



City Planning Commission

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261

NOVEMBER 10, 2014

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 PLRZ20140000292, filed by Kirpal Singh requesting to amend the Year 2020 Land Use Map from OPT, Office Professional Transitional to CS, Community Service and to rezone from TO-C, Transitional Office Commercial to N-C, Neighborhood Commercial, 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 rezone the property to operate a convenience store at this location.*
 2. *Special Use Permit Application PLSUP20140000293, filed by Kirpal Singh requesting a Special Use Permit to operate a convenience store with gasoline sales in accordance with Article 3.J; Section C, Item 3 of the Code of the City of Danville, Virginia, 1986, as amended, 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 rezone the property to operate a convenience store with gasoline sales at this location.*
 3. *Rezoning Application PLRZ20140000297, filed by Keith Walden on behalf of CWC Holdings, requesting to amend the Year 2020 Land Use Plan from USR, Urban Single Family Residential to MR, Multi-family Residential and to rezone from OT-R, Old Town Residential to M-R, Multi-family Residential, vacant parcels on the west side of Stewart Street; Parcel ID #s 20596, 20597, 25672, 22841, 24958, & 25085, otherwise known as Grid 1719, Block 005, Parcels 000001 - 000006, respectively, of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the above-mentioned properties to M-R, Multi-family Residential in preparation for consolidation and construction of 24 units.*
 4. *Special Use Permit Application PLSUP20140000298, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended on vacant parcels on the west side of Stewart Street; Parcel ID #s 20596, 20597, 25672, 22841, 24958, & 25085, otherwise known as Grid 1719, Block 005, Parcels 000001 - 000006, respectively, of the City of Danville, Virginia, Zoning District Map. The district size proposed is approximately 1.4 acres when 5 is required.*
 5. *Rezoning Application PLRZ20140000299, filed by Keith Walden on behalf of CWC Holdings, requesting to rezone from OT-R, Old Town Residential to A-R, Attached Residential, vacant parcels on the west side of Stewart Street; Parcel ID #s 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073, and 23886 otherwise known as Grid 1719, Block 005, Parcels 000006 - 000017 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the above-mentioned properties to A-R, Attached Residential in preparation for consolidation and construction of attached and single family dwellings.*

6. *Special Use Permit Application PLSUP20140000300, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended on parcels on the west side of Stewart Street; Parcel ID #s 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073, and 23886 otherwise known as Grid 1719, Block 005, Parcels 000006 - 000017 of the City of Danville, Virginia, Zoning District Map, respectively, of the City of Danville, Virginia, Zoning District Map. The district size proposed is approximately 1.4 acres when 5 is required.*
7. *Special Use Permit Application PLSUP20140000301, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for detached single family dwellings in accordance with Article 3.F; Section C, Item 16 of the Code of the City of Danville, Virginia, 1986, as amended, on the west side of Stewart Street; Parcel ID #s 20422, 25542, 25073, 23886 and part of 20421 otherwise known as Grid 1719, Block 005, Parcels 000014 - 000017 and a portion of 000013, respectively of the City of Danville, Virginia, Zoning District Map.*
8. *Rezoning Application PLRZ20140000302, filed by Keith Walden on behalf of CWC Holdings, requesting to rezone from OT-R, Old Town Residential to A-R, Attached Residential, vacant parcels on the east side of Stewart Street; Parcel ID #s 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649, 22513, 22103 & 22104 otherwise known as Grid 1719, Block 004, Parcels 000011 - 000024, respectively of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the above-mentioned properties to A-R, Attached Residential in preparation for consolidation and construction of attached and single family dwellings.*
9. *Special Use Permit Application PLSUP20140000303, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for detached single family dwellings in accordance with Article 3.F; Section C, Item 16 of the Code of the City of Danville, Virginia, 1986, as amended, on the east side of Stewart Street; Parcel ID #s 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649, 22513, 22103 & 22104 otherwise known as Grid 1719, Block 004, Parcels 000011 - 000024, respectively of the City of Danville, Virginia, Zoning District Map.*
10. *Special Use Permit Application PLSUP20140000304, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended on the east side of Stewart Street; Parcel ID #s 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649, 22513, 22103 & 22104 otherwise known as Grid 1719, Block 004, Parcels 000011 - 000024, respectively of the City of Danville, Virginia, Zoning District Map. The district size proposed is approximately 3.9 acres where 5 is required.*

IV. APPROVAL OF MINUTES FROM OCTOBER 13, 2014

V. OTHER BUSINESS

1. *Request for review and approval of the Old West End Design Guidelines*
2. *Board of Zoning Appeals request for the Planning Commission to review architectural element requirements of ground signs.*

VI. ADJOURNMENT



PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission
Meeting of November 10, 2014

Subject:

Rezoning Application PLRZ20140000292, filed by Kirpal Singh requesting to amend the Year 2020 Land Use Map from OPT, Office Professional Transitional to CS, Community Service and to rezone from TO-C, Transitional Office Commercial to "Conditional" N-C, Neighborhood Commercial, 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 rezone the property to operate a convenience store at this location.

AND

Special Use Permit Application PLSUP20140000293, filed by Kirpal Singh requesting a Special Use Permit to operate a convenience store with gasoline sales in accordance with Article 3.J; Section C, Item 3 of the Code of the City of Danville, Virginia, 1986, as amended, 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 rezone the property to operate a convenience store with gasoline sales at this location.

Background:

The subject property, 1009 Main Street, is zoned TO-C, Transitional Office Commercial and is located within the Old West End Historic District at the southeast corner of Main Street and Holbrook Avenue. The subject property has operated as an automobile repair facility with gasoline sales for approximately 87 years. The applicant, Kirpal Singh, is requesting to rezone the property to "Conditional" N-C, Neighborhood Commercial and to obtain a Special Use Permit so that he may continue the gasoline sales and replace the automobile repair operation with the sale of convenience goods.

According to our records, the present structure was built as a "service station" in 1969, replacing the existing "service station" that was built in 1927. Since at least 1987, the operation has been legal non-conforming. Approving the above rezoning and special use permit request will allow the expansion of use to a convenience store with gasoline sales and remove the non-conforming status.

1009 Main Street is located within the Old West End Historic District. Any changes proposed to the exterior of the structure or parking area that is visible from the public way will need to be reviewed by the Commission of Architectural Review.

The applicant has voluntarily proffered to remove a number of uses from the N-C designation (see exhibit A) and added the following conditions:

1. The hours of operation: Monday –Saturday 6:00 am to 11:00 pm and Sunday 7:00 am to 10:00 pm
2. No indoor or outdoor seating available

Twenty-two (22) 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 November 10, 2014.

Staff Analysis and Recommendation:

The request to rezone this property from TO-C to “Conditional” N-C creates a situation known as spot zoning. This is where one property owner is afforded special consideration that is not afforded to other property owners within an area. Illegal spot zoning may occur when this rezoning is not consistent with the land use plan for the area and solely benefits the property owner, not the general public. Spot zoning may be acceptable if it serves the general public purpose and is consistent with the land use plan.

1009 Main Street has operated as an automobile service station since at least 1927 and while this operation is legal nonconforming, the operation has only been closed for a couple of months; therefore it could continue its operations as an automobile repair establishment with gasoline sales or any other use allowed in the TO-C without any actions from this Commission. The applicant, however, wants to alter the operation to include a convenience store and remove the repair component.

Staff does not believe that this rezoning request is illegal spot zoning. However, Staff does not believe that rezoning 1009 Main Street is necessary. The property has been a viable commercial establishment for gasoline sales and automobile repair for more than 80 years. The property has not remained vacant for any extended period of time during those years. Therefore, Staff is not convinced that the TO-C zoning is inappropriate and that an N-C designation is necessary.

If it is the desire of the Planning Commission to approve the rezoning and special use permit requests of the applicant, Staff recommends that it is done so with the conditions voluntarily proffered by the applicant.

City Planning Commission Alternatives:

1. Recommend denial of Rezoning Application PLRZ20140000292 as submitted.
2. Recommend approval of Rezoning Application PLRZ20140000292 subject to additional conditions by the Planning Commission.
3. Recommend approval of Rezoning Application PLRZ20140000292 as submitted with the conditions of the applicant.

AND

1. Recommend denial of Special Use Permit Application PLSUP20140000293 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20140000293 subject to conditions by the Planning Commission.
3. Recommend approval of Special Use Permit Application PLSUP20140000293 as submitted.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2012 Aerial)
Year 2020 Land Use Map
Proffer

SPECIAL USE PERMIT



The City Council, with the advice of the City Planning Commission, is authorized by the Municipal Code to grant a Special Use Permit to any property within the City as long as this action is justified by the PUBLIC NECESSITY, GENERAL WELFARE, OR GOOD ZONING PRACTICE.

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: _____

CASE NUMBER: _____

EXISTING ZONING: _____

PROPOSED ZONING: _____

TAX MAP NUMBER: _____

RECEIVED BY: _____

DATE FILED: _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

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

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

PIN 22773 - 168.88 FT - Lot No A (0.596 Ac) D.B. 749, Pg. 80

Gross Area/Net Area: *0.596 Ac* Property Address: *1009 MAIN STREET*

Property Location: N S E W Side of: *MAIN STREET @ HOLBROOK STREET*

Between: _____ and *WEST SIDE OF HOLBROOK.*

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:

Convert existing garage bays into store front.

convert garage to a c-store. (WITH GASOLINE SALES)

Realign the fuel pump configuration, covered with canopy. under guidelines of historic District.

