



**City of Danville**  
427 Patton Street, Suite 208  
Danville VA, 24541  
Phone: (434) 799-5260

## ***City Planning Commission***

DECEMBER 12, 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 PLRZ20160000294, filed by Michelle O. Johnson, on behalf of the City of Danville, requesting to rezone from OT-R, Old Town Residential District to TO-C, Transitional Office Commercial, Parcel ID #'s 24215, 22163, 22162, 21399, and 23760 otherwise known as Grid 2713, Block 018, Parcels 000006-000008 and 000011; and Grid 2717, Block 013, Parcel 000001, respectively, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the parcels so that they may be consolidated with 603 Colquhoun Street which is the site of W W Moore Detention Center.*
  2. *Special Use Permit application PLSUP20160000295, filed by Keith Walden, requesting a Special Use Permit for 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 112 Primrose Place, otherwise known as Grid 1714, Block 005, Parcel 000008 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to build a duplex on the property.*
- IV. APPROVAL OF MINUTES FROM NOVEMBER 7, 2016
- V. OTHER BUSINESS
- VI. ADJOURNMENT



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Danville VA, 24541  
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## ***City Planning Commission***

**City Planning Commission**  
Meeting of December 12, 2016

**Subject:**

*Rezoning application PLRZ20160000294, filed by Michelle O. Johnson, on behalf of the City of Danville, requesting to rezone from OT-R, Old Town Residential District to TO-C, Transitional Office Commercial, Parcel ID #'s 24215, 22163, 22162, 21399, and 23760 otherwise known as Grid 2713, Block 018, Parcels 000006-000008 and 000011; and Grid 2717, Block 013, Parcel 000001, respectively, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the parcels so that they may be consolidated with 603 Colquhoun Street which is the site of W W Moore Detention Center.*

**Background:**

The applicant is requesting to rezone the vacant subject parcels from OTR, Old Town Residential to TO-C, Transitional Office Commercial in anticipation of consolidation with 603 Colquhoun Street, W W Moore Detention Center. The Detention Center is zoned TO-C and consolidation may only occur with like zoning classifications.

The total combined acreage of the five (5) subject parcels is 1.51 acres. 603 Colquhoun Street is 3.9 acres. Upon rezoning approval and consolidation the new parcel would be a total of approximately 5.41 acres. Consolidation is requested by the applicant to expand the existing parking area. The proposed layout is attached.

Thirty-eight (38) 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 December 12, 2016.

**Staff Analysis and Recommendation:**

Staff recommends approval of Rezoning application PLRZ20160000294, filed by Michelle O. Johnson, on behalf of the City of Danville, requesting to rezone from OT-R, Old Town Residential District to TO-C, Transitional Office Commercial, Parcel ID #'s 24215, 22163, 22162, 21399, and 23760 otherwise known as Grid 2713, Block 018, Parcels 000006-000008 and 000011; and Grid 2717, Block 013, Parcel 000001, respectively, of the City of Danville, Virginia Zoning District Map. The Zoning Code does not permit consolidation unless all properties share the same zoning classification.

**City Planning Commission Alternatives:**

1. Recommend approval of Rezoning application PLRZ20160000294 as submitted.
2. Recommend approval of Rezoning application PLRZ20160000294 subject to conditions by the Planning Commission.
3. Recommend denial of Rezoning application PLRZ20160000294 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: PLR220160000294 EXISTING ZONING: OT-12  
PROPOSED ZONING: T0-C TAX MAP NUMBER: \_\_\_\_\_  
RECEIVED BY: Sh DATE FILED: 11/14/16  
PLANNING COMMISSION DATE: 12/12/16 CITY COUNCIL DATE: 1/3/17

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: 1.51 Ac ± Property Address: 603 Colquhoun St.

Property Location: N (E) Side of: Colquhoun

Between: Monument St. and Dame St.

Proffered Conditions (if any, please attach): \_\_\_\_\_

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

1. NAME: City of Danville TELEPHONE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

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

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

NAME: Michelle O. Johnson TELEPHONE: (434) 799-5295  
MAILING ADDRESS: 603 Colquhoun St. x2450  
EMAIL ADDRESS: johnsma@danvilleva.gov  
SIGNATURE: Michelle O. Johnson DATE: 11/10/16

## 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:

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### 2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

Request to rezone from ~~TO-C~~<sup>OT-R</sup> to TO-C  
Parcel ID 21399, 22163, 24215, 22162, 23760

