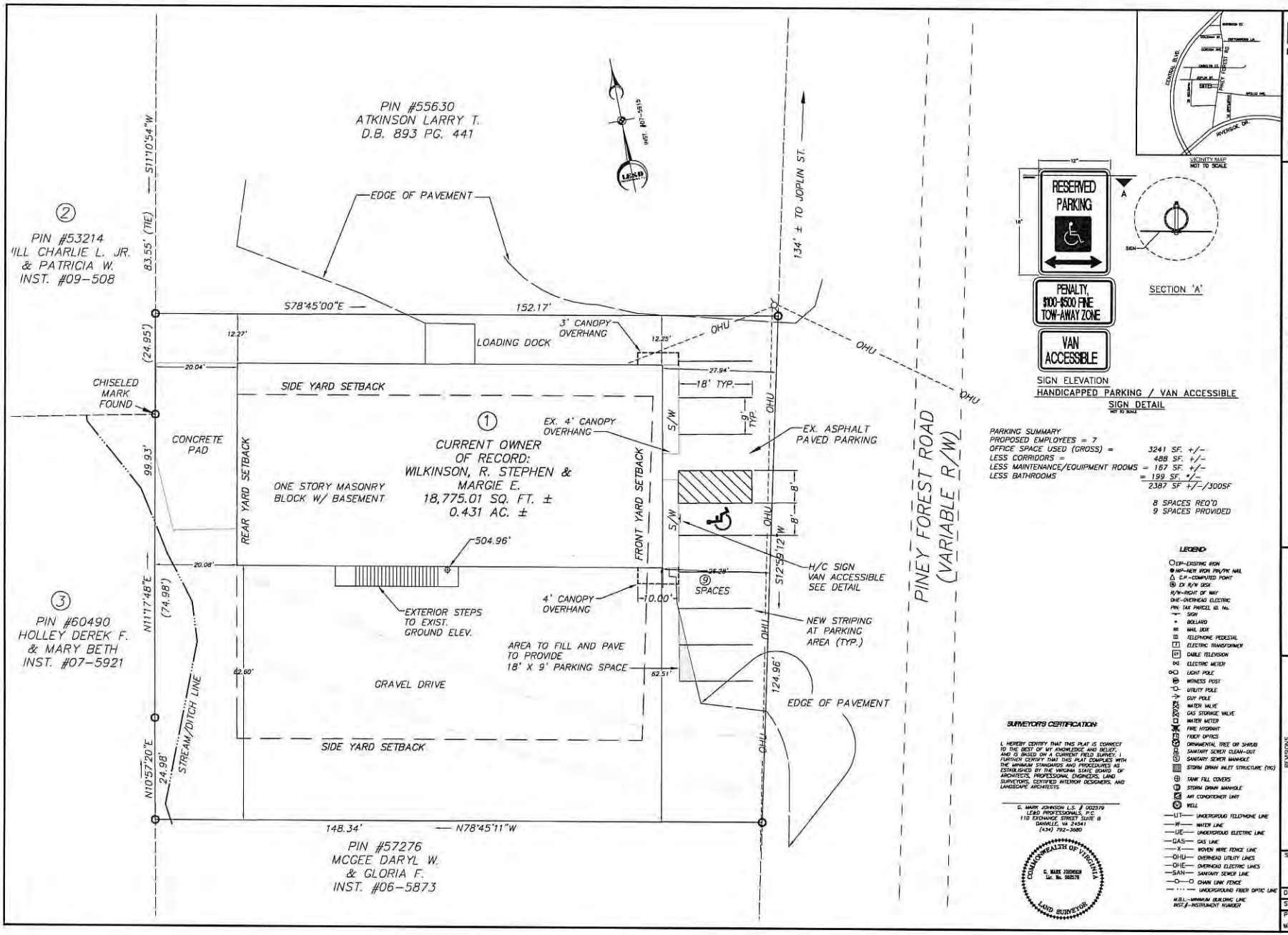
Yours sincerely,

R. Stephen Wilkinson

Enclosure

217 Piney Forest Road • Danville, Virginia 24540
434.797.4300 • Fax: 434.797.4304
www.wilkinsoncpa.com

Wilki
Consulting
217 Piney Forest



VICINITY MAP
NOT TO SCALE

SECTION 'A'

SIGN ELEVATION
HANDICAPPED PARKING / VAN ACCESSIBLE
SIGN DETAIL
NOT TO SCALE

PARKING SUMMARY
PROPOSED EMPLOYEES = 7

OFFICE SPACE USED (GROSS) =	3241 SF. +/-
LESS CORRIDORS =	488 SF. +/-
LESS MAINTENANCE/EQUIPMENT ROOMS =	167 SF. +/-
LESS BATHROOMS	= 199 SF. +/-
	2387 SF +/-/300SF

8 SPACES REQ'D
9 SPACES PROVIDED

LEGEND

- CIP-EXISTING IRON
- NIP-NEW IRON PIN/PK NAIL
- C.P.-COMPUTED POINT
- C.P. R/W DISK
- R/W-RIGHT OF WAY
- OHE-OVERHEAD ELECTRIC
- PIN: TAX PARCEL ID. No.
- SIGN
- BOLLARD
- MAIL BOX
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- CABLE TELEVISION
- ELECTRIC METER
- LIGHT POLE
- WITNESS POST
- UTILITY POLE
- GUY POLE
- WATER VALVE
- GAS STORAGE VALVE
- WATER METER
- FIRE HYDRANT
- FIBER OPTICS
- ORNAMENTAL TREE OR SHRUB
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET STRUCTURE (TYC)
- TANK FILL COVERS
- STORM DRAIN MANHOLE
- AIR CONDITIONER UNIT
- WELL
- UT — UNDERGROUND TELEPHONE LINE
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE
- X — WOVEN WIRE FENCE LINE
- OHU — OVERHEAD UTILITY LINES
- OHE — OVERHEAD ELECTRIC LINES
- SAN — SANITARY SEWER LINE
- O — O CHAIN LINK FENCE
- UNDERGROUND FIBER OPTIC LINE

M.B.L.-MINIMUM BUILDING LINE
INST.#-INSTRUMENT NUMBER

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS BASED ON A CURRENT FIELD SURVEY. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