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

1. NAME: Abercrombie Oil & Ice TELEPHONE: 434 792 8022

MAILING ADDRESS: 2930 West Main St. Danville, Va. 24541

SIGNATURE: [Signature] DATE: 9-23-14

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: aco-danv@ganewood.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: Kirpal Singh TELEPHONE: 631-377-7086

MAILING ADDRESS: 5022 Cobblestone Dr, Danville, VA 24540

EMAIL ADDRESS: VINTOMAX@GMAIL.COM

SIGNATURE: [Signature] DATE: 9/23/14

REZONING



The City Council, with the advice of the City Planning Commission, is authorized by the Municipal Code to change the zoning of any property within the City as long as this action is justified by the PUBLIC NECESSITY, GENERAL WELFARE, OR GOOD ZONING PRACTICE.

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: TO-C
 PROPOSED ZONING: N-C TAX MAP NUMBER: _____
 RECEIVED BY: _____ DATE FILED: _____
 PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: 0.596 Ac Property Address: 1009 MAIN ST., City

Property Location: N (S) E W Side of: MAIN STREET @ Holbrook

Between: _____ and (WEST OF Holbrook)

Proffered Conditions (if any, please attach): _____

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

I. NAME: Herzcrumbe O. Line TELEPHONE: 434-792-8022
 MAILING ADDRESS: 2930 West Main St Danville, VA 24541
 SIGNATURE: [Signature] DATE: 9-23-14
 SIGNATURE: [Signature] DATE: 9-23-14
 EMAIL ADDRESS: Aocdave@gunpowder.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: Kirpal Singh TELEPHONE: 631-377-7086
 MAILING ADDRESS: 5022 Cobblestone Dr, Danville, VA 24540
 EMAIL ADDRESS: VINTOMAX@GMAIL.COM
 SIGNATURE: [Signature] DATE: 9/23/14

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:

Convert existing garage bays into storefront. Convert garage bay into canopy. Realign fuel pumps configuration and install canopy over fuel pumps under guidelines of Historic District.

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 T0-C TO N-C TO ALLOW FOR CONVERSION OF AN EXISTING GAS STATION TO A CONVENIENCE STORE (WITHOUT GAS SALES). A SPECIAL USE PERMIT WILL ALSO BE FILED TO ALLOW FOR A CONVENIENCE STORE (WITH GAS SALES.)

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

Proffer of Conditions:

Rezoning Application PLRZ20140000292, filed by Kirpal Singh requesting to amend the Year 2020 Land Use Map from OPT, Office Professional Transitional to CS, Community Service and to rezone from TO-C, Transitional Office Commercial to "Conditional" N-C, Neighborhood Commercial, 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 rezone the property to operate a convenience store at this location.

Article 3 J, N-C, Neighborhood Commercial

B. - Permitted Uses.

Permitted uses shall be those in the following categories which do not exceed (1) 3,000 sq. ft. in gross floor area per establishment, (2) 12,000 sq. ft. gross floor area per building. (3) or a floor area ratio (FAR) of 0.30 per lot.

1. Accessory use, to include tool sheds, detached garages and carports, children's playhouses, doghouses and accessory off-street parking and loading spaces.
2. Banks and financial institutions (without drive-thru facilities).
3. Bed and breakfast, inn, or tourist home (as defined).
4. Business service and office supply establishments.
5. Churches and places of worship.
6. Convenience stores (without gasoline services).
7. Offices (general and professional).
8. Personal service establishments.
9. Public uses.
10. Retail sales (excluding automobiles, boats, recreational vehicles, mobile homes, farm equipment and the like).
11. Studios for artists, photographers or sculptors.
12. Bicycle shop.
13. Adult day support services.

(Ord. No. 2004-02.04, Art. 3.J, § B, 2-17-04; Ord. No. 2009-12.08, 12-15-09; Ord. No. 2011-10.05, 10-18-11; Ord. No. 2013-06.01, 6-4-13)

C. - Special Permit Uses.

1. Any use which has drive-in facilities.
2. Commercial recreational establishments (limited to indoor uses).
3. Convenience stores (with gasoline sales).
4. Day care facilities (adult and children).
5. Fast-food restaurants.
6. Funeral homes.
7. Gasoline sales establishments (with no repair services and no outdoor vehicle storage).
8. Private post office and delivery service establishments.
9. Public and private schools and colleges.
10. Public utilities.
11. Plant nurseries.
12. Repair service establishments (non-motor vehicle related and without outdoor service).
13. Restaurants.
14. Schools, colleges and universities, public or private.
15. Use which exceeds 3,000 sq. ft. in gross floor area or a floor area ratio of 0.30 (excluding retail sales).
16. Waiver of yard requirements.
17. Caretaker's residence.
18. Homeless shelter.
19. Microbrewery or micro-winery.

The use of the property shall have limited hours of operation and shall not provide indoor or outdoor seating.

Monday through Saturday
Sunday

6:00 a.m. to 11:00 p.m.
7:00 a.m. to 10:00 p.m.

Kirpal Singh

Date

REZONING AND SPECIAL USE PERMIT REQUESTS
DATA SHEET

DATE: November 10, 2014

LOCATION OF PROPERTY: 1009 Main Street

PRESENT ZONE: TO-C, Transitional Office Commercial

LAND USE PLAN DESIGNATION: OPT, Office Professional Transitional

ACTIONS REQUESTED: Rezoning request and Special Use Permit request to rezone to N-C, Neighborhood Commercial and obtain a special use permit to operate a convenience store with gasoline sales

PRESENT USE OF PROPERTY: Gasoline sales

PROPOSED USE OF PROPERTY: Convenience store with gasoline sales

PROPERTY OWNER (S): Abercrombie Oil Company

NAME OF APPLICANT (S): Kirpal Singh

PROPERTY BORDERED BY: Commercial, residential and institutional to the north, south, east and west

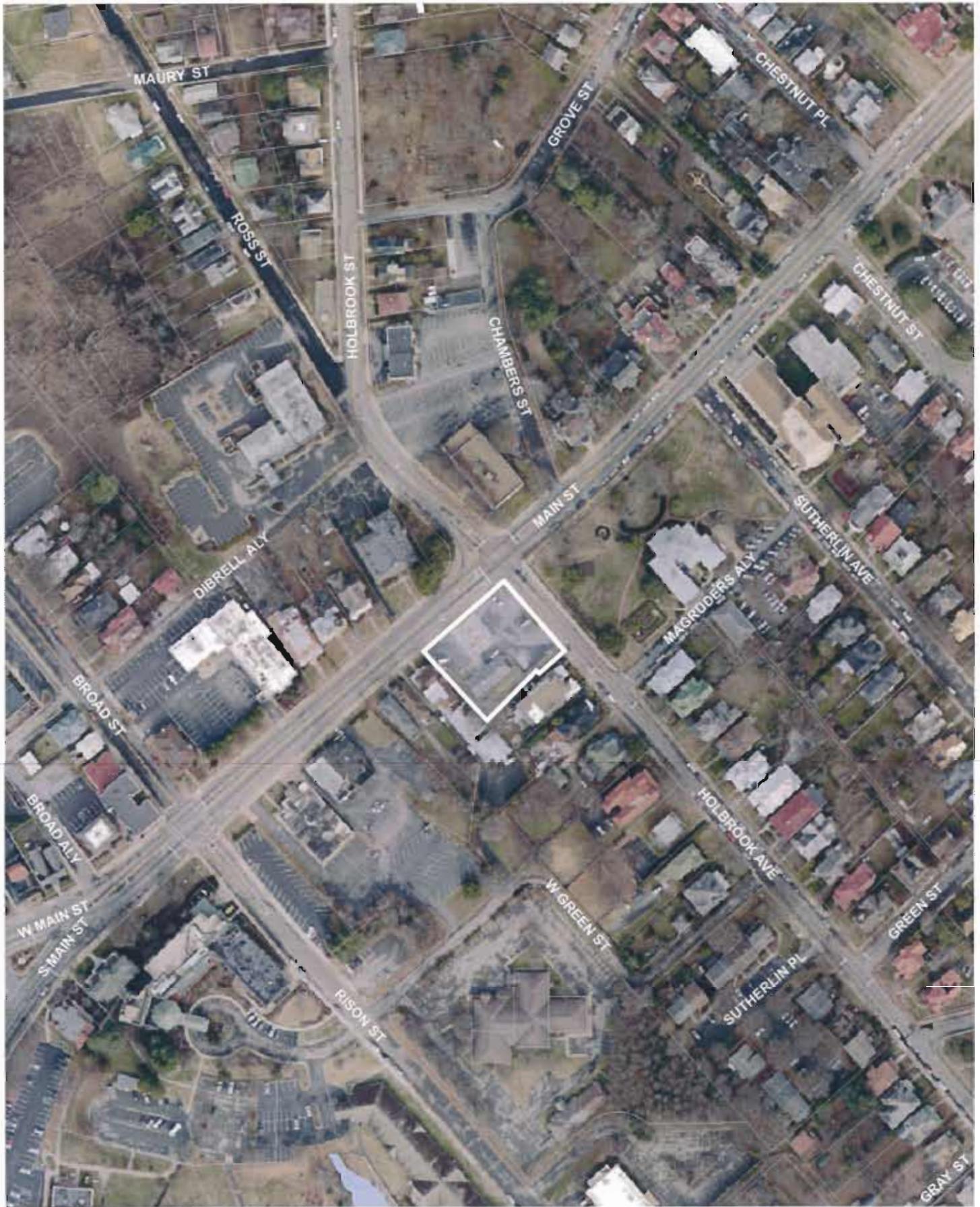
ACREAGE/SQUARE-FOOTAGE: Approximately 0.57 acres

CHARACTER OF VICINITY: Mixed use: Commercial, residential and institutional

INGRESS AND EGRESS: Main Street and Holbrook Avenue

TRAFFIC VOLUME: Medium

NEIGHBORHOOD REACTION: To be reported at the Planning Commission meeting of November 10, 2014