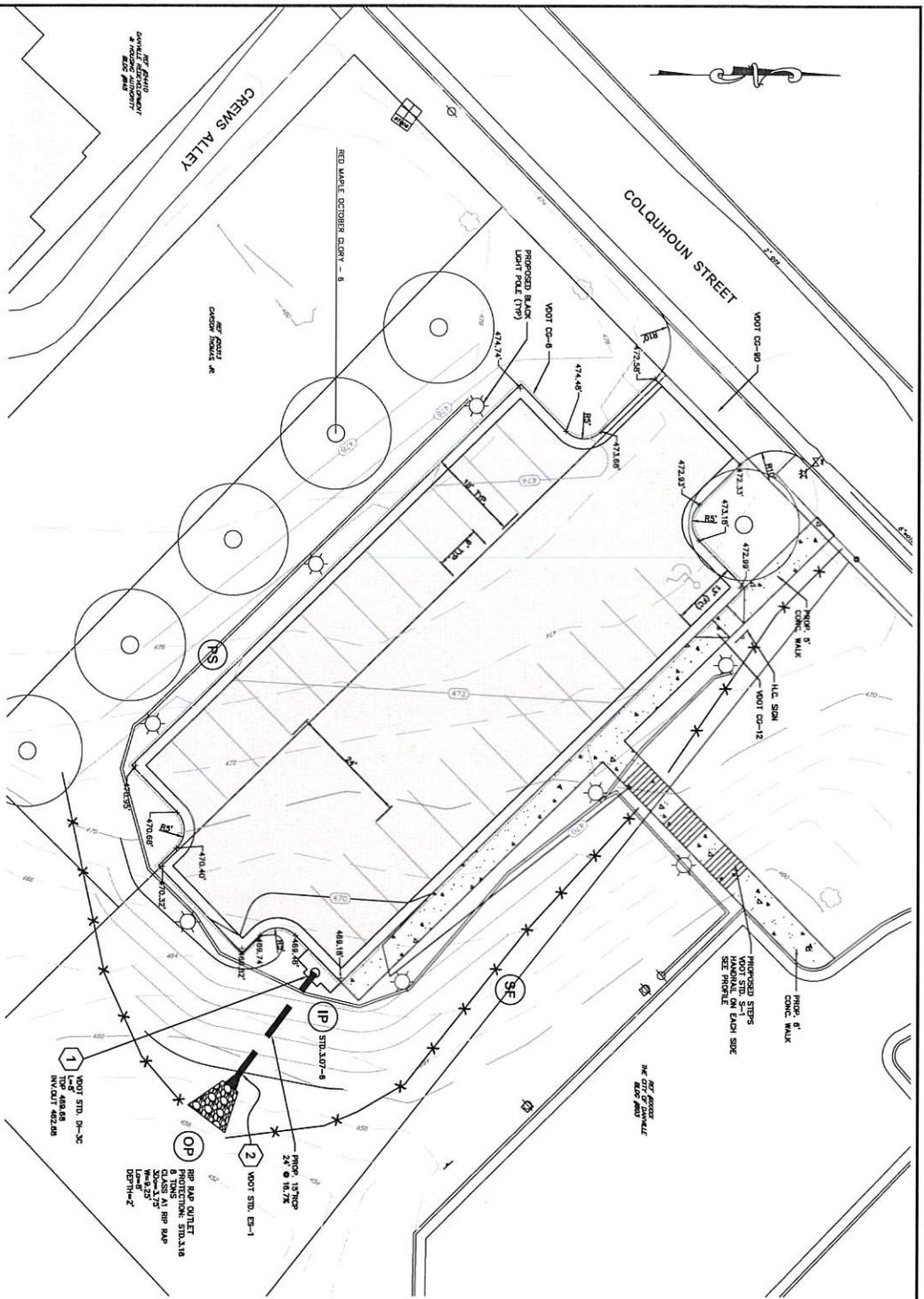
### 3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