G. MARK JOHNSON L.S. # 002579
LE&D PROFESSIONALS, P.C.
110 EXCHANGE STREET SUITE B
DANVILLE, VA 24541
(434) 792-3680

COMMONWEALTH OF VIRGINIA
G. MARK JOHNSON
Lic. No. 002579
LAND SURVEYOR

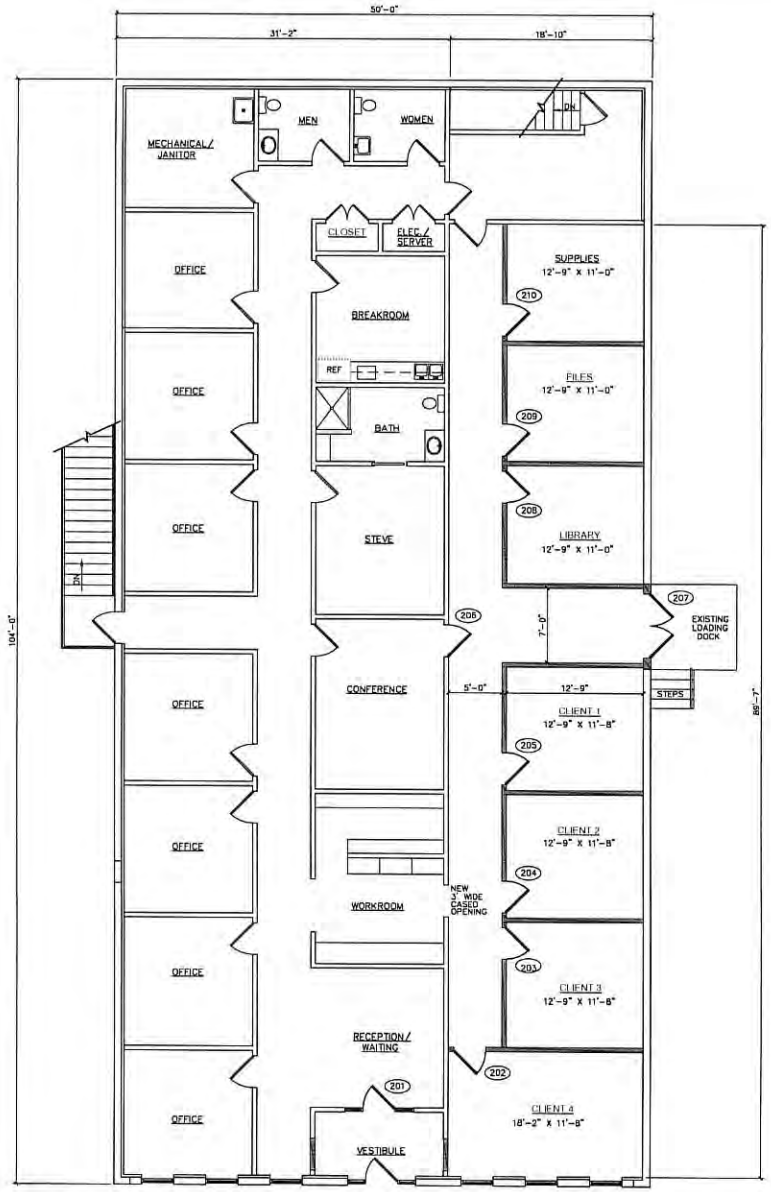
LE&D PROFESSIONALS, P.C.
INNOVATION EXECUTIVE OFFICES
SUITE B
110 EXCHANGE STREET
DANVILLE, VA 24541
VA. LICENSE # C-1357
VA. LICENSE # 0204001101
PHONE NO. (434) 792-3680
FAX NO. (434) 792-3685
www.landesj.com

SITE PLAN
STEPHEN WILKENSON
217 PINEY FOREST ROAD, DANVILLE VA

NO	DATE	DESCRIPTION	BY

REVISIONS

Sheet No. 1 of 1
Date: JUNE 27, 2013
Scale: 1" = 10'
Project No.
W:\WILK-OFFICE\dwg\dwg\V -OFFICE-SITE PLAN



NEW WORK FLOOR PLAN

SCALE: 3/16" — 1'-0"

TOTAL UPFIT AREA = 1,632 SF

DRAFTING BY DESIGN
PHONE: 434-489-4781
wendy.draftingbydesign@gmail.com

DANIEL BUILDERS
PHONE: 434-685-7486
FAX: 434-685-7487

NEW OFFICE UPFIT FOR:
WILKINSON CONSULTING AND CPA PLC
217 PINEY FOREST RD.
DANVILLE, VA 24540

NEW WORK FLOOR PLAN

Revised

Scale 3/16": 1'-0"

Sheet A-1 of 1

Date MAY 13, 2016

PLANNING COMMISSION MINUTES

July 11, 2016

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
Mr. Wilson		Ken Gillie
Mr. Dodson		Anna Levi
Mr. Scearce		Clarke Whitfield
Mr. Jones		
Mr. Garrison		
Mrs. Evans		
Mr. Bolton		

The meeting was called to order by Chairman Scearce at 3:00 p.m.

I. ITEMS FOR PUBLIC HEARING

1. *Rezoning application PLRZ20160000149, filed by George Lovelace requesting to rezone from N-C, Neighborhood Retail Commercial to "Conditional" HR-C, Highway Retail Commercial, 1910 N. Main Street, otherwise known as Grid 2814, Block 002, Parcel 000029 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an automobile retail establishment on the site.*

Ms. Levi read the staff report. 36 notices were sent to surrounding property owners within 300 feet of the subject property. Five responses were not opposed. Four responses were opposed.

Mr. Scearce opened the Public Hearing.

Present on behalf of this request was George Lovelace, the applicant. Mr. Lovelace stated I'm just asking to change the zoning so that I will be able to sell cars at this location. Which, I have made many improvements to the building already to the landscaping, I cut all the dead trees down to try and make the building and community look more presentable. I appreciate you all for doing this for me and I have been working with zoning.

Mr. Jones stated there was a question last month that you might lose your license and you were worried about that. How did that work out?

Mr. Lovelace stated I got the guy from Laurel Park Towing he allowed me to use that building until you all approved this one just to say that I have a building.

Mr. Wilson stated are you satisfied with the arrangement that has been made?

Mr. Gillie stated yes. We sat down and went over the list use by use. Scratched thru and didn't scratch through. We just haven't formalized the list in case Planning Commission added something at today's meeting. If there is no addition then we will get a formalized list and have him sign it and send that to City Council. So yeah we are okay with it.

Mr. Scearce closed the Public Hearing.

Mr. Dodson made a motion to approve PLRZ20160000149 with the proffer list as submitted. Mr. Garrison seconded the motion. The motion was approved by a 7-0 vote.

2. *Special Use Permit application PLSUP20160000165, filed by Pryor Development Co., Inc., requesting a Special Use Permit to operate an indoor commercial recreation facility in accordance with Article 3.N; Section C, Item 4 of the Code of the City of Danville, Virginia 1986, as amended at 1344 West Main Street, otherwise known as Grid 0612, Block 001, Parcel 000003 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an indoor commercial recreation facility for gaming.*

Ms. Levi read the staff report. 17 notices were sent to surrounding property owners within 300 feet of the subject property. Two responses were not opposed. One response was opposed.

Mr. Scearce opened the Public Hearing.

Present to speak on behalf of this request was W.L. Pryor the applicant. Mr. Pryor stated I am from the Ruffin area. I did operate the Ruffin Depot. These matters are still in litigation in the State of North Carolina. But the Commonwealth of Virginia has rules that regulate Bingo and it's nonprofits who are allowed to operate bingo facilities. The only thing I would be doing is providing a space for them to rent. I would have the bingo equipment in the facility and more than one non-profit charity would be using the facility and the equipment. All I would be is the landlord. I would not be operating the bingo. I am not a resident of the Commonwealth of Virginia. I do not have a non-profit lined up that would be my task to find tenants to come in and operate there bingo to make money for charity. We have talked to several we don't have anybody committed yet. The VFW, American Legions they have bingo. They operate and I don't know of any problems that any of them have had. Mine would be a non-smoking and no alcohol allowed facility inside the facility.