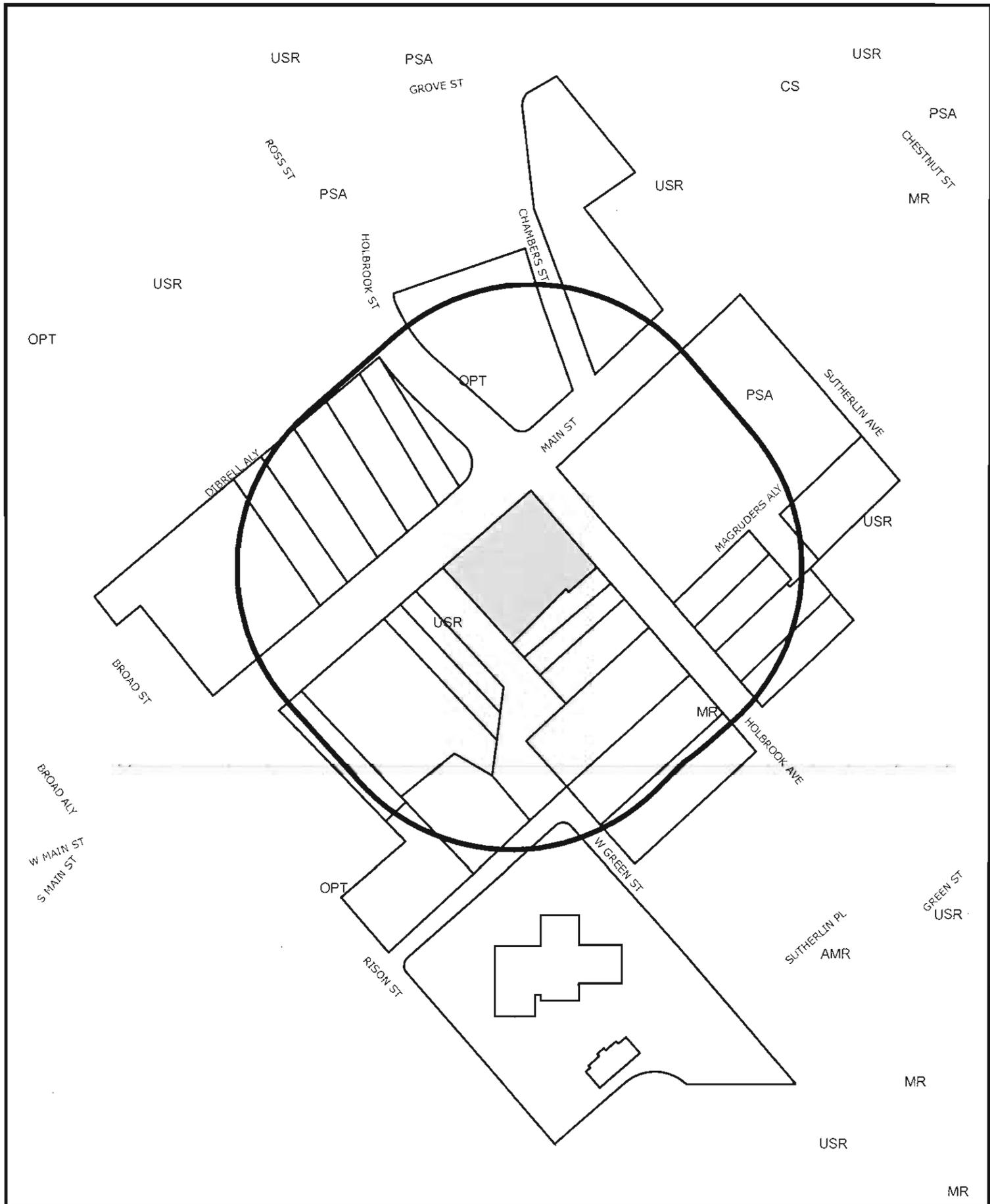


2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/27/2014

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





YEAR 2020 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
 Planning Division
 10/27/2014

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





PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission
Meeting of November 10, 2014

Subject:

Rezoning Application PLRZ20140000297, filed by Keith Walden on behalf of CWC Holdings, requesting to amend the Year 2020 Land Use Plan from USR, Urban Single Family Residential to MR, Multi-family Residential and to rezone from OT-R, Old Town Residential to M-R, Multi-family Residential, vacant parcels on the west side of Stewart Street; Parcel ID #s 20596, 20597, 25672, 22841, 24958, & 25085, otherwise known as Grid 1719, Block 005, Parcels 000001 - 000006, respectively, of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the above-mentioned properties to M-R, Multi-family Residential in preparation for consolidation and construction of 24 units.

Special Use Permit Application PLSUP20140000298, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended on vacant parcels on the west side of Stewart Street; Parcel ID #s 20596, 20597, 25672, 22841, 24958, & 25085, otherwise known as Grid 1719, Block 005, Parcels 000001 - 000006, respectively, of the City of Danville, Virginia, Zoning District Map. The district size proposed is approximately 1.4 acres when 5 is required.

Background:

The subject property consists of parcels #20596, #20597, #25672, #22841, #24958, and #25085 are approximately 1.4 acres and are zoned OT-R, Old Town Residential. The applicant, Keith Walden, is requesting to rezone to M-R, Multi-family Residential, and consolidate the properties to construct 24 dwelling units.

The subject properties are currently vacant and the applicant is also applying for a Special Use Permit for a waiver to the minimum district size to allow a proposed district

size of approximately 1.4 acres when 5 acres is required. A preliminary site plan has been submitted showing four buildings with 6 units each and 57 parking spaces. It also shows the closure of Stewart Street at the end of the land CWC development owns so that the only ingress and egress would be from West Main Street. The preliminary site plan is substantially in compliance with the zoning code.

VDOT completed a traffic study on April 22, 2013 to determine the future level of service at the intersection of West Main Street and Stewart Street. The development proposed in April of 2013 was 48 attached single family dwellings and a 5000 square foot office building. The level of service failed both on the north bound lane on Stewart Street and on the south bound ramps for Route 86. The new preliminary site plan for the proposed development show a total of 42 units with no office building which would significantly reduce traffic compared to what was proposed in 2013. Staff has been in contact with officials in the Engineering Division that have proposed possible traffic congestion solution(s) such as adding a light and a right turn only lane at the intersection of West Main Street and Stewart Street.

Seventy six (76) 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 November 10, 2014.

Staff Analysis and Recommendation:

Recent studies have been conducted that show a need for different housing types, including higher density and mixed residential uses throughout the City of Danville. The plan as proposed includes a mixed use type of development including high density residential units, attached units and detached single family units. All of these types of dwellings are present in the immediate neighborhood (i.e. Marshall Terrace, Montague Street, etc.)

The City staff also recognizes that the most recent successful developments of single family homes within City limits have been those of the attached variety along Riverside Drive, Vandola and Country Club Drive. .

Staff finds that the proposed Rezoning and Special Use Permits filed by the applicant meet the City's needs for high density and mixed residential uses. The traffic concerns that were raised in the 2013 study could be alleviated through the proposed solutions made by the Engineering Division.

Staff also believes that creating a smaller district size and to rezone to multi-family will still be in keeping with the character of the surrounding vicinity. Staff recommends approval of applications PLRZ20140000297 and PLSUP20140000298.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20140000297 as submitted.
 2. Recommend approval of Rezoning Application PLRZ20140000297 subject to conditions by the Planning Commission.
 3. Recommend denial of Rezoning Application PLRZ20140000297 as submitted.
-
1. Recommend denial of Special Use Permit Application PLSUP20140000298 as submitted.
 2. Recommend approval of Special Use Permit Application PLSUP20140000298 subject to conditions by the Planning Commission.
 3. Recommend approval of Special Use Permit Application PLSUP20140000298 as submitted.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2012 Aerial)
Year 2020 Land Use Map

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: _____
PROPOSED ZONING: _____ TAX MAP NUMBER: _____
RECEIVED BY: _____ DATE FILED: _____
PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: _____ Property Address: _____

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

Parcel ID #s 20596, 20597, 25672, 22841, 24958, 25085, 29226, 22099, 23064, 25070, 25074, 20420, 20424, 25542, 25073, 23886, 25099, 25090, 25086, 20418, 25087, 20424, 25088, 24339, 21117, 24934, 24649, 22513, 22103 + 26104

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

1. NAME: CWC HOLDINGS TELEPHONE: 434-793-0217

MAILING ADDRESS: _____

SIGNATURE: _____ DATE: _____

SIGNATURE: [Signature] DATE: 10/13/14

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: _____ 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:

Proposing to rezone Parcel ID #s 20596, 20597, 25672, 22841, 24958, & 25085 to M-R, Multi-family Residential in preparation for consolidation and construction of 24 units. Proposing to rezone Parcel ID #s 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073,

23886, 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649,
22513, 22103 & 22104 to A-R, Attached Residential in preparation for consolidation and
construction of attached and single family dwellings.

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: _____

CASE NUMBER: _____

EXISTING ZONING: _____

PROPOSED ZONING: _____

TAX MAP NUMBER: _____

RECEIVED BY: _____

DATE FILED: _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

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: Parcel ID#s 20596, 20597, 25672,
22841, 24958, 25085, 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542,
25073, 23886, 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358,
24649, 22513, 22103 & 22104.