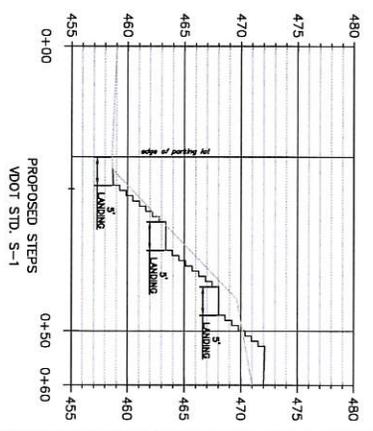
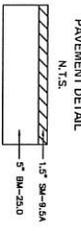
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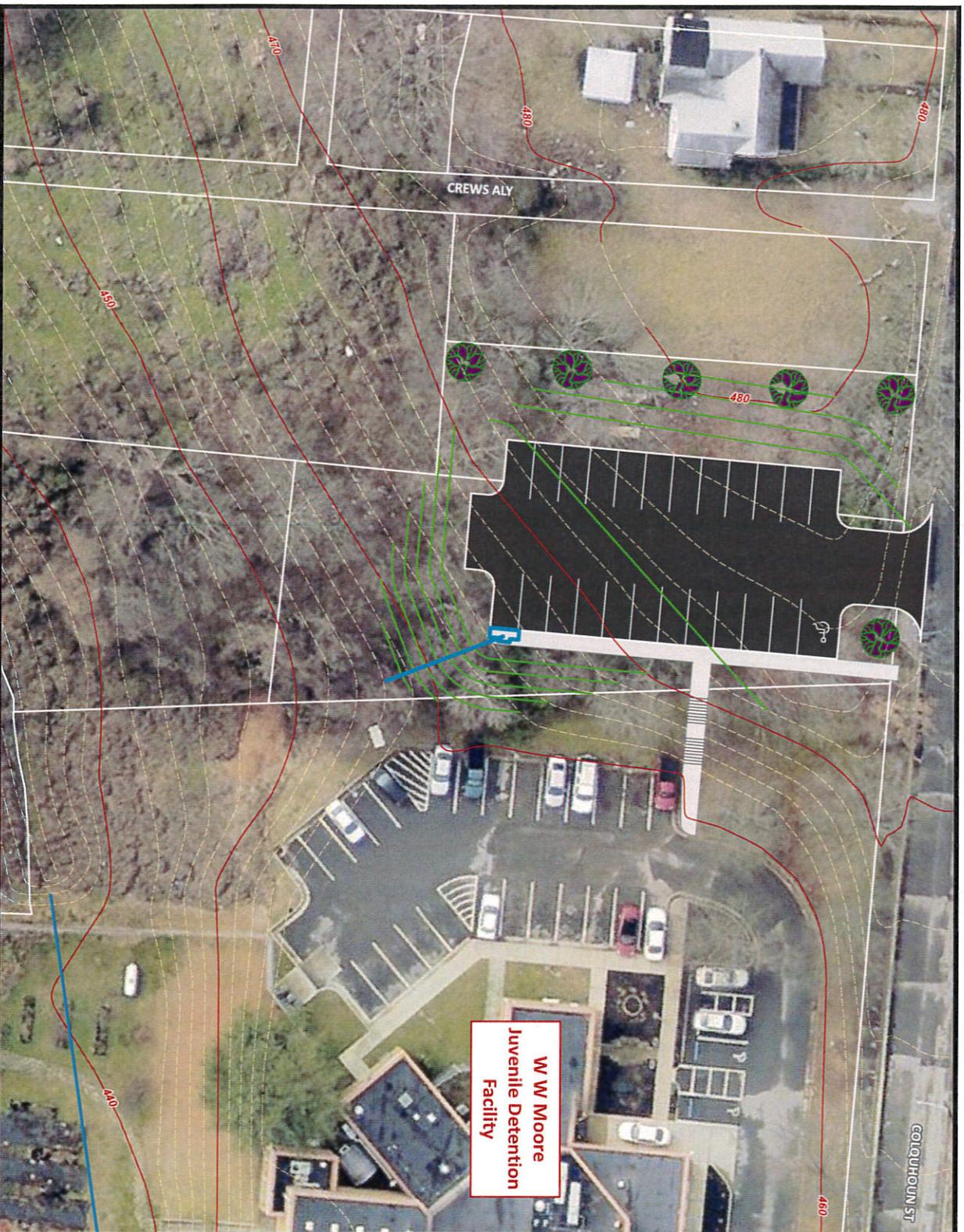
- NOTE
1. THE PROPERTIES ARE CURRENTLY OWNED BY:  
THE CITY OF DANVILLE, VIRGINIA  
100 SOUTH MAIN STREET  
DANVILLE, VA 24043
  2. THE PROPERTY IS ZONED O-1-R.
  3. THE PROPERTY IS 0.24 ACRES.
  4. TOTAL DISTURBED AREA = 0.24 ACRES.
  5. TOTAL NUMBER OF PARK SPACES = 22 SPACES  
TOTAL NUMBER OF PARKING SPACES = 24 SPACES
  6. ALL DIMENSIONS AND SPOT ELEVATIONS ARE TO EDGELINE  
AT THE EDGE OF CURB UNLESS OTHERWISE SPECIFIED.
  7. ALL EROSION & SEDIMENT CONTROL SHALL MEET THE REQUIREMENTS OF THE FEDERAL MANUAL OF BEST MANAGEMENT PRACTICES (BMP) AND THE STATE OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESC).