Mr. Jones stated one of the things that staff mentioned was at least 50 percent of the members have to be residents of the Commonwealth. If you are renting this property to different people how can you be sure that there is going to be at least 50 percent at each nights?

Mr. Pryor stated the bingo would be open to the public. The operators would be the non-profits. That's the law in the Commonwealth of the Virginia it's sort of confusing stating the Commonwealth. I've never quite figured out the difference.

Mr. Jones stated how do you interpret this with the 50 percent of the residents begin from within the Commonwealth?

Mr. Whitfield stated they would have to check id's I guess when they come in. So it would be up to his tenant and then ultimately up to him to make sure that his tenant is enforcing the fact that 50 percent of the folks are in fact citizens of the Commonwealth.

Mr. Jones stated okay.

Mr. Wilson stated it says here I think we are getting into some legal stuff and it's hard for me to get my head around it. It says qualified organizations it sounds to me like the organization is the one that actually runs the bingo.

Mr. Whitfield stated that's correct. What he's saying is that he is providing the place and equipment for them and they will actually run it. Since the zoning application is in his name and he owns the building he will ultimately have to make sure the law is followed.

Mr. Bolton stated do we have assurances that if we approve this Special Use Permit to operate an indoor recreational facility for gaming is it going to be limited to bingo? Gaming could be other things.

Mr. Gillie stated we don't have assurances on anything.

Mr. Bolton stated could we limit it to bingo or not?

Mr. Gillie stated you could go further than that and limit it to bingo and bingo only. We just have to make sure we are complying with title 18.2 of the State Code when we do this.

Mr. Bolton stated right but we could limit it as some point.

Mr. Gillie stated you could.

Mr. Bolton stated it says gaming and that could be a lot of things.

Mr. Gillie stated correct.

Mr. Wilson stated one of my biggest concerns is definitions and by saying yes to something are we saying yes to more than what we are saying yes to.

Mr. Scearce stated it seems to me when you read that the person qualified to run the bingo should be the one applying for the permit rather than the person that is just going to be leasing the property to a non-profit. Is that legal?

Mr. Whitfield stated yes that's correct. Otherwise this place would be full of people coming and asking for Special Use Permits for a bingo game.

Mr. Jones stated I heard a couple of times in your introduction non-profit so you are going to buy this facility and going to make it non-profit?

Mr. Pryor stated no, my understanding of a non-profit in the Commonwealth is that you have to be a resident of the Commonwealth for three years before you can apply. These are already existing non-profit organizations. You can go on a website for the Commonwealth of Virginia and find all of the non-profits in the area. Now a lot of them are ranging from Averett University to Hargrave Military Academy, VFW's, American Legions, Baseball teams, the GW Football Boosters, it is a large number of them. I'm going to guess that there are maybe 200 of them. The ones I would be dealing with are the ones that are already qualified. They have to apply for a license they can't just come into my facility and start they have to apply with the Department of Agriculture. They are the ones who regulate the list.

Mr. Jones stated will you just get rent money or a portion of the gate?

Mr. Pryor stated just rent money.

Mr. Jones stated would the rent be based on how many people show up?

Mr. Pryor stated no sir. We would determine the rent beforehand and that's what the rent would be.

Mr. Bolton stated it would be on a weekly basis and would it possibly be a different person ever week?

Mr. Pryor stated right a commercial bingo you can have different organizations come in. Of course non-profits and they would have different nights or sessions. A session consists of no more than 55 bingo games. I haven't played bingo since I was 14 years old but a lot of people like bingo. I would provide the tables, chairs, TV screens, the machine that flips the balls up that has the numbers on them, I would clean the facility once they left and the next group that came in would have a clean facility. They wouldn't have to worry about cleaning it up. The thing about it the non-profits are supposed to operate the bingo. I don't know how many of you are familiar with it but I have dealt with non-profits from Booster Clubs to YMCA's to Community College Foundations trying to raise money and to get all the people out to support your activity is a challenge. Everybody says yeah they will help or come to that but when the time comes oh I forgot. I have been involved in a lot of things over the past 50 years trying to raise money. It is getting more difficult as time goes on.

Mr. Scearce stated regular bingo is legal in the City correct? Your concern is that it would be other things here other than bingo or that the bingo would be run incorrectly?

Mr. Gillie stated we are concerned first about how the game would operate. Also there are a lot of things under 18.2 of the State Code that allows bingo and whether those would be followed in this operation is a concern for staff. If you remember a few years ago when we had trouble with the sweepstakes and different things the same thing is happening in NC we have had multiple calls again. We have real concerns that this operation is not following the rules under 18.2 chapter 340 of the Code of Virginia. That is why staff is not in favor of approving it.

Mr. Scearce stated if we go with your recommendation we would turn it down obviously. How could he prove that it wouldn't be illegal? Or can it be proven?

Mr. Gillie stated some type of letter from the Charitable Gaming Board stating that the way this is proposed that it complies with them. I don't have anything at this time except that someone is asking to do this at that location I have nothing else to go on. If I had something from the department stating yes the way this is operating will comply with all sections in 18.2 then I can look at it differently. At this point I have none of that.

Mrs. Evans stated so you don't know of these type of facilities anywhere else in Virginia?

Mr. Gillie stated I do not. I know that we have some facilities in Danville that operate bingo nights. As far as I now from the operation of those they are in compliance with 18.2 of the Code of Virginia. I have not received anything from the State otherwise. I don't have anything that states that this would comply with that.

Mr. Pryor stated we would have to comply. The folks from the State come and check these facilities. I have been to Roanoke and seen one that is operated by a swimming pool group they raise money through their bingo facility and have other charities come in. They have a few nights themselves. But they pay the expenses of their pool and their travel expenses for the kids to travel and swim. It was interesting to talk to the lady that operated that to see the good it was doing them.

Mr. Wilson stated that sounds fine. The American Legion and whoever does these it sounds like they have gotten the proper licensing and everything. This strikes me as a commercial venture on your part to provide a space for organization to come in and basically run the bingo so there still going have to get all of the legal stuff. Am I correct on that?

Mr. Gillie stated yeah.

Mr. Wilson stated the Organization would have to get the legal credentials to go into this place. What you are running is just a commercial space.

Mr. Pryor stated that's it.

Mr. Wilson stated so you are not like the swimming organization? You are just a commercial space, providing a space for this.

Mr. Pryor stated so that they facilities don't have to be duplicated. It's expensive to buy all of the equipment, set all of this up and then you have to have someone to come in and clean if it's your building.

Mr. Wilson stated it sounds like an interesting business opportunity but I am also hearing a lot of unanswered questions too. Some big things about where it fits into the Virginia Code, who can use it and what those people will have to do. I'm beginning to see why there was some concerns from staff.

Mr. Pryor stated maybe there is someone with the State from the charitable bingo who can come in and answer these types of questions.