Property Location: N S E W Side of: _____

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:

Other Phase

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

1. NAME: CWC Holdings TELEPHONE: 434-793-0217

MAILING ADDRESS: _____

SIGNATURE: _____ DATE: _____

SIGNATURE: *[Signature]* DATE: 10/13/14

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: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

EXPLANATION OF REQUEST:

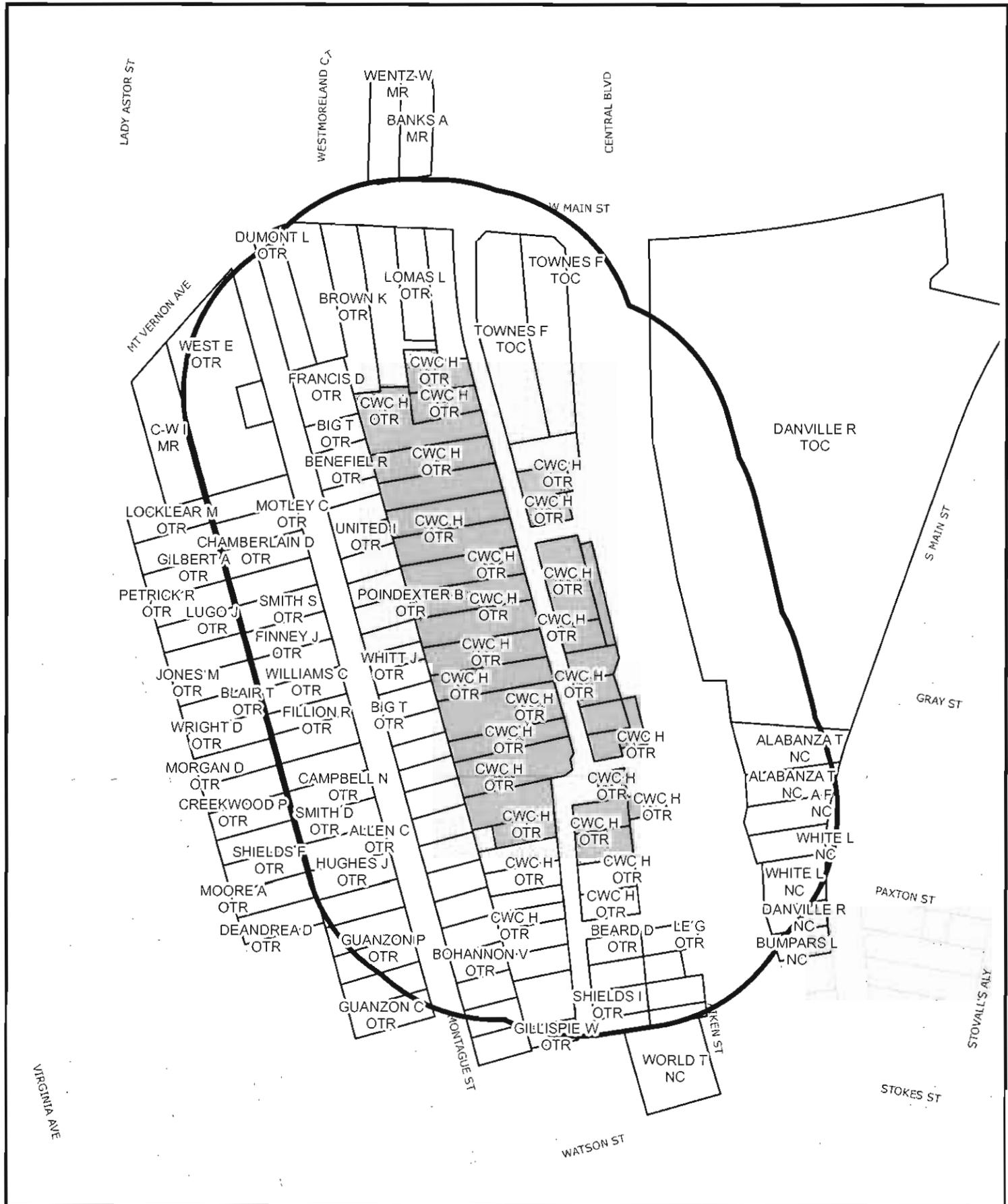
1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

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:

Special Use Permit to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended. Special Use Permit to allow for detached single family dwellings in accordance with Article 3.F; Section C, Item 16 of the Code of the City of Danville, Virginia, 1986, as amended.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
 Planning Division
 10/23/2014

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.

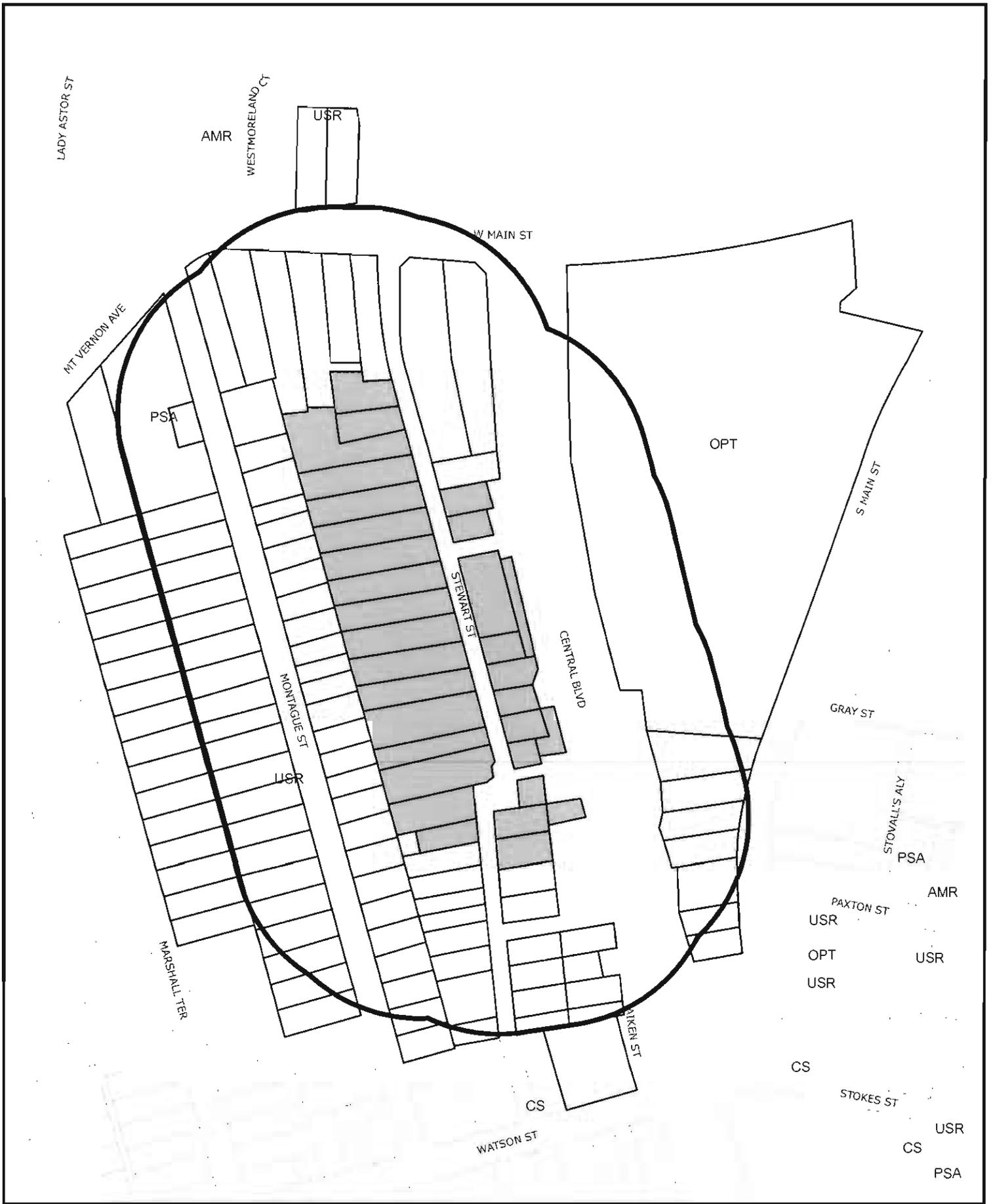


2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/23/2014

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





YEAR 2020 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
 Planning Division
 10/23/2014

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 misusa of the information herein provided.

Southwestern Region

TO: Gerry L. Harter, P.E., PTOE
 DISTRICT: Lynchburg
 e-mail to Marie.Gibson@VDOT.Virginia.gov

FR: Chris McDonald, P.E.
 DISTRICT: Lynchburg

Received By: (Name)	Chris McDonald, P.E.	email:	blackka@ci.danville.va.us
Received From: (Name)	Karen Black	Title:	City of Danville Chief Public Works Engineer
Phone #:	434.799.5019 x255	Address:	P.O. Box 3300 ~ Danville, VA 24543

County:	City of Danville	Subdivision:	
Route:	West Main Street / Stewart Street Intersection	Specific Location:	
Area:			
District:	Lynchburg		

Description of Request

Date: 04/11/13

Attached is the data I have for the West Main Street/Stewart Street Intersection. Kent Shelton would like to present to the council the existing level of service as well as the 5 year future level of service. He anticipates full build out of the complex in approximately 5 years. If you need anything else, please let me know.

Traffic Engineering Recommendation

Date: 04/22/13

Work Scope: Traffic Engineering has performed a capacity analysis at the intersection of West Main Street and Stewart Street in the City of Danville to determine its existing Level of Service (LOS) and future LOS, based on a proposed development along Stewart Street.

Analysis: A 12-hour turning movement (8:00 AM – 8:00 PM) was conducted at the subject intersection on April 8, 2013. Using this data, a model of the intersection was developed using Synchro to determine the existing LOS's in the AM Peak Hour (8:30 – 9:30 AM) and the PM Peak Hour (5:30 – 6:30 PM). Using the Highway Capacity Manual (HCM) 2010 methodology with Synchro, the LOS is determined by the control delay for each minor street movement (or shared movement) and major street left turns.