NO.	DATE	REVISION	BY	DATE
1	11-15-11	REVISED	W.M.	
2	11-15-11	REVISED	W.M.	
3	11-15-11	REVISED	W.M.	
4	11-15-11	REVISED	W.M.	
5	11-15-11	REVISED	W.M.	
6	11-15-11	REVISED	W.M.	
7	11-15-11	REVISED	W.M.	
8	11-15-11	REVISED	W.M.	
9	11-15-11	REVISED	W.M.	
10	11-15-11	REVISED	W.M.	

W.M. MOORE, JUVENILE DETENTION  
PARKING LOT EXPANSION  
THE CITY OF DANVILLE  
OFFICE OF DANVILLE  
CIVIL ENGINEER

DATE: NOVEMBER 15, 2011  
SHEET 2 OF 2



**W W Moore  
Juvenile Detention  
Facility**

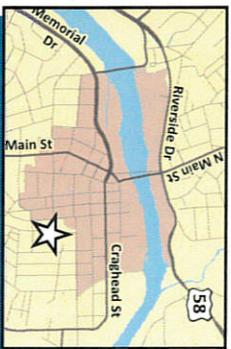


**W W Moore  
Parking Lot Expansion  
Conceptual Plan**

<b>Parking Tabulation</b>	
9x18 Standard Spaces	23
Handicap Spaces	1
<b>Total Spaces</b>	<b>24</b>



**Location Map**



Map Prepared by the Office of the City Engineer - Dec. 17, 2013



**REZONING REQUEST**  
**DATA SHEET**

**DATE:** December 12, 2016

**LOCATION OF PROPERTY:** Parcel ID #'s 24215, 22163, 22162, 21399, and 23760

**PRESENT ZONE:** OT-R, Old Town Residential

**PROPOSED ZONE:** TO-C, Transitional Office Commercial

**ACTION REQUESTED:** Rezoning request to TO-C so that it may be consolidated with 603 Colquhoun Street which is the site of W W Moore Detention Center.

**PRESENT USE OF PROPERTY** All five parcels are currently vacant.

**PROPOSED USE OF PROPERTY:** To be consolidated with 603 Colquhoun Street which is the site of W W Moore Detention Center.

**PROPERTY OWNER (S):** The City of Danville

**NAME OF APPLICANT (S):** Michelle O. Johnson on behalf of the City of Danville

**PROPERTY BORDERED BY:** Residential to the east, south and southwest. Commercial to the north and northwest.

**ACREAGE/SQUARE FOOTAGE:** 1.51 acres total

**CHARACTER OF VICINITY:** Mixed residential and commercial

**INGRESS AND EGRESS:** Colquhoun St, Monument St, and Shelton St

**TRAFFIC VOLUME:** Moderate

**NEIGHBORHOOD REACTION:** To be reported at the Planning Commission meeting of December 12, 2016



## 2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/23/2016

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.



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## ***City Planning Commission***

### **City Planning Commission**

Meeting of December 12, 2016

#### **Subject:**

*Special Use Permit application PLSUP20160000295, filed by Keith Walden, requesting a Special Use Permit for 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 112 Primrose Place, otherwise known as Grid 1714, Block 005, Parcel 000008 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to build a duplex on the property.*

#### **Background:**

112 Primrose Place is .27 acres and zoned OT-R, Old Town Residential. The applicant is requesting a Special Use Permit so that a duplex may be built upon the lot.

Adjacent properties are zoned single family residential and the neighborhood consists predominantly of single family dwellings. Ingress and egress from the property is from Primrose Place.

The applicant has provided staff with a site plan of the proposed duplex indicating that setbacks for the duplex are met. The width of the structure is to be sixty-seven (67) feet and the length is to be forty-four (44) feet. The site plan does not indicate the square footage of the duplex or how tenant parking is to be addressed.

Thirty (30) 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 December 12, 2016.

#### **Staff Analysis and Recommendation:**

Staff has received considerable negative feedback from the neighbors in regards to this request. Neighbor concerns range from temporary housing issues to an excessive traffic resulting from a duplex.

Staff believes that the proposed request is a good opportunity to create affordable housing however, due to overwhelming neighbor opposition and without additional information regarding building layout and tenant parking, Staff recommends postponing the request until the January hearing in order to give the applicant appropriate time to

meet with neighbors as this path has been successful in the past. For example in November 2014 the applicant, Mr. Walden, requested several parcels along Stewart Street be rezoned to allow for multifamily dwellings and attached residential dwellings. He also requested Special Use Permits so that single family detached residences could be built upon parcels zoned A-R, Attached residential. Like the current request, that request was met with neighbor concern and was postponed twice so that the applicant could meet with neighbors and come up with a solution for their concerns.