Mr. Wilson stated oftentimes, when we have to hear things a well presented plan that has a lot of information really helps us out. We don't want to be saying yes to things we probably shouldn't be saying yes to.

Mr. Scearce stated it would depend on each individual person that came into rent from you it would be a whole new ballgame each time. We wouldn't know whether they were legal or not.

Mr. Dodson stated they would be on the approved list wouldn't they?

Mr. Pryor stated that's right.

Mr. Dodson stated it the GW Booster Club wanted to come and make some money and they are not on the list then they can't do it.

Mr. Pryor stated when they apply with Charitable Bingo they will be denied if they are not 501C3.

Mr. Dodson stated you're not going to let them in if they are not on the list.

Mr. Pryor stated no. They can't get a license each one has to have a license.

Mr. Jones stated let's say GW Booster Club wanted to rent it you're going to set a flat fee for them?

Mr. Pryor stated right.

Mr. Jones stated as you just gave an example when it is time for the fundraiser a lot of people doesn't show and all of sudden they don't make enough money to cover their rent. But they still owe you rent for that night?

Mr. Pryor stated yeah that would have to get organized and the number required would be 6-10 people depending on how many people you have in a facility. Some nights they could probably only get by with 4 it just depends on how they would be going around and selling bingo cards. It can be run with fewer than 6-10 people.

Mr. Bolton stated what do you see hours of operation, how many days a week? Give me a good week example for that business for you.

Mr. Pryor stated what my intentions are with that space is to divide it into two sections which is the way it has been before. It has the accommodations to have two separate facilities in the space. They have bathrooms they have doors it wouldn't be a problem if we divide it. It's a short wall about as close than from me to you that needs to be put up to make it into two rooms. We could have four days of bingo doing it that way. The other way which would only be two would not be profitable.

Mr. Bolton stated are we talking about nights? Days?

Mr. Pryor stated it would depend on when that Non-Profit wanted to do it. You have got to have a schedule that will work for everybody and its sort of first come first serve. It's a matter of if you are first you pick your time frame. Each charity can have two sessions a week.

Mr. Bolton stated how many hours? You said 55 hours.

Mr. Pryor stated well its 55 games. When they play the 55 games that is supposed to be the end of it.

Mr. Dodson stated how long does that take?

Mr. Pryor it depends on how fast the bingo caller calls the numbers. You all have a tough job I know that. I was the County Commissioner in Rockingham County the Planning Board always thought there job was tougher because we got the easy decisions because you all have done the pre-screening.

Mrs. Evans stated on these days or nights will there be Police in there? Do you hire Police to staff it or does the organization?

Mr. Pryor stated they would have to do that. I would hope that wouldn't be necessary. I was in the sweepstakes business in Rockingham County for 2 ½ years and I never had a problem. I didn't have security and I wasn't always there. I still didn't have a problem. It's an older cliental for the most part I think bingo players are. The older people get the smarter they get for some reason. Now you may have someone come in that has had something to drink before they came. It's like running a bar you don't know what someone has had to drink before they come in and 30 minutes being in there they are a problem. The older crowd you tend to have fewer problems.

Mrs. Sharon Jones the Chairman for the Danville Public School Board. Mrs. Jones stated we didn't make a decision one way or the other at our meeting the other night. Some of the questions that were asked a little while ago were vague. There is a school that is within 300 feet which is Schoolfield Elementary School. We had some concerns that were not in the letter that we received. One was operational hours there is nothing telling us whether this is going on during the school day. We have some concerns that it says gaming again he is saying bingo but what we got just said gaming with an example of bingo. Another concern we had was if whether there has been a study done that says there is a need for this. You have the American Legion that is in the area and they have bingo. We had a concern about alcohol and security so those are the things that we could not make a decision on because they were not answered.

Mr. Scearce closed the Public Hearing.

Mr. Garrison stated I have a question for staff actually two questions. On the application it says 1344 and 1346 West Main and 8,000 square feet. I went over there and looked at the building this is not the old Kroger store this is the section next to it; which is two sections as he said with a wall down most of it I counted ceiling tile which is one way to determine space. I figured it was about 60x60 which is about 3600 square feet. So there is a big deficiency in the square footage on the application itself plus its showing two addresses rather than one. Is there anything that you can tell me about this that straightens this out?

Mr. Gillie stated the address is for the shopping center itself it could be any portion of the center. It's not listed as unit a or b it could be any part of that. So he could go back in and say reconfigure it to just have an 8,000 square feet portion of that and use it. Staff didn't make conditional recommendations we have concerns with this that's why we recommended the denial. If Planning Commission wishes to forward it on you could put a condition on it to limit it to a certain area.

Mr. Pryor stated I was curious as to whether he was going to take part of the grocery store.

Mr. Scearce stated it looks like by the aerial that it's probably that space to the right of the grocery store.

Mr. Garrison stated that space is 60x60.

Mr. Scearce stated it's two sections was that both of them?

Mr. Garrison stated yeah they are 30x60. The second question I have is has this been bounced off the Chief of Police's desk? Is he aware of this?

Mr. Gillie stated we didn't bounce it off his desk, no.

Mr. Bolton stated is that something we would do before voting?

Mr. Gillie stated the way the Regulations reads is that something that is handled at the State level prior to the issuance of the permits. There is a lot of ifs and ands under that section in the State Code and that's one of the things that would be taking care of at that point. We didn't notify him that they have applied for this just because that would come at a later stage.

Mr. Bolton stated in other words if we approved it then he would then do that.

Mr. Gillie stated if Council were to approve it.

Mr. Wilson stated if I understood your response what we have before us is the grocery store plaza and any part of that could be divided up if we were to limit it.

Mr. Gillie stated correct.

Mr. Wilson stated so really what is an issue is the whole vacant shopping area at this point.

Mr. Gillie stated correct.

Mr. Wilson stated so it's another kind of vague thing we don't really know.

Mr. Gillie stated correct.

Mr. Bolton stated the fire codes would limit the number of people though wouldn't it?

Mr. Gillie stated the building code and fire code could limit the number of people. But it would limit based on the structure. You could modify the structure and increase your occupant load, you couldn't potentially get larger. I don't know. It depends on how that building is laid out. How many bathrooms are there? There are a lot of eliminating factors that come into play.

Mr. Wilson stated if we deny this, because that's your recommendation, what would be the process for him to come back with more clarified information on some of the things that we are not certain about, to reapply?

Mr. Gillie stated if you deny it, it goes onto City Council. It's up to City Council as to the decision that they make. If City Council would, under the assumption deny it, then they would have to come back through with a substantially different application. They could change the way it's laid out and give a lot more detail, label the space. There are some things that they could do and bring it back in front of this board. If not and they just want to ask for the same thing then they have to wait a year before they can apply again. Well not truly a year so about 9 months give or take.

Mr. Dodson stated could we table it?

Mr. Gillie stated if you table it that would give them time to address these concerns and try to come back next month.

Mr. Jones stated could you use that time to research it more for the State of Virginia to find out to if any of these type of facilities is going on in any other place like Virginia Beach, Norfolk, Arlington or any other place and get more input possibly from the Attorney General or anything like that as to how this applies to us with the Code of Virginia?