Based on the HCM 2010 methodology, the Synchro model provided the following LOS's at the intersection of West Main Street and Stewart Street during the AM and PM Peak Hours in 2013 (see attached Synchro reports):

HCM Approach LOS – Existing Conditions

	AM Peak Hour	PM Peak Hour
West Main Street (EB)	LOS A	LOS A
West Main Street (WB)	LOS A	LOS A
Stewart Street (NB)	LOS B	LOS C
Ramps to/from Route 86 South (SB)	LOS B	LOS C

HCM Lane LOS – Existing Conditions

	AM Peak Hour	PM Peak Hour
West Main Street EB Left Turn Lane	LOS A	LOS A
West Main Street WB Left Turn Lane	LOS A	LOS A
Stewart Street NB Left/Thru/Right Lane	LOS B	LOS C
Ramp from Route 86 South Right Turn Lane	LOS B	LOS B
Ramp from Route 86 South Left/Thru Lane	LOS C	LOS D

County:	City of Danville	Subdivision:	
Route:	West Main Street / Stewart Street Intersection	Specific Location:	
Area:			
District:	Lynchburg		

This intersection was also analyzed for the year 2018 to determine the future LOS's with the following assumptions:

- A 1% annual growth rate is applicable,
- There is a new development on Stewart Street that consists of 48 attached single family dwellings and a 5,000 square foot office building,
- The 48 dwellings are considered "Apartments" and the 5,000 square foot office building is considered a "General Office Building" for trip generation purposes in the ITE Trip Generation Manual, 8th Edition,
- The equations, rather than the rates, are applicable as the trip generation process used for the development sites,
- Site traffic entering and exiting Stewart Street is evenly distributed on the other three approaches,
- There are no changes to the existing configuration (lanes, geometry, etc.) of the intersection or traffic control at the intersection.

Based on these assumptions and the HCM 2010 methodology, the Synchro model provided the following LOS's at the intersection of West Main Street and Stewart Street during the AM and PM Peak Hours in 2018 at full buildout (see attached Synchro reports):

HCM Approach LOS – Year 2018 – Full Buildout

	AM Peak Hour	PM Peak Hour
West Main Street (EB)	LOS A	LOS A
West Main Street (WB)	LOS A	LOS A
Stewart Street (NB)	LOS C	LOS F
Ramps to/from Route 86 South (SB)	LOS C	LOS F

HCM Lane LOS – Year 2018 – Full Buildout

	AM Peak Hour	PM Peak Hour
West Main Street EB Left Turn Lane	LOS A	LOS A
West Main Street WB Left Turn Lane	LOS A	LOS A
Stewart Street NB Left/Thru/Right Lane	LOS C	LOS F
Ramp from Route 86 South Right Turn Lane	LOS B	LOS B
Ramp from Route 86 South Left/Thru Lane	LOS D	LOS F

ADDENDUM Request

Date: 04/25/13

Please rerun the analysis using a different traffic distribution leaving the Stewart Street. We would anticipate a distribution along the lines of 30% left turn, 10% through, and 60% right turn.

County:	City of Danville	Subdivision:	
Route:	West Main Street / Stewart Street Intersection	Specific Location:	
Area:			
District:	Lynchburg		

Traffic Engineering Recommendation

Date: 04/25/13

Revised Analysis: The above analysis was revised to reflect the following site traffic distribution from the new development:

Site Traffic Entering Stewart Street: 30% Right In
10% Straight In
60% Left In

Site Traffic Exiting Stewart Street: 30% Left Out
10% Straight Out
60% Right Out

Based on this revision to the site traffic distribution, the Synchro model provided the following LOS's at the intersection of West Main Street and Stewart Street during the AM and PM Peak Hours in 2018 at full buildout (see attached Synchro reports):

HCM Lane LOS – Year 2018 – Full Buildout (30/10/60 Site Traffic Distribution)

	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
West Main Street EB Left Turn Lane	LOS A	LOS A
West Main Street WB Left Turn Lane	LOS A	LOS A
Stewart Street NB Left/Thru/Right Lane	LOS C	LOS F
Ramp from Route 86 South Right Turn Lane	LOS B	LOS B
Ramp from Route 86 South Left/Thru Lane	LOS D	LOS F

It was observed that the LOS's did not change from the previous model, which assumed even distribution of site traffic entering and exiting Stewart Street. When comparing the attached "HCM 2010 Two Way Stop Controlled (TWSC) Reports" for the two site traffic distributions (***see attached***), the control delays do not vary much in the AM Peak, but in the PM Peak, the control delay for the northbound movement from Stewart Street changed from 193.4 sec/veh to 106.6 sec/veh and the control delay for the southbound left/thru lane changed from 97.1 sec/veh to 80.4 sec/veh. A "Queuing and Blocking Report" was also run in SimTraffic for the PM Peak at full buildout with the 30/10/60 site traffic distribution (***see attached***), and this report showed that the maximum queue on the northbound approach to the intersection was 56 feet and the maximum queue on the southbound left/thru lane was 77 feet. These two lanes show the worst LOSs for the buildout condition, but they are attributed to the control delay, not the queue length.

RECOMMENDATION BY: Gerry L. Harter, P.E., PTOE, Area Traffic Engineer – SWRO Lynchburg

COMPLETED BY: Matthew L. Conner, P.E., Senior Traffic Engineer – SWRO Lynchburg

DATE RECOMMENDED WORK COMPLETED: Traffic Engineering Review Complete

Shelton, Kent

From: Black, Karen
Sent: Monday, April 29, 2013 11:56 AM
To: Shelton, Kent
Subject: FW: COMPLETE ADDENDUM - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black
Attachments: 108 - W Main St & Stewart St - PM Peak - Year 2018 - Full Buildout (4-22-13).pdf; 108 - W Main St & Stewart St - PM Peak - Existing Conditions (4-22-13) .pdf; 108 - W Main St & Stewart St - AM Peak - Year 2018 - Full Buildout (4-22-13).pdf; 108 - W Main St & Stewart St - AM Peak - Existing Conditions (4-22-13).pdf; 108 - W Main St & Stewart Street - LOS Analysis - ADDENDUM (4-25-13).docx; 108 - W Main St & Stewart St - AM Peak - Year 2018 - Full Buildout 30-10-60 (4-25-13).pdf; 108 - W Main St & Stewart St - PM Peak - Year 2018 - Full Buildout 30-10-60 (4-25-13).pdf; 108 - W Main St & Stewart St - PM Peak - Year 2018 - Full Buildout 30-10-60 (4-25-13) - Queue Report.pdf

From: Gibson, Marie G. (VDOT) [mailto:Marie.Gibson@VDOT.Virginia.gov]
Sent: Thursday, April 25, 2013 4:05 PM
To: Black, Karen
Cc: McDonald, Christopher (VDOT); Conner, Matthew L., P.E. (VDOT); Harter, Gerry (VDOT)
Subject: COMPLETE ADDENDUM - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

Please see the attached ADDENDUM to the work order for our recommendation/comments based on percentages received for Stewart Street. Please note that the HCM 2010 TWSC Reports that were run for the addendum do not include the HCM Approach LOS. Synchro was updated on Mr. Conner's computer on April 23, 2013, and the reports from the new version do not include that information.

In order to maintain our file for the work request, it is requested that any future entries (addendums, completion dates, etc.) be made by using and forwarding the attached work order.

Thanks!

Marie G. Gibson, VCA

Administrative & Office Specialist III
VDOT - Southwestern Regional Operations
Lynchburg Area Traffic Engineering
(434) 856-8149
(434) 947-2465 (Fax)
<mailto:Marie.Gibson@VDOT.Virginia.gov>

From: Conner, Matthew L., P.E. (VDOT)
Sent: Thursday, April 25, 2013 3:20 PM
To: Gibson, Marie G. (VDOT)
Subject: FW: ADDENDUM TASK - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

Attached is our response with some additional PDF Reports from Synchro. Please keep the previous PDF reports in this email when you reply back to Karen Black, for comparative purposes. Also, it should be noted that the HCM 2010 TWSC

Reports that were run for the addendum do not include the HCM Approach LOS. I updated Synchro on my computer on April 23, 2013, and the reports from the new version do not include that information.

From: Gibson, Marie G. (VDOT)
Sent: Thursday, April 25, 2013 1:57 PM
To: Conner, Matthew L., P.E. (VDOT)
Cc: McDonald, Christopher (VDOT)
Subject: ADDENDUM TASK - City of Danville - West Main Street at StewartStreet - Traffic Data Request - Karen Black

Please rerun the analysis using the percentages given below.

From: Black, Karen [<mailto:blackka@ci.danville.va.us>]
Sent: Thursday, April 25, 2013 1:30 PM
To: Gibson, Marie G. (VDOT)
Cc: McDonald, Christopher (VDOT)
Subject: FW: COMPLETE - City of Danville - West Main Street at StewartStreet - Traffic Data Request - Karen Black

Marie,

Thank you so much for this analysis. I review it with the City Engineer, Kent Shelton, and we were wondering if the analysis could be re-run using a different traffic distribution leaving the Stewart Street. We would anticipate a distribution along the lines of 30% left turn, 10% through, and 60% right turn.

Thanks!
Karen

From: Gibson, Marie G. (VDOT) [<mailto:Marie.Gibson@VDOT.Virginia.gov>]
Sent: Tuesday, April 23, 2013 3:45 PM
To: Black, Karen
Cc: McDonald, Christopher (VDOT); Harter, Gerry (VDOT); Youngblood, Rick D. (VDOT); Conner, Matthew L., P.E. (VDOT)
Subject: COMPLETE - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

Please see the attached work order for our recommendation/comments.