If the Commission disagrees with Staff's recommendation to postpone the request, Staff recommends that Planning Commission make a recommendation in regards to Special Use Permit application PLSUP20160000295, filed by Keith Walden, requesting a Special Use Permit for 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 112 Primrose Place, otherwise known as Grid 1714, Block 005, Parcel 000008 of the City of Danville, Virginia Zoning District Map.

**City Planning Commission Alternatives:**

1. Recommend approval of Special Use Permit application PLSUP20160000295 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20160000295 subject to conditions by the Planning Commission.
3. Recommend denial of Special Use Permit application PLSUP20160000295 as submitted.
4. Recommend postponement of Special Use Permit application PLSUP20160000295 by Planning Commission.

**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**

APPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING  
USE: Duplex

CASE NUMBER: PLSUP 20160000295

EXISTING ZONING: OT-12

PROPOSED ZONING: Same

TAX MAP NUMBER: 1714-005-00008

RECEIVED BY: Al

DATE FILED: 11/14/14

PLANNING COMMISSION DATE: 12/12/16

CITY COUNCIL DATE: 1/13/17

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

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

Gross Area/Net Area: \_\_\_\_\_ Property Address: PRIMROSE PLACE

Property Location: N SE Side of: Primrose between

Between: Memorial and West Main

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 want to build a duplex on Lot 15 on PRIMROSE

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

1. NAME: Clifton Keith Walden Jr TELEPHONE: 434-203-7177  
MAILING ADDRESS: 2 Kimberly R. Walden  
220 Hawthorne Dr Danville, VA 24541  
SIGNATURE: Clifton Keith Walden Jr. DATE: 9-27-16  
SIGNATURE: Kimberly R Walden DATE: 9/27/16  
EMAIL ADDRESS: Clif.walden@riversiderooftruss.net

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

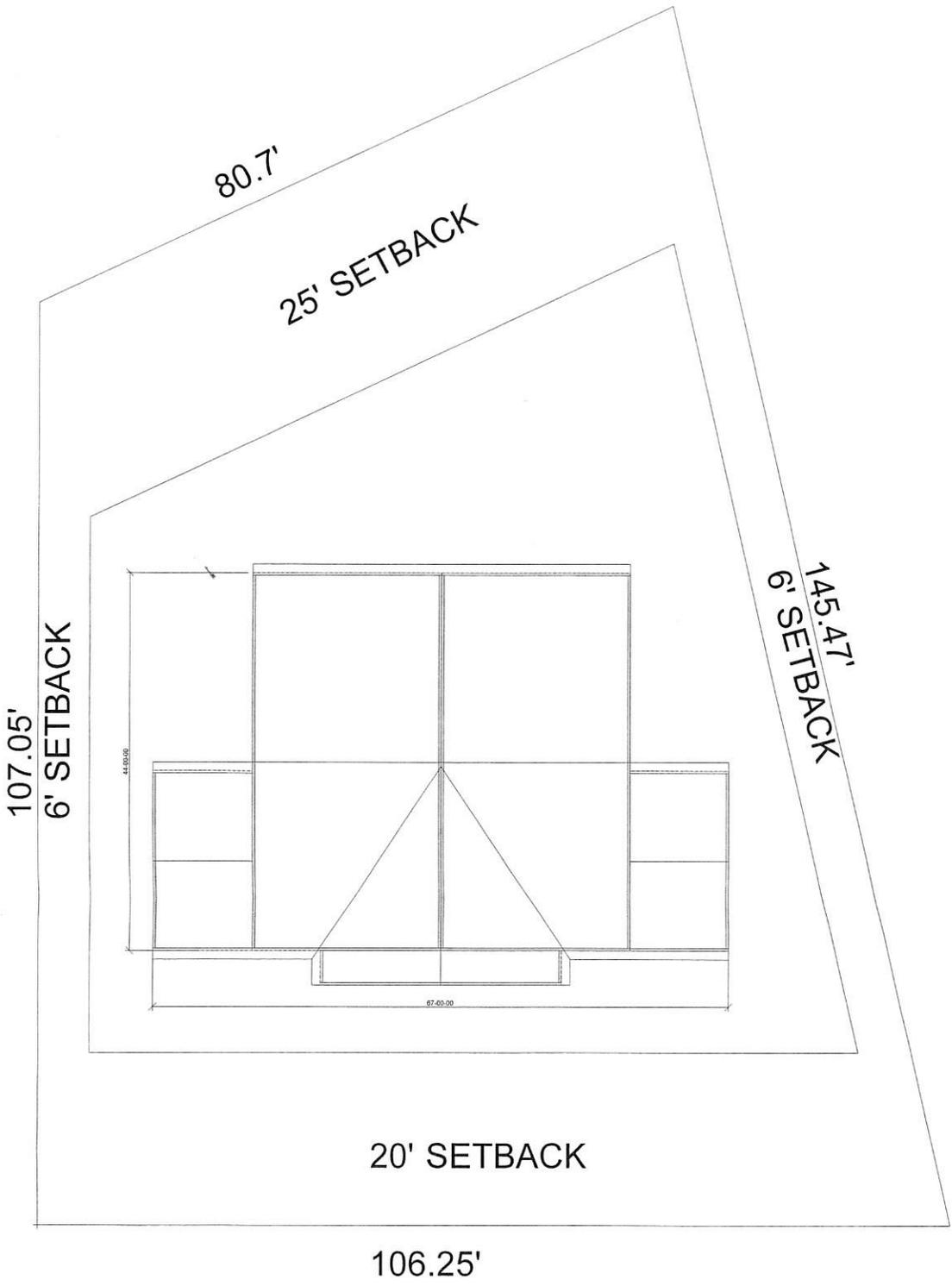
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: C Keith Walden TELEPHONE: 434 548 3033  
MAILING ADDRESS: 733 River Park Dr.  
EMAIL ADDRESS: Keith.Walden@riversiderooftruss.net  
SIGNATURE: Keith DATE: 9/26/16