Mr. Gillie stated we could gather a little bit more information on how other places are dealing with this and get more information from the Attorney General and others the Code of Virginia is pretty self-explanatory that 18.2 spells out who qualifies and if these things should occur what should be done. I'm not as concerned with that. We just have a lot of open ended questions on this facility. If anything I think the applicant should come back with much more detail and exactly how they are going to do this and how they are going to comply with section 18.2. But staff can go and ask other places how they have handled this type of thing. I don't disagree with that part of it.

Mr. Wilson stated so in your opinion its incumbent upon the applicant to provide enough details not just ask you to go get it.

Mr. Gillie stated we have a lot of unanswered questions and we are concerned as the School Board said the School is in close proximity we don't have anything that limits it. They could be doing 24 hours a day, 7 days a week next to a school if this is granted. I don't have any of that. I have some concerns that this is not the correct location for that type of use.

Mr. Scearce stated I think what makes it so difficult is if this was the Boy Scouts or the Girl Scouts or the non-profit coming before us we would know who they are and what they are doing. We have an applicant coming before us that is just an entity that would lease it to other people saying that all of those would have to have their own individual collective non-profit organization setup. That's the loop hole that I think he is talking about. We don't have any control over who would be using it and no guarantee that it would be the Boys Scouts or whoever.

Mr. Gillie stated there are other locations in the City that would be a better fit for this type of facility.

Mr. Bolton stated so it wouldn't be illegal necessarily if we put certain conditions or would you still think it's illegal with the conditions of just bingo and no operating during Schoolfield School hours? Does that change things or does it still in the grey area?

Mr. Gillie stated staff has more concerns with it than just the legality of it. We have concerns with the location, hours of operation; we have concerns with the proximity to schools. One of the concerns that we had was whether this was even legal in Virginia. Taking this fact out staff still has concerns that this location is not appropriate for this type. There are facilities like Piney Forest or Riverside that are not that close to schools that are in the heart of major commercial areas. If this type of thing was going on there that would be a better fit for it then this shopping center near one of our elementary schools. Also, churches across the street. There are a number of reasons we are not in favor of this site. Legality is just one of those questions there are a lot of things we don't have the answers to and even if we did I'm still not sure that this would be the right spot anyway.

Mr. Bolton stated does he own that property?

Mr. Scearce stated no.

Mr. Bolton stated he doesn't own it so he could go somewhere else.

Mr. Gillie stated correct he would be the lease holder of the building.

Mr. Jones stated you did say in your staff analysis that this may fall under the definition of illegal gambling.

Mr. Gillie stated correct.

Mr. Jones stated is there any way that we can find out for sure if this is illegal gambling?

Mr. Gillie stated until it is in operation and found not to be than it's legal. Once it is found to be illegal then it's not. We just have concerns with the way our take of 18.2 is and based on the information that we have received that it wouldn't comply with this. As he said it is actually up to the State to determine the legality of it. That is why we expressed that we think that it may. We are not saying that it does or it does not but our take is that it may.

Mr. Jones stated I would hate for him to buy this property and then find out later.

Mr. Scearce stated he is not buying it he is just leasing it.

Mr. Wilson stated remind me again so I can hear again. If we say no than what are his options are far as coming back on this particular piece of property?

Mr. Gillie stated it will be scheduled for the next City Council meeting. It is up to City Council to make a decision. There a couple of different options that they have. Assuming that they say no, he could find another location, he could work with staff on that location, but limiting it to certain things, providing more information such as, hours, square footages and some other things that would make this a substantially different application. Even flesh out who exactly would be using the facility because under 18.2 there is a list of organizations that comply. There are boxes that could be checked off that I just don't have at the moment. So he would have options on this facility or we would work with him on what is in compliance and finding what we feel would be a better location.

Mr. Bolton stated so if we denied it and it went to City Council they could send it back to us and it would be like tabling it here today. I mean they could send it back and it doesn't put him any further behind his time frame.

Mr. Gillie stated if it goes to City Council and back to you guys then it is an extra 60 days. But that would possibly give the opportunity to figure some things out or again find other spots that would be more appropriate.

Mrs. Evans stated so if we table it we can table it for two months?

Mr. Gillie stated it's just the one month. Action has to be taken by Planning Commission within a certain period whether it is up or down. City Council when they have a little bit more leeway as to how they operate so they can remand something back for more information. But you can't sit on something in perpetuity. It prevents you from getting something and just never acting on it. You do have a limited time so if you table it, it would have to come back

to you next month and you would have to send it up or down next month so that Council could make that decision.

Mr. Wilson stated one of my reluctance about tabling is that I'm not sure if they bring it back that it is going to change the Planning Departments view of some of the concerns. I don't hear anything there that is going to resolve that if they already have questions about the property. So the other process of letting it go thru and possibly coming back to us would give them time.

Mr. Bolton stated he could go with more information to City Council even though we deny it?

Mr. Jones stated when was the last time we denied something and City Council sent it back to us?

Mr. Gillie stated a year or so ago they sent one back to you.

Mr. Jones stated I don't remember one since I have been on.

Mr. Gillie stated yeah there was one that was sent back I'm sorry I can't remember which one it was.

Mr. Jones stated I'm starting to lean toward tabling only because the fact that it gives him a chance and gives you a chance and it narrows down the timeframe.

Mr. Pryor stated the laws are spelled out if you read them and I am not being critical of staff but the laws are there. I think it is easily understood that non-profits are the one that are going to operate the bingo. A commercial bingo hall is a part of this law that you can have a facility that non-profits can come in a rent space and you can operate more than one day a week. Most bingo is played at night and I guess on weekends Friday night, Saturday night and I guess there is Sunday bingo. Most of it is at night. No one is allowed in under 18 and the non-profit that is operating the bingo would be responsible for checking that. If someone comes in from the State to check them then they would lose their license to operate bingo.

Mr. Scearce stated is the only thing you are planning to do is run bingo?

Mr. Pryor stated it is up to the charity themselves. They do have what they call electronic pull tabs it is a machine that is more than bingo. Some people would say that it is gambling but that is part of the State law and they can do that or not do that. That's up to the charity whatever that decide to do. The law is all spelled out it is several pages of it. You might have to read it twice.

Mr. Wilson made a motion to deny *PLSUP20160000165 as submitted.* Mr. Garrison seconded the motion. The motion was approved by a 7-0 vote.

Mr. Scearce turned then meeting over to the Vice Chairman for these two agenda items due to a conflict of interest.

3. *Rezoning application PLRZ20160000174, filed by Paresh Suthar requesting to rezone from OT-R, Old Town Residential to HR-C, Highway Retail Commercial, Parcel ID #75861, otherwise known as Grid 1620, Block 005, Parcel 000012 of the City of*

Danville, Virginia Zoning District Map. The applicant is proposing to develop the site into a motel, restaurant, and conference center.