In order to maintain our file for the work request, it is requested that any future entries (addendums, completion dates, etc.) be made by using and forwarding the attached work order.

Thanks!

Marie G. Gibson, VCA

Administrative & Office Specialist III
VDOT - Southwestern Regional Operations
Lynchburg Area Traffic Engineering
(434) 856-8149
(434) 947-2465 (Fax)
<mailto:Marie.Gibson@VDOT.Virginia.gov>

From: Harter, Gerry (VDOT)
Sent: Tuesday, April 23, 2013 11:24 AM
To: Gibson, Marie G. (VDOT)
Subject: Fw: TASK TO REVIEW - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

Based on Rick's follow up email, please send out. Thanks

From: Youngblood, Rick D. (VDOT)
Sent: Tuesday, April 23, 2013 11:21 AM Eastern Standard Time
To: Harter, Gerry (VDOT)
Cc: Gibson, Marie G. (VDOT)
Subject: RE: TASK TO REVIEW - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

I am in Charlottesville for the next two days with no computer access, however, I am familiar with the area and the model well enough that I am comfortable with a 1% growth rate.

-----Original Message-----

From: Harter, Gerry (VDOT)
Sent: Tuesday, April 23, 2013 11:13 AM Eastern Standard Time
To: Youngblood, Rick D. (VDOT)
Cc: Gibson, Marie G. (VDOT)
Subject: Fw: TASK TO REVIEW - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

We assumed a 1 percent growth rate on this study. Can you check to verify if this is a reasonable growth rate? Thanks

From: Gibson, Marie G. (VDOT)
Sent: Tuesday, April 23, 2013 8:48 AM
To: Harter, Gerry (VDOT)
Subject: TASK TO REVIEW - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

Please review Matt's comments below.

From: Conner, Matthew L., P.E. (VDOT)
Sent: Monday, April 22, 2013 4:31 PM
To: Gibson, Marie G. (VDOT)
Subject: FW: TASK - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

Attached are our comments. Please do a final grammar check and see if Gerry wants to look at it before it goes out.

From: Gibson, Marie G. (VDOT)
Sent: Friday, April 19, 2013 3:52 PM
To: Conner, Matthew L., P.E. (VDOT)
Subject: TASK - City of Danville - West Main Street at Stewart Street - Traffic Data Request - Karen Black

Please use attached work order for your recommendations / comments.

From: Harter, Gerry (VDOT)
Sent: Friday, April 19, 2013 1:05 PM
To: Conner, Matthew L., P.E. (VDOT); Gibson, Marie G. (VDOT)
Subject: FW: Traffic Data for W Main at Stewart Street

More info

From: Harter, Gerry (VDOT)
Sent: Friday, April 19, 2013 1:05 PM
To: Gibson, Marie G. (VDOT); Conner, Matthew L., P.E. (VDOT)
Subject: FW: Traffic Data for W Main at Stewart Street

Matt - Here is the other analysis I talked to you about. It is running an analysis on one intersection in Danville. I am thinking the need LOS only for existing and future (5 years) conditions. Counts are included in the documentation.

Marie – please log in our WO system. Thanks

From: McDonald, Christopher (VDOT)
Sent: Friday, April 12, 2013 3:37 PM
To: Black, Karen
Cc: Harter, Gerry (VDOT)
Subject: RE: Traffic Data for W Main at Stewart Street

I have asked Gerry from our Lynchburg office to have someone perform this analysis. If they need any additional data they will let you know. If I recall correctly, a turnaround of a couple weeks should work for your schedule.

From: McDonald, Christopher (VDOT)
Sent: Friday, April 12, 2013 3:32 PM
To: Harter, Gerry (VDOT)
Subject: FW: Traffic Data for W Main at Stewart Street

Here is the traffic analysis request we spoke about further. Please let me know how this progresses.

From: Black, Karen [<mailto:blackka@ci.danville.va.us>]
Sent: Thursday, April 11, 2013 4:36 PM
To: McDonald, Christopher (VDOT)
Subject: Traffic Data for W Main at Stewart Street

Here is the data I have for the W Main St/Stewart Street intersection. Kent would like to present to council the existing level of service as well as the 5 year future level of service. He anticipates full build out of the complex in approximately 5 years. If you need anything else, please let me know. We really appreciate your help! Thanks.

Karen A. Black, P.E.
Chief Public Works Engineer
City of Danville Public Works Dept.
P.O. Box 3300 ~ Danville, VA 24543
Ph: 434.799.5019 x255 ~ Fax: 434.797.8919
blackka@ci.danville.va.us

Intersection

Intersection Delay (sec/veh): 6.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Volume (vph)	17	386	13	16	213	16	11	8	11	85	7	166
Conflicting Peds. (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
Right Turn Channelized	None	None	None	Yield	Yield	Yield	None	None	None	None	None	None
Storage Length	90		0	185		0	0		0	0		92
Median Width		12			12			0				0
Grade (%)		0%			0%			0%				0%
Peak Hour Factor	0.80	0.89	0.38	0.67	0.78	0.63	0.75	0.92	0.38	0.79	0.25	0.68
Heavy Vehicles(%)	2	2	2	2	2	2	2	2	2	2	2	2
Movement Flow Rate	21	434	34	24	273	25	15	9	29	108	28	244
Number of Lanes	1	1	0	1	1	1	0	1	0	0	1	1

Major/Minor	Major 1			Major 2			Minor 1			Minor 2		
Conflicting Flow Rate - All	298	0	0	468	0	0	963	839	234	846	844	150
Stage 1	-	-	-	-	-	-	493	493	-	334	334	-
Stage 2	-	-	-	-	-	-	470	346	-	512	510	-
Follow-up Headway	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Capacity-1 Maneuver	1263	-	-	1094	-	-	235	302	805	282	300	896
Stage 1	-	-	-	-	-	-	558	547	-	680	643	-
Stage 2	-	-	-	-	-	-	574	635	-	545	538	-
Time blocked-Platoon(%)	0	-	-	0	-	-	0	0	0	0	0	0
Mov Capacity-1 Maneuver	1263	-	-	1094	-	-	154	290	805	258	289	896
Mov Capacity-2 Maneuver	-	-	-	-	-	-	154	290	-	258	289	-
Stage 1	-	-	-	-	-	-	549	538	-	669	629	-
Stage 2	-	-	-	-	-	-	390	621	-	508	529	-

Approach	EB	WB	NB	SB
HCM Control Delay (s)	0.3	0.6	18.2	18.2
HCM LOS	A	A	C	C

Lane	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (vph)	325							264	896
HCM Control Delay (s)	18.2	7.899	0	-	8.364	-	-	32.2	10.5
HCM Lane VC Ratio	0.161	0.017	-	-	0.022	-	-	0.514	0.272
HCM Lane LOS	C	A	A	-	A	-	-	D	B
HCM 95th Percentile Queue (veh)	0.566	0.051	-	-	0.067	-	-	2.71	1.108

Intersection

Intersection Delay (sec/veh): 4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Volume (vph)	15	344	3	10	371	46	1	0	6	88	2	115
Conflicting Peds.(#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
Right Turn Channelized	None	None	None	Yield	Yield	Yield	None	None	None	None	None	None
Storage Length	90		0	185		0	0		0	0		92
Median Width		12			12			0			0	
Grade (%)		0%			0%			0%			0%	
Peak Hour Factor	0.63	0.90	0.75	0.83	0.78	0.82	0.25	0.92	0.75	0.88	0.50	0.85
Heavy Vehicles(%)	2	2	2	2	2	2	2	2	2	2	2	2
Movement Flow Rate	24	382	4	12	476	56	4	0	8	100	4	135
Number of Lanes	1	1	0	1	1	1	0	1	0	0	1	1

Major/Minor	Major 1			Major 2			Minor 1			Minor 2		
Conflicting Flow Rate - All	532	0	0	386	0	0	1030	988	193	964	962	266
Stage 1	-	-	-	-	-	-	432	432	-	528	528	-
Stage 2	-	-	-	-	-	-	598	556	-	436	434	-
Follow-up Headway	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Capacity-1 Maneuver	1036	-	-	1172	-	-	212	247	849	235	256	773
Stage 1	-	-	-	-	-	-	602	582	-	534	528	-
Stage 2	-	-	-	-	-	-	489	513	-	599	581	-
Time blocked-Platoon(%)	0	-	-	0	-	-	0	0	0	0	0	0
Mov Capacity-1 Maneuver	1036	-	-	1172	-	-	168	239	849	227	248	773
Mov Capacity-2 Maneuver	-	-	-	-	-	-	168	239	-	227	248	-
Stage 1	-	-	-	-	-	-	588	569	-	522	523	-
Stage 2	-	-	-	-	-	-	396	508	-	580	568	-

Approach	EB	WB	NB	SB
HCM Control Delay (s)	0.5	0.2	15.3	20.5
HCM LOS	A	A	C	C

Lane	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (vph)	361							228	773
HCM Control Delay (s)	15.3	8.557	0	-	8.104	-	-	33.4	10.6
HCM Lane VC Ratio	0.033	0.023	-	-	0.01	-	-	0.456	0.175
HCM Lane LOS	C	A	A	-	A	-	-	D	B
HCM 95th Percentile Queue (veh)	0.103	0.071	-	-	0.031	-	-	2.203	0.631

HCM 2010 TWSC

3: Stewart St/Ramps to/from Rte 86 S & W Main St

4/22/2013

Intersection

Intersection Delay (sec/veh): 34.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Volume (vph)	16	369	17	25	398	49	29	29	34	94	17	123
Conflicting Peds.(#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
Right Turn Channelized	None	None	None	Yield	Yield	Yield	None	None	None	None	None	None
Storage Length	90		0	185		0	0		0	0		92
Median Width		12			12			0			0	
Grade (%)		0%			0%			0%			0%	
Peak Hour Factor	0.63	0.90	0.75	0.83	0.78	0.82	0.25	0.92	0.75	0.88	0.50	0.85
Heavy Vehicles(%)	2	2	2	2	2	2	2	2	2	2	2	2
Movement Flow Rate	25	410	23	30	510	60	116	32	45	107	34	145
Number of Lanes	1	1	0	1	1	1	0	1	0	0	1	1