1. All bracing, blocking, beams, purlins @ 2'0" o.c., ledger, etc. provided by others.  
 2. Roof truss to roof truss connections provided by Riverside Roof Truss.  
 3. Truss to building connections provided by others.

Refer to Sealed drawings for connection detail of multiple ply trusses.

NOT ALL TRUSSES ARE SYMMETRICAL AND MAY NOT PERFORM CORRECTLY IF INSTALLED BACKWARDS. PLEASE REFER TO SEALS WHILE SETTING TRUSSES TO ENSURE TRUSSES ARE ORIENTED CORRECTLY.



<--- PRIMROSE PLACE --->

◁ = THIS SYMBOL INDICATES THE LEFT END OF TRUSS - REFER TO SEALED TRUSS DRAWINGS TO AVOID SETTING TRUSSES BACKWARDS!



THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53179.

SHOP DRAWING APPROVAL  
 THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

	<b>733 RIVER PARK DRIVE</b> <b>DANVILLE, VA 24540</b> <b>(434) 793-0217</b> <b>FAX: (434) 799-8767</b>	<b>Hanger Conversion Chart</b>		Client: <b>KEITH WALDEN</b>
		USP      Simpson JUS26      LUS26 THD26      HUS26 THD26-2      HHUS26-2 HJC26      THJA26 MSH422      THA422	Job Name: <b>LOT 15 PRIMROSE</b>	
Roof Surface Area: 2813 Sq. Ft. Floor Surface Area: 0 Sq. Ft.				Model: <b>DUPLEX</b>
				Lot #: <b>15</b> Subdivision:
				Order #:      Sales Rep:      Designer:      Date:
				-      KW      MC      9-1-16



**SPECIAL USE PERMIT REQUEST**  
**DATA SHEET**

<b>DATE:</b>	December 12, 2016
<b>LOCATION OF PROPERTY:</b>	112 Primrose Place
<b>PRESENT ZONE:</b>	OT-R, Old Town Residential
<b>PROPOSED ZONE:</b>	Same
<b>ACTION REQUESTED:</b>	Special Use Permit requested so that a duplex may be constructed on the site.
<b>PRESENT USE OF PROPERTY</b>	Vacant.
<b>PROPOSED USE OF PROPERTY:</b>	The applicant is proposing to build a duplex on the property.
<b>PROPERTY OWNER (S):</b>	C. Keith Walden
<b>NAME OF APPLICANT (S):</b>	Same
<b>PROPERTY BORDERED BY:</b>	Residential on all sides
<b>ACREAGE/SQUARE FOOTAGE:</b>	.27 acres
<b>CHARACTER OF VICINITY:</b>	Residential
<b>INGRESS AND EGRESS:</b>	Primrose Place
<b>TRAFFIC VOLUME:</b>	Moderate
<b>NEIGHBORHOOD REACTION:</b>	To be reported at the Planning Commission meeting of December 12, 2016



### 2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/23/2016

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**PLANNING COMMISSION MINUTES**  
**November 7, 2016**

**MEMBERS PRESENT**

**Mr. Wilson**  
**Mr. Dodson**  
**Mr. Scearce**  
**Mr. Garrison**  
**Mrs. Evans**  
**Mr. Bolton**

**MEMBERS ABSENT**

**Mr. Jones**

**STAFF**

**Ken Gillie**  
**Anna Levi**  
**Alan Spencer**  
**Tracie Lancaster**

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

**I. ITEMS FOR PUBLIC HEARING**

1. *Rezoning application PLRZ20160000271, filed by Fred Shanks on behalf of DARMA, LLC, requesting to rezone from S-R, Suburban Residential District to HR-C, Highway Retail Commercial, 156 Spring Ave, otherwise known as Grid 0710, Block 009, Parcel 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the parcel so that it may be consolidated with 4750 Riverside Drive.*

Ms. Levi read the staff report. 6 notices were sent to surrounding property owners within 300 feet of the subject property. One response was not opposed.