4. *Rezoning application PLRZ20160000176, filed by Paresh Suthar requesting to rezone from OT-R, Old Town Residential to HR-C, Highway Retail Commercial, Parcel ID #75860, otherwise known as Grid 1620, Block 005, Parcel 000011 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to consolidate this parcel with Parcel ID #75861 for commercial redevelopment into a motel, restaurant, and conference center.*

Ms. Levi read the staff report. 20 notices were sent to surrounding property owners within 300 feet of the subject property. Five responses were not opposed. Five responses were opposed.

Mr. Wilson opened the Public Hearing.

Present on behalf of this request was Mark Talbot with Dewberry. Mr. Talbot stated we are representing Mr. Suthar and we provided the site plan that was sent over earlier this morning. As was mentioned by staff Mr. Suthar plans to develop these two parcels as a hotel, conference center and possibly a restaurant. I am here to answer any questions that you may have.

Mr. Wilson stated we might get back to you.

Mrs. Shelia Baynes stated I just learned of this earlier today when I was looking at the proposals that you had coming before you. I do live close to that area. So I think it is an interesting proposition. I was disappointed that there was not enough information provided to be able to make an informed decision. So I like the idea of tabling it until you all have time to go over all of the information and so that those that live around it know what is taking place. But in that area we would like to see more development come that way. So I would hope that you would make the decision to let the City go over the material and let the neighbors know what the development is.

Mrs. Claire Chermello stated I live in Fulton Heights. We have some real concerns about this one. We didn't receive too much information on this. With what information that we did receive Fulton Heights is a very short street. We do not have curbs or sidewalks like the other streets in the City. It is a dead end street. One of the concerns that we have is the traffic that this might bring in right now getting out of our road at certain times of the day is impossible. When Goodyear is coming and going on certain shifts we just sit there and wait to get out of the street. It's a dead end street so we can't go out any other way but to come out right onto 86. Putting more traffic on that corner is going to make that worse. It is going to be almost impossible for us to get out. Also, having a motel, convention center and restaurant that is a lot of people in a small area. Where are they going to park? If they start parking on Fulton Heights that is a very narrow road, like I said there are no curbs we are going to be blocked into our own driveway. We are already blocked into our road at certain times of the day to give us that addition traffic we just don't need it. My question would be the motel is a deep concern of ours. Would this be a little six room or is this going to be a big hotel? Danville has an awful lot of hotels I don't know why we need another one in such a small area. There are two small bars that they have a lot of problem with. The police are constantly there. They are actually in NC but it is within walking distance and they have some characters in those. Are they going to be bringing traffic to those motels? Is it going to be that kind of place? I guess the dead end street and the traffic accumulation on there. It is

a very quiet and only a few homes on that street. The people that have lived there have lived there for a long time; we have lived there for 20 years. We are just afraid of what is going to happen without further information. We just don't need that kind of business at the end of our street when there is no other way to get out. We are going to be blocked in.

Ms. Joyce Estabrook stated I also live on Fulton Heights. We have lived there for 26 years. Mrs. Chermillo echoes our concerns as well; we are within the three hundred feet from the proposed property. Our concern is what separates us from the property from the noise, the commotion and what is taking place there. As she said we live on a dead end street and coming out onto South Main right there were Goodyear exits where the bypass takes place is already a lot of traffic in that area. There is no information at this point to know what would be the plan for that. We are concerned with how this will affect our neighborhood.

Mr. Mike Chermillo stated I just want to reintegrate some of the information that the two women just gave you. One of the biggest problems is that we have the ramp coming off of the Danville Expressway, then we have traffic coming from Goodyear and then we have people coming from NC doing 60 to 70mph and with the addition of a motel it really wouldn't be convenient. We already have 10 motels in this area. I understand there is another one being built across the way from Sam's Club. Why do we need something like another motel? It is mainly a safety problem here I don't know if any of you know where Fulton Heights is but it just becomes so congested in that particular area. Like my wife said sometimes we have to wait 10 to 15 minutes to get out onto that highway. I'm sure if any of you have traveled on 86 going to NC then you probably have seen the same situation there. I wish you would all consider that and I wish you all would go out there and take a ride and time it and see yourself what the situations is. It's not that we oppose development in this area. We love to see development. The town needs it just not this type. We are not against motels or anything just in that particular area it is not good. It is a bad situation if you could come up with something more constructive that would be nice. Another motel would just be a big traffic problem.

Mr. Wilson stated I would like to ask those who spoke. Have you all received or had any engagement with the plan that we have in front of us?

Mr. Chermillo stated no just the letter.

Mr. Jones stated can you put this on the screen? Do you have the ability to do that?

Mr. Gillie stated no I'm sorry I just don't.

Mr. Jones stated I understand.

Ms. Levi stated there is a spare on the table that can be passed around that is the best we can do.

Mr. Jones stated I have a couple of questions for the representative from Dewberry. Is this going to be a national chain? Are you allowed to mention?

Mr. Talbot stated not with specifics but probably so.

Mr. Jones stated is there any way that your entrance could be off of South Main instead of Fulton Heights?

Mr. Talbot stated we would certainly be open to that if the City and VDOT would be amenable to that. I think our client would be happy to entertain that idea.

Mr. Bolton stated is there any particular reason why it is entering on Fulton Heights?

Mr. Talbot stated the only reason is that if you look at the grade there is quite a bit of grade to make up to get from the parcel itself to South main. Not impossible but not ideal. To address some further comment in regards to parking; all parking would be onsite. There would not be any parking along the roadways adjacent to these parcels. Part of City Code is that it be a certain amount of parking spaces for this type of development in this case a hotel. So that would be a part of the plan review and the approval process that, that particular item would take place. The same with storm water, the same with traffic, all of those things would be reviewed at that time and we would work with various city departments on those items to get those approvals.

Mrs. Evans stated how many stories do you anticipate this hotel to be and how many rooms?

Mr. Talbot stated stories we anticipate three and the different layouts that we have seen have been anywhere from 50 to 75 rooms, probably somewhere in between those two figures.

Mr. Bolton stated if you brought this entrance from South Main would you have to turn everything or would it still be laid out facing the same way?

Mr. Talbot stated do you mean with the respect to the building itself?

Mr. Bolton stated yeah if you change the site plan to enter from South Main instead of Fulton Heights. Would that effect how that is sitting here?

Mr. Talbot stated it is possible there certainly is room to turn this 90 degrees. Without laying it out and actually seeing how it would flow I can't speak for certain that would be the case. But there is certainly room to do that with the size of this lot.

Mr. Bolton stated it may take it a little further away from the neighborhood.

Mr. Talbot stated it is possible that we could move it a little further.

Mr. Jones stated how high is this retaining wall?

Mr. Talbot the retaining wall would probably be in the neighborhood of in a rough guesstimation between 8 and 10 feet somewhere in that neighborhood. The site falls in that direction. One thing that I am aware of that currently there is an issue with the property to the north. Storm water from these two properties is being conveyed onto that. The parcels are not developed so that is a nature condition. That is one thing that will be taken care of and staff can also let you know that part of our plan review would be to ensure that the storm water is contained on the site, treated on the site and in accordance with state and local regulations. That item would be addressed as part of the development.

Mr. Jones stated are there going to be mosquitoes?