Major/Minor	Major 1			Major 2			Minor 1			Minor 2		
Conflicting Flow Rate - All	570	0	0	433	0	0	1162	1102	217	1110	1083	285
Stage 1	-	-	-	-	-	-	472	472	-	600	600	-
Stage 2	-	-	-	-	-	-	690	630	-	510	483	-
Follow-up Headway	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Capacity-1 Maneuver	1002	-	-	1127	-	-	172	212	823	187	217	754
Stage 1	-	-	-	-	-	-	573	559	-	488	490	-
Stage 2	-	-	-	-	-	-	435	475	-	546	553	-
Time blocked-Platoon(%)	0	-	-	0	-	-	0	0	0	0	0	0
Mov Capacity-1 Maneuver	1002	-	-	1127	-	-	117	201	823	150	206	754
Mov Capacity-2 Maneuver	-	-	-	-	-	-	117	201	-	150	206	-
Stage 1	-	-	-	-	-	-	559	545	-	476	477	-
Stage 2	-	-	-	-	-	-	318	462	-	474	539	-

Approach	EB	WB	NB	SB
HCM Control Delay (s)	0.5	0.4	193.4	53.4
HCM LOS	A	A	F	F

Lane	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (vph)	160							161	754
HCM Control Delay (s)	193.4	8.686	0	-	8.282	-	-	97.1	10.9
HCM Lane VC Ratio	1.205	0.025	-	-	0.027	-	-	0.875	0.192
HCM Lane LOS	F	A	A	-	A	-	-	F	B
HCM 95th Percentile Queue (veh)	10.802	0.078	-	-	0.082	-	-	6.114	0.706

REZONING AND SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE: November 10, 2014

LOCATION OF PROPERTY: Parcel ID #s 20596, 20597, 25672, 22841, 24958, and 25085, along Stewart Street.

PRESENT ZONE: OT-R, Old Town Residential

LAND USE PLAN DESIGNATION: USR, Urban Single Residential

ACTION REQUESTED: The applicant is proposing to rezone to M-R in preparation to consolidate and construct 24 units, and applying for a Special Use Permit to allow for a waiver to the minimum district size.

PRESENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Multi-family Residential

PROPERTY OWNER (S): CWC Holdings

NAME OF APPLICANT (S): Keith Walden

PROPERTY BORDERED BY: Funeral home to the north east, residential to the north, west south and east.

ACREAGE/SQUARE FOOTAGE: 1.4 acres

CHARACTER OF VICINITY: Residential

INGRESS AND EGRESS: Stewart Street

TRAFFIC VOLUME: Low

NEIGHBORHOOD REACTION: To be reported at the Planning Commission meeting of November 10, 2014.



PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission
Meeting of November 10, 2014

Subject:

Rezoning Application PLRZ20140000299, filed by Keith Walden on behalf of CWC Holdings, requesting to rezone from OT-R, Old Town Residential to A-R, Attached Residential, vacant parcels on the west side of Stewart Street; Parcel ID #s 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073, and 23886 otherwise known as Grid 1719, Block 005, Parcels 000006 - 000017 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the above-mentioned properties to A-R, Attached Residential in preparation for consolidation and construction of attached and single family dwellings.

Special Use Permit Application PLSUP20140000300, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended on parcels on the west side of Stewart Street; Parcel ID #s 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073, and 23886 otherwise known as Grid 1719, Block 005, Parcels 000006 - 000017 of the City of Danville, Virginia, Zoning District Map, respectively, of the City of Danville, Virginia, Zoning District Map. The district size proposed is approximately 1.4 acres when 5 is required.

Special Use Permit Application PLSUP20140000301, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for detached single family dwellings in accordance with Article 3.F; Section C, Item 16 of the Code of the City of Danville, Virginia, 1986, as amended, on the west side of Stewart Street; Parcel ID #s 20422, 25542, 25073, 23886 and part of 20421 otherwise known as Grid 1719, Block 005, Parcels 000014 - 000017 and a portion of 000013, respectively of the City of Danville, Virginia, Zoning District Map.

Background:

The subject property parcels #25226, #22099, #25069, #25070, #25074, #20420, #20421, #20422, #25542, #25073, and #23886 are approximately 1.4 acres in total and are zoned OT-R, Old Town Residential. The applicant, Keith Walden, is requesting to rezone from OT-R, Old Town Residential to A-R, Attached Residential, and consolidate and construct attached and single family dwellings.

The subject properties are currently vacant and the applicant is also applying for a Special Use Permit for a waiver to the minimum district size to allow a proposed district size of approximately 1.4 acres when 5 is required, and a Special Use Permit to allow for detached single family dwellings on parcels #20422, #25542, #25073, #23886 and part of #20421. A preliminary site plan has been submitted showing 8 attached townhouses. The preliminary site plan is substantially in compliance with the zoning code.

Seventy six (76) 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 November 10, 2014.

Staff Analysis and Recommendation:

Recent studies have been conducted that show a need for different housing types, including higher density and mixed residential uses throughout the City of Danville. The plan as proposed includes a mixed use type of development including high density residential units, attached units and detached single family units. All of these types of dwellings are present in the immediate neighborhood (i.e. Marshall Terrace, Montague Street, etc.)

The City staff also recognizes that the most recent successful developments of single family homes within City limits have been those of the attached variety along Riverside Drive, Vandola and Country Club Drive. .

Staff finds that the proposed Rezoning and Special Use Permits filed by the applicant meet the City's needs for high density and mixed residential uses. The traffic concerns that were raised in the 2013 study could be alleviated through the proposed solutions made by the Engineering Division.

Staff recommends approval of Rezoning Application PLRZ20140000299, to rezone from OT-R, Old Town Residential to A-R, Attached Residential.

Staff recommends approval of Special Use Permit PLSUP20140000300, to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended.

Staff recommends approval of Special Use Permit PLSUP20140000301, to allow for detached single family dwellings in accordance with Article 3.F; Section C, Item 16 of the Code of the City of Danville, Virginia, 1986, as amended.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20140000299 as submitted.
 2. Recommend approval of Rezoning Application PLRZ20140000299 subject to conditions by the Planning Commission.
 3. Recommend denial of Rezoning Application PLRZ20140000299 as submitted.
-
1. Recommend denial of Special Use Permit Application PLSUP20140000300 as submitted.
 2. Recommend approval of Special Use Permit Application PLSUP20140000300 subject to conditions by the Planning Commission.
 3. Recommend approval of Special Use Permit Application PLSUP20140000300 as submitted.
-
1. Recommend denial of Special Use Permit Application PLSUP20140000301 as submitted.
 2. Recommend approval of Special Use Permit Application PLSUP20140000301 subject to conditions by the Planning Commission.
 3. Recommend approval of Special Use Permit Application PLSUP20140000301 as submitted.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2012 Aerial)
Year 2020 Land Use Map

Attachments and background information is the same as the previous case.

REZONING AND SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE: November 10, 2014

LOCATION OF PROPERTY: Parcel ID #s 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073, 23886, and 20421 along Stewart Street.

PRESENT ZONE: OT-R, Old Town Residential

LAND USE PLAN DESIGNATION: USR, Urban Single Residential

ACTION REQUESTED: The applicant is proposing to rezone to A-R in preparation to consolidate and construct attached and single family residential, and applying for a Special Use Permit to allow for a waiver to the minimum district size, and to allow for detached single family dwellings.

PRESENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Attached residential and single family residential.

PROPERTY OWNER (S): CWC Holdings

NAME OF APPLICANT (S): Keith Walden

PROPERTY BORDERED BY: Funeral home to the north east, residential to the north, west south and east.

ACREAGE/SQUARE FOOTAGE: 1.4 acres

CHARACTER OF VICINITY: Residential

INGRESS AND EGRESS: Stewart Street

TRAFFIC VOLUME: Low

NEIGHBORHOOD REACTION: To be reported at the Planning Commission meeting of November 10, 2014.



PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission

Meeting of November 10, 2014

Subject:

Rezoning Application PLRZ20140000302, filed by Keith Walden on behalf of CWC Holdings, requesting to rezone from OT-R, Old Town Residential to A-R, Attached Residential, vacant parcels on the east side of Stewart Street; Parcel ID #s 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649, 22513, 22103 & 22104 otherwise known as Grid 1719, Block 004, Parcels 000011 - 000024, respectively of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the above-mentioned properties to A-R, Attached Residential in preparation for consolidation and construction of attached and single family dwellings.

Special Use Permit Application PLSUP20140000303, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for detached single family dwellings in accordance with Article 3.F; Section C, Item 16 of the Code of the City of Danville, Virginia, 1986, as amended, on the east side of Stewart Street; Parcel ID #s 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649, 22513, 22103 & 22104 otherwise known as Grid 1719, Block 004, Parcels 000011 - 000024, respectively of the City of Danville, Virginia, Zoning District Map.

Special Use Permit Application PLSUP20140000304, filed by Keith Walden on behalf of CWC Holdings, requesting a Special Use Permit to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended on the east side of Stewart Street; Parcel ID #s 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649, 22513, 22103 & 22104 otherwise known as Grid 1719, Block 004, Parcels 000011 - 000024, respectively of the City of Danville, Virginia, Zoning District Map. The district size proposed is approximately 3.9 acres where 5 is required.