Mr. Scearce opened the Public Hearing.

Present on behalf of this request was Fred Shanks. Mr. Shanks stated I am here with Danny Knight from Quality Construction. We don't have anything we need to add to the report that you got from staff. But we would be glad to answer any questions and we would appreciate a favorable recommendation.

Mr. Wilson stated what is the long term plan?

Mr. Shanks stated after consolidation there is not specific business in mind but we would develop consist with highway retail development.

Mr. Wilson stated and the house on it?

Mr. Shanks stated the house on it has been torn down.

Mr. Wilson stated okay do they own that property?

Mr. Shanks stated yes, they own the custom conversions lot and the lot that we are talking about.

Mr. Scearce closed the Public Hearing.

Mrs. Evans stated the houses behind this piece of property where the house has been demolished they are suburban residential?

Mr. Gillie stated yes.

Mrs. Evans stated they will remain as such? No concerns have been expressed?

Mr. Gillie stated no.

**Mr. Wilson made a motion to approve PLRZ20160000271 as submitted. Mr. Garrison seconded the motion. The motion was approved by a 6-0 vote.**

2. *Special Use Permit application PLSUP20160000272, filed by NPNS Inc., requesting a Special Use Permit for ancillary vehicle service repair and short term vehicle storage in accordance with Article 3:M, Section C, Item 18 of the Code of the City of Danville, Virginia 1986, as amended at 1525 South Boston Rd and a portion of Parcel ID #76418, otherwise known as Grid 3716, Block 001, Parcel 000003 and Grid 3720, Block 001, Parcel 000002, respectfully, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a towing business with ancillary vehicle repairs and temporary vehicle storage.*

Ms. Levi read the staff report. 4 notices were sent to surrounding property owners within 300 feet of the subject property. One response was not opposed.

Present on behalf of this request was the applicant, Nick Sapounakes. Mr. Sapounakes stated I am here to answer any questions if you have any.

Mr. Wilson stated there is a lot of attention in the report toward vehicle storage and placement. Are you agreeable to the conditions that have been laid out here?

Mr. Sapounakes I would like to ask Ken a question if I could. They mentioned a wooden fence?

Mr. Gillie stated yeah a wooden fence I'm sorry. We took the conditions from your previous facility and transferred them over. He had proposed doing a chain linked fence with slats inside the fence. Staff is not opposed to that. The trees that we are proposing to plant on the outside and do an adequate job after the slats are in place. His existing place on Carolyn Court abutted Central Blvd and when we did those conditions we proposed a wooden fence. The trees actually took care of that and we didn't need the wooden fence at the time. So I am not opposed to going with a chain linked fence with slats in it.

Mr. Searce stated that will certainly last longer too.

Mr. Gillie stated yeah and again I'm sorry when we took the old conditions I forgot about that part.

Mr. Sapounakes stated Mr. Wilson I will be glad to answer your question.

Mr. Wilson stated so a chain linked fence with the slats is more of a likely hood then what we have here a wooden fence?

Mr. Sapounakes stated yes sir.

Mr. Wilson stated you're okay with the Cypress trees growing there?

Mr. Sapounakes stated yes sir.

Mr. Wilson stated what part of that property do you see you placing the vehicles? Is it right up close to the road?

Mr. Sapounakes stated looking at the position of the building it would be to the right and the fence would enclose the whole storage facility.

Mr. Wilson stated is the storage facility closer to the building that is sitting there now or up closer to South Boston Road?

Mr. Sapounakes stated it would be to the eastern side of the property.

Mr. Gillie stated if you will notice you're drawing there is a small squared in area that he is proposing to keep the cars. If you look at the drawing up on the screen you will see the small darkened area that is the addition part of the Woodall property that he is looking to use.

Mr. Wilson stated so in that little squared area to the right of the building is what you're talking about?

Mr. Gillie stated yeah the squared area to the right of the building and then the additional rectangular piece of property to the east. It goes onto two properties and that is why there is the separate parcel. So it will expand and cover the entire area to the east of the building and then that little sliver that is on the highlighted portion.

Mr. Wilson stated so not really a lot of activity up close to the road?