Mr. Talbot stated we wouldn't have any type of storm water development that are out of the ordinary for other areas around the City. We have shown here storm water pond. We have not gone through any formal design at this time. There is possible that the pond would be dry it is possible that the pond would be an underground retention pond. We are unsure at this point but what we do know is that there is some type of storm water management that will be required to develop this parcel.

Mr. Wilson stated really what we have is a basic conceptual idea?

Mr. Talbot stated this is a preliminary lay out for the purposes of conveying an idea with what our client is looking to do. This is obviously not set in stone but as far as the hotel foot print this is very similar to what we would anticipate it would be.

Mr. Wilson stated one of the things that staff has recommended is that we table this basically seems like they are okay with it, it just wasn't enough information and things like that. Is there any reason why we couldn't just do that and give them time?

Mr. Talbot stated obviously, the decision is up to the Board it would just be a delay in the development for our client.

Mr. Bolton stated one of the speakers mentioned a narrow street, no curves and no gutters throughout that road would you see the developer making any improvements to the Fulton Heights road? Or do you see that staying as it is?

Mr. Talbot stated at this point I certainly can't promise that anything would happen but we would construct an entrance in accordance with state and local regulations. We would use standard commerce entrance details for those construction documents that are found on any other set of drawings that are reviewed and approved in the City.

Mr. Bolton stated staff, would you be requiring any kind of road improvements through there? I know with one we approved there were some road improvements that would ultimately have to be done.

Mr. Gillie stated probably, again getting it a 9 o'clock today I didn't have enough time to look it over. We have another business on the other side. Gateway Health was a low volume facility so they were able to do a commercial entrance off of that street even though it was a substandard street. With this coming in depending on whether the entrance is off of South Main or Fulton Heights then widening of the road may be necessary or an additional turn lane or something else might be necessary. These were the things we would have looked at if we would have had the plan before 9 am this morning. I assume that yes there will be some improvements necessary but at this point I just can't say.

Mr. Jones stated what do you anticipate this area up here being used for?

Mr. Talbot stated as far as future development?

Mr. Jones stated would there be something on it or would it just be grass?

Mr. Talbot stated it would as I mentioned there is quite a bit relief on this parcel as far as topography. So that would be an area we would need to use to bring everything to grade. At

this point there isn't any other develop for that part other than what has been put in the application.

Mr. Bolton stated after hearing some of the neighbors speak and some of their concerns could you possibly see some tweaks in this that would address those if you had time. You probably hadn't heard there concerns either now that you have, have you garner anything that you could take back and maybe work with this.

Mr. Talbot stated our intent is to always be a good neighbor. We would certainly work with staff and with recommendation to within reason do what we can do.

Mrs. Susan Stillwell stated I didn't come down here to talk about this but at least three or four times a week I drive from our loft to our farm on Park Spings road. I am very familiar with this area. Sometimes I got to Southwyck to shop for groceries from the Dollar General, the Southwyck shopping center, the residents who live in Southwyck, the Valero station, the Goodyear traffic, Lucky's and Clucks I have sat for 20 minutes when I have come off of the expressway trying to turn south on that road. Who is going to pay for the stop light? That is my question because you are going have to have one. I you don't believe me go out there when Goodyear is leaving hundreds and hundreds of cars are coming out of there.

Mrs. Chermillo stated our house is on the low point on Fulton Heights and a few years ago the City approached us and asked if they could run a sewer pipe through our property to hook up with the sewer line on Updike. We gave them permission to run the sewer pipe. They dug a hole they ran the pipe and it went through with no problems. What they didn't tell us was that they also put in a drainage pipe across the road where the water coming from the 86 direction and also the water coming from the homes on Updike it comes from both directions and meets at that low point in our road. They put a pipe under the road where there is a little ditch on both sides of the road that's what we have for the rain water to go to. When we have a heavy rain that water comes from both ways to go through that pipe the pipe is the width of the road. That water empties out on our property which makes that lot that we own and had plans for right now it has a river running through it every time we have rain. The property is totally useless. I ask the City if they could put a pipe there to run that water across all the way to Updike where there is a drain. They told us it was too expensive and they couldn't do it. So if they put something up at the corner with cement parking lot there is going to be more water running down that road. There are no pipes on either side of the road there is a ditch about this deep where they just dug out so the water runs down there and goes through our lot. Putting something up in that corner is going to produce a lot more water coming down. I have already lost a lot.

Mr. Wilson closed the Public Hearing.

Mr. Bolton stated for staff to address her concerns would the storm water retention pond solve any of that? I'm not sure exactly where the lot is would this help with that or do we not know?

Mr. Gillie stated we wouldn't know. I wouldn't want to make a promise that it would.

Mrs. Evans stated do you know whether it would anticipate a stop light?

Mr. Gillie stated I do not anticipate a stop light at the intersection of Fulton Heights and South Main Street not based on this. Now once we look at the number of units and others

we will see but I don't anticipate one. There may be additional work on South Main Street in the future but not at this intersection, no.

Mr. Bolton made a motion to table PLRZ20160000174 until the next meeting. Mrs. Evans seconded the motion. The motion was approved by a 6-0-1 vote. (Mr. Scearce abstained from the vote)

Mr. Bolton made a motion to table PLRZ20160000176 until the next meeting. Mrs. Evans seconded the motion. The motion was approved by a 6-0-1 vote. (Mr. Scearce abstained from the vote)

5. *Special Use Permit application PLSUP20160000173, filed by Two Crows LLC, requesting a Special Use Permit to operate a restaurant at 1009 Main Street, otherwise known as Grid 1720, Block 012, Parcel 000010 of the City of Danville Virginia Zoning District Map. The applicant is proposing to convert the building into a coffee house and wine bar.*

Ms. Levi read the staff report. 22 notices were sent to surrounding property owners within 300 feet of the subject property. Twelve responses were not opposed.

Mr. Scearce took the meeting back over as Chairman.

Mr. Scearce opened the Public Hearing.

Present on behalf of this request was Rick Barker. Mr. Barker stated I reside at 135 Holbrook Avenue in the Old West End where I have lived since 1987. Before you today you have an application for a Special Use Permit to convert this 1969 former Exxon station into a new food and beverage concept called Crema & Vine. Crema and Vine will be an early day coffee shop and a late day wine bar with the concentration on premium beverages. This concept was developed by my partner Steve Delgiorno and I was invited to this concept. I will tell you how we see the division of our responsibilities. I will concentrate on the physical property. I will be responsible for upgrading the building, designing the interior design as well as the outdoor dining patio space; as well as the parking and the grounds. In a moment you will meet Steve. He has a great career in the food industry, from the time he worked at his dad's Golden Corral in Danville all the way through Asia living there for a decade and working in the food business. I offer my long time residence of the Old West End as compared to Steve who is the Old West End's newest resident having just purchased a house on Main Street. So I live about 50 yards from the property in question. Steve will now live about 2 blocks from the corner of Main and Holbrook. At the urging of Corrie Teague about two months ago she asked us in advance to this project to meet with our neighbors. At Mr. Liepe's house on Main Street we announced our meeting and collected about 20 or 25 of our neighbors where we presented this concept to see if it was acceptable to the neighbors to see if there would be support or opposition. With the idea of that if the neighbors didn't think this was a good idea Steve and I hadn't gone far enough to where we could easily withdraw. That meeting had an impact on me. I thought that Steve had come up with a good idea with this coffee shop/wine bar concept. When I left the neighborhood meeting I was convinced that he had a great idea. The support that has be offered to each of us as well as monitoring some of the comments online is overwhelming. We think that this is a great concept for the neighborhood as well as the Main Street corridor connecting the River District with the Hospital and Averett University. So I think we have over a dozen of neighbors that are here today in support of this concept. We know that this has been a difficult site and that you have turned down two former requests for a Special Use Permit for