Mr. Gillie stated no not up close the 58 or anything else.

Mr. Wilson stated on the approval of this the expansion to the road would be allowed though or would they have to come back for that?

Mr. Gillie stated we feel like he would have to come back because we have adjacent to the eastern property line and we have the map actually designating the area. If we want to limit it to 200 or 300 hundred feet we could. How much of the Woodall property are you proposing to use?

Mr. Sapounakes stated it's like 40 feet that already has grass on it.

Mr. Gillie stated if we want to put a limit of 100 feet on the Woodall property that will give you a little bit of wiggle room.

Mr. Sapounakes stated Yes sir.

Mr. Gillie stated staff is not opposed to putting a limitation on an additional hundred feet we can measure the distance of it and list that out. That would prohibit it from coming out to 58 if that is a concern.

Mr. Wilson stated well with this particular business that is not a concern of mine. I just wanted to kind of place all of this activity on the map. It's a rather large area there. It still looks like it's more to the back of the property.

Mr. Sapounakes stated it is.

Mr. Wilson stated I don't have any more questions.

Mrs. Evans stated I have a question. It says you can't store vehicles more than thirty days. Currently where you are do you move vehicles after thirty days?

Mr. Sapounakes stated oh yes. I store vehicles inoperable vehicles for the City, Public Works, and stolen vehicles for the Police Department. I have all of the towing contracts for the City vehicles but most of the time they go down to the City garage or they go down to a repair facility out of town or where ever they need to go we take them. The inoperable vehicles are gone within thirty days.

Mr. Garrison stated this is essentially the same business plan that you have now that is right in the middle of the City is that correct?

Mr. Sapounakes stated that is correct the property that I am at now was sold out from under me.

Mr. Garrison stated but that is right in the middle of the City with two major streets at each side of you.

Mr. Sapounakes stated the last time I came before the Planning Commission was 1994 on the piece of property that I am on now. He was real stringent in what he required. The woman that was here before you came was Mrs. Parks. The only difference in this and the current parcel is at the current facility she wanted red tips planted and I planted them and they all died. So we had to take them up and put Leyland Cypress and they grew pretty quick.

Mr. Gillie stated you will notice that we put in there Leyland Cypress or additional shrub we were just notified that Leyland Cypress maybe having an issue in this area. We were told about a different plant called Arborvitae I believe is what it is. So we have the wording in there for another type just to let you know that might not be true Leyland Cypress that go inside there because of the problem that they have been having. We will work with them on finding a plant that will survive. The red tips died rather quickly last time we don't want that to happen again.

Mr. Bolton stated it doesn't sound like it needs to be done but if you did need to monitor it for the thirty days who does that? How would you even know if the vehicles were there thirty days?

Mr. Gillie stated we have once or twice monitored it in the past when we received a complaint. We found that the vehicles were turning over. The Police Department does one through their towing regulations. Also, Public Works does it because they put mechanics liens and others things on the property. So there are a couple of different ways to monitor it. I myself years and years ago got a complaint and Nick and I went out and walked the site

and checked all of the vehicles. I haven't had a complaint in twenty years now. I have probably has two complaints in twenty years on his operation and those were when it first started. So I'm not concerned.

Mr. Sapounakes stated Public Works does have to come out and approve this lot as a storage facility because we have City vehicles and all on the property. So he has to okay the facility with all the stipulations and requirements.

Mr. Garrison stated if I remember correctly in 1994 at the lot he is on now there was a lot of opposition to that particular piece of property in that location. Am I correct?

Mr. Gillie stated you are correct.

Mr. Garrison stated and there is no opposition to this piece of property?

Mr. Gillie stated correct.

Mr. Searce closed the Public Hearing.

**Mr. Bolton made a motion to approve PLSUP20160000272, with conditions per staff and the option of a chain link fence with slats or wooden fence. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.**

Mr. Bolton stated or do you want to give him an option of chain link with slats or a wooden fence?

Mr. Gillie stated the chain link is acceptable to us he preferred chain link with slats we are okay with that. So you can change that. Did you want to say anything for the distance?

Mr. Wilson stated that was a concern of mine but it is not anymore with a long history of working in the Community and being in an area where there was concern and he was a good neighbor. I just don't see it as an issue.

Mr. Bolton stated and I would make that a choice if he wanted to do wooden or the chain link fence with slats.

## **II. MINUTES**

**The October 10, 2016 minutes were approved by a unanimous vote.**

## **III. OTHER BUSINESS**

Mr. Gillie stated the item that came before you last month that was supposed to go to City Council was held over by the applicant so I don't have a report on that. We do have cases for next month so please plan on attending.

With no further business, the meeting adjourned at 3:19 p.m.

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APPROVED