this location. We understand that this long time commerce site in this center of a Historic neighborhood and beside a major landmark in the Danville Museum of Fine Arts and History is actually problematic to what some of the neighbors might want. It is Steve and I's intent to take this concept and integrate it into the neighborhood as beautifully as Midtown Supermarket. As neighbors we have the same concern as our fellow neighbors with the concerns that we saw raised at the last two applications. Among those being traffic, noise, loitering, littering, unreasonable hours of operation and we have taken all of that into consideration. Just as all of the neighbors consider Midtown to be and asset in the community they do not want to live without. It would be our goal to operate in such a way that in a year or two that Crema and Vine would be a food concept that the neighbors would not want to do without. That promote the walkability of the neighborhood where neighbors as far away as the West Main area could walk to or bike to. So that's our plan I hope you have enjoyed seeing the rendering and the parking lot layout which would hopefully answer some of your questions with that being said I would like for you to hear from my partner Steve.

Mr. Delgiorno stated I am here and I can help answer any questions you might have about what's inside the building, the concept and possibly the execution. Not everything is 100 percent decided right now to this point but the general business plan and operating plan is about 80 percent set in stone. One thing I wanted to add is there is a tremendous amount of research that you can find and I have it as well that shows that coffee shops that go into Historic neighbors actually increase the real estate value or those neighborhoods Regulated to the walkability factor plays in to how these neighborhoods increase in their value. People want to be able to just walk out the door and not only now can we go to a Midtown but down to a Coffee shop and Wine Bar which will make it even more attractive place to live in the OWE. I think that is why all of these excited people behind me are here today to speak possibly about this.

Mr. Scearce stated I applaud you for stepping up and taking the chance. I'm sure it will be successful with you all's track record. I think this is probably one of the few things that would be acceptable from what we have seen so far.

Mr. Dodson stated are you okay with the condition of hours of operation?

Mr. Delgiorno stated no I don't foresee us wanting to stay open until midnight on the weekend. We will be within those hours without a problem.

Mr. Barker stated another high quality presentation Rick. It's nice to see the pictures and the elevation and the layout on the plot. It makes our job so much easier.

Mr. Jones stated could we have the residents that are here backing you to stand up?

Ms. Melanie Vaughn at 235 West Main Street stated I think we are so fortunate to have men like Rick as a longtime supporter of Danville and everything he does and Steve now a new Danville resident is also supporting our City this is just awesome. We just need more of this. I think I can speak for all of us that we are just thrilled about this. I think this will be a boom to the museum and addition to the other locations that they mentioned. It's terrific that they are willing to do this.

Mr. Steve Wilson stated I would like to say a few words particularly because I have been here twice before about the uses of that property that were turned down. I don't remember

the date of that specific Planning meeting but I remember presenting to City Council December 15th of last year 2015. Luckily you guys turned it down. We had Fran Bockman collect hundreds of signatures on a petition against the request. But we were thinking we need to come up with a plan of something before and so I passed out a one pager to City Council taken from the Charles Bookie report. I want to thank Paul Liepe for organizing meetings at this house. The two of us started something that is called Next Door which is an neighborhood organization that has about more than 500 members in 10 different neighborhoods in the City. The biggest one is Grove Park actually. We use this is try and get positive feedback and so a number of people said why are you having this meeting at 3? Do you have to be retired to come to this meeting? I promised I would pass on their comments. I have actually about 10 people that couldn't make it because they had to work. But everyone thinks that it is a wonderful idea the concept of this restaurant. It's more than just an important corner of the Historic District. I want to remind you of that map if you haven't seen it. It is the River District to Averett this is actually the core Main Street corridor of Danville. It is not just the fancy old houses and in fact the Museum and that building the Exxon station is really the epicenter of this part of Danville which is super important we are talking from downtown to Averett. Charles Bookie has pointed out we need to develop commercial businesses other than the Hospital in this area. We had one meeting at Paul Liepe's house and one at 616 that Steve organized this is a wonderful idea I haven't had any negative comments from anyone. We are looking forward to when this will open and hope we will meet you all at the restaurant.

Mrs. Beverly Richardson stated I would just like to say that in reference to what Steve was saying we didn't feel that we were against the former people we were just against the concept of a convenience store and all the issues that would come with that. I am very pleased that Rick and Steve are stake holders and that's what we really want. I came up here to say when you all are at your Planning meetings and you all are thinking about the progress in Danville these are the types of things that make progress in our neighborhood. I think we all want what is best for Danville. I think you can't say it enough we want people in Danville that believe in the OWE, Danville and the Downtown. You will have your critics the two gentlemen that are taking the risk I am greatly appreciate of it and I believe it will greatly help the OWE, the Westmoreland neighborhood organization and will carry us in the right direction. In the area of Five Forks there are situations over on Jefferson, Pine, Green and Chesnut Place don't forget about the development over there that's important we want this area developed. We don't want to leave anybody behind in the OWE. So if other businesses come to Danville and say where can we start a business send them over to the OWE.

Mr. Scearce closed the Public Hearing.

Mr. Wilson made a motion to PLRZ20160000173 with the conditions per staff. Mr. Bolton seconded the motion. The motion was approved by a 7-0 vote.

II. MINUTES

The June 13, 2016 minutes were approved by a unanimous vote.

III. OTHER BUSINESS

Mr. Gillie stated the items that you had in front of you last month the rezoning; the veterinary clinic and the code amendment were all approved by City Council. Anna will be going to the

Virginia Planning Association Conference next week hopefully she will be bringing back some good information. We have a large agenda for next month's meeting already not counting the items that got tabled today. So if you are not going to be here next month let us know. I think we probably have 7 or 8 cases already.

Mr. Jones stated what day next month is that?

Mr. Gillie stated August the 8th.

Mr. Scearce stated so I'm hoping everybody will be here so we can take care of that.

Mr. Gillie stated the department now has iPad's that we will be sharing with all of the Boards and Commissions. These were kind of a test. But we have our own set that we will be providing so that at the meeting you will have an electronic version of the agenda and well as on the screen. We will still give you a hard copy. If you don't want the hard copy anymore and are just okay with received the electronic version; since we will have them on a screen in front if you. Just let us know and that will save us in printing cost. Those that like the hard copy we will still make them and send them to you.

With no further business, the meeting adjourned at 4:40 p.m.

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APPROVED