Background:

The subject property parcels #25089, #25090, #25086, #20418, #25087, #20424, #25088, #24359, #21117, #24358, #24649, #22513, #22103 & #22104 are approximately 3.9 acres and are zoned OT-R, Old Town Residential. The applicant, Keith Walden, is requesting to rezone from OT-R, Old Town Residential to A-R, Attached Residential, and consolidate and construct attached and single family dwellings.

The subject properties are currently vacant and the applicant is also applying for a Special Use Permit for a waiver to the minimum district size to allow a proposed district size of approximately 3.9 acres when 5 is required, and a Special Use Permit to allow for detached single family dwellings. A preliminary site plan has been submitted showing 10 single-family houses. The preliminary site plan is substantially in compliance with the zoning code.

Seventy six (76) 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 November 10, 2014.

Staff Analysis and Recommendation:

Recent studies have been conducted that show a need for different housing types, including higher density and mixed residential uses throughout the City of Danville. The plan as proposed includes a mixed use type of development including high density residential units, attached units and detached single family units. All of these types of dwellings are present in the immediate neighborhood (i.e. Marshall Terrace, Montague Street, etc.)

The City staff also recognizes that the most recent successful developments of single family homes within City limits have been those of the attached variety along Riverside Drive, Vandola and Country Club Drive. .

Staff finds that the proposed Rezoning and Special Use Permits filed by the applicant meet the City's needs for high density and mixed residential uses. The traffic concerns that were raised in the 2013 study could be alleviated through the proposed solutions made by the Engineering Division.

Staff recommends approval of Rezoning Application PLRZ20140000302, to rezone from OT-R, Old Town Residential to A-R, Attached Residential.

Staff recommends approval of Special Use Permit PLSUP20140000303, to allow for detached single family dwellings in accordance with Article 3.F; Section C, Item 16 of the Code of the City of Danville, Virginia, 1986, as amended.

Staff recommends approval of Special Use Permit PLSUP20140000304, to allow for a waiver to the minimum district size in accordance with Article 3.G; Section C, Item 22 of the Code of the City of Danville, Virginia, 1986, as amended.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20140000302 as submitted.
 2. Recommend approval of Rezoning Application PLRZ20140000302 subject to conditions by the Planning Commission.
 3. Recommend denial of Rezoning Application PLRZ20140000302 as submitted.
-
1. Recommend denial of Special Use Permit Application PLSUP20140000303 as submitted.
 2. Recommend approval of Special Use Permit Application PLSUP20140000303 subject to conditions by the Planning Commission.
 3. Recommend approval of Special Use Permit Application PLSUP20140000303 as submitted.
-
1. Recommend denial of Special Use Permit Application PLSUP20140000304 as submitted.
 2. Recommend approval of Special Use Permit Application PLSUP20140000304 subject to conditions by the Planning Commission.
 3. Recommend approval of Special Use Permit Application PLSUP20140000304 as submitted.

Attachments:

Application
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2012 Aerial)
Year 2020 Land Use Map

Attachments and background information is the same as the previous case.

REZONING AND SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE: November 10, 2014

LOCATION OF PROPERTY: Parcel ID #s 25089, 25090, 25086, 20418, 25087, 20424, 25088, 24359, 21117, 24358, 24649, 22513, 22103, 22104 Stewart Street.

PRESENT ZONE: OT-R, Old Town Residential

LAND USE PLAN DESIGNATION: USR, Urban Single Residential

ACTION REQUESTED: The applicant is proposing to rezone to A-R in preparation to consolidate and construct attached and single family residential, and applying for a Special Use Permit to allow for a waiver to the minimum district size, and to allow for detached single family dwellings.

PRESENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Attached residential and single family residential.

PROPERTY OWNER (S): CWC Holdings

NAME OF APPLICANT (S): Keith Walden

PROPERTY BORDERED BY: Funeral home to the north hospital to the east, and residential to the west and south.

ACREAGE/SQUARE FOOTAGE: 3.9 acres

CHARACTER OF VICINITY: Residential

INGRESS AND EGRESS: Stewart Street

TRAFFIC VOLUME: Low

NEIGHBORHOOD REACTION: To be reported at the Planning Commission meeting of November 10, 2014.



PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission
Meeting of November 10, 2014

Subject:

Adoption of the Old West End Design Guidelines

Background:

A couple of years ago, with your help, the City of Danville became a Certified Local Government (CLG). This designation was given by VDHR, Virginia Department of Historic Resources. Beyond this being an honor only given to a select few in the Commonwealth, this designation offers the City free access to VDHR's database, VCRIS and opens the door for free training and grant opportunities. Again this year, we were chosen as a recipient of a CLG grant. Our proposed project was to update the Design Guidelines for the Old West End Historic District. The current guidelines were adopted in 1999 and had become dated and inefficient. Our goal was to create guidelines that addressed new materials, procedures and create a flexible more friendly process. Our request was approved and Allison Platt and Associates was chosen to assist in the project. As many of you know, Allison is also the author of the River District Guidelines.

The document before you is the result of this grant. We are pleased with the result and believe the document will serve the District well for years to come. The document has been placed for review on the November 6th meeting of the CAR, and City Council's December 16th meeting. Staff's goal is to be operating under the guidelines by the new beginning of 2015.

There are many differences between the current guidelines and the proposed. Below are a few highlights:

- One of the most obvious changes is the presence of color photographs, diagrams and maps. The current set of guidelines was created in black and white with no photographs or diagrams. The document only contained verbiage.
- An alteration in the process is presented in the proposed guidelines. The current process allows the Commission to take one vote to determine whether or not an application meets the guidelines. The new process will create a two-vote process. One vote to determine if the application meets the guidelines and a

second vote to determine if the application is approved. This two-vote process allows the Commission flexibility that currently is not present. The two-vote process has been used by the River District Design Commission since its inception and has been a great success.

- The proposed guidelines address the use of substitute materials. Current guidelines only allow for the use of in kind material and do not take into account any new materials that are available. Of course it was not a thought in 1999 that composite could be create to mimic the look of wood.
- The proposed guidelines also address in separate sections non-contributing structures and new buildings. Both of which are not addressed in the current document.



PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission
Meeting of November 10, 2014

Subject:

Research on an amendment of the sign ordinance

Background:

Article 10 Sign Regulations states:

The purpose of this article is to regulate the size, location, height and construction of all signs for public observance; to protect the public health, safety, convenience and general welfare; to facilitate the creation of a convenient, attractive and harmonious community, to protect property values; and to further the urban design and economic development objectives of Danville. Signs subject to these regulations include all exterior signs and permanent interior window signs which are placed for exterior observance.

Both wall and ground signs are permitted within each zoning district. The amount of allowable message area, the height, the location and the area of architectural elements vary by zoning district. All are governed by Article 10 of the Zoning Code.

On May 19, 2014 a sign permit was issued for a new ground sign. A final inspection was performed on July 9, 2014 where it was discovered that the base of the ground sign exceeded the 100 square feet of allowable architectural elements by approximately 126 square feet. The excess of architectural elements should have been addressed during the review process but was overlooked by staff. Staff had issued the sign permit in error. In order to rectify the mistake made by Staff and allow the applicant to maintain the newly erected sign, a variance request was filed. On August 21, 2014 the Board of Zoning Appeals held a public hearing to consider a variance to keep the ground sign with the additional architectural elements. The Board of Zoning Appeals took no action on the variance request resulting in a de facto denial. Also during the same meeting the Board voting to forward a request to Planning Commission to have the Code reviewed to determine if a Code Amendment was necessary to allow a Special Use Permit to be granted to allow architectural elements on a ground sign to exceed the amount allowed by Code.

During Planning Commission's October 13th meeting this item was discussed. The Commission requested that Staff present a pros and cons memo to the Commission with Staff's recommendation if a Code Amendment was appropriate.

Staff Analysis and Recommendation:

The current Code was adopted in February, 2004. Its adoption presented a new concept of calculating and restricting architectural elements of a ground sign. Since its adoption, staff has not received any variance requests for additional architectural elements other than the one previously mentioned. The 2004 Code reduced the size of a ground sign from the 1986 Code in an attempt to enhance the appearance of the City. For example a C-2 zoning which was present along Piney Forest Road and Riverside Drive until 2004 would allow a ground sign with a message area of 200 sf, a maximum height of forty feet and five foot from the right-of-way. The current zoning designation of HR-C, present along the roadways, allows for a ground sign with a message area of 75 sf, a maximum height of thirty feet and a minimum of ten feet from the right-of-way with required landscaping at its base.

Staff has researched this idea and found that an increase in architectural elements could create a vast array of large obtrusive signage. While the message center may remain the same the supporting elements of the signage may be altered to create a large obtrusive sight that is out of scale for the area. For example, a sign with the mass of the main entrance sign for Piedmont Mall could be erected on small lot like the Heart Line Restaurant parcel on Riverside Drive or on West Main Street near Ballou Park or the southern entrance to the City. The message area would be required to be smaller but the mass could remain. A sign of this mass would be grossly out of scale in these areas and many other areas throughout the City. Staff does not recommend amending the Code to create a Special Use Permit for the increase of architectural elements for ground signs.

Zoning District(s)	Message Area	Architectural Elements
N-C and TO-C	Single Occupancy 24sf Multi-occupancy 32sf	Single Occupancy 32sf Multi-occupancy 32sf
CB-C and TW-C	Single Occupancy 16sf Multi-occupancy 24sf	Single Occupancy 22sf Multi-occupancy 22sf
HR-C and PS-C	Single Occupancy 75sf Multi-occupancy 125 sf	Single Occupancy 100sf Multi-occupancy 100sf
CP-1, LED-I, M-I	Building smaller than 60,000sf 75sf Building larger than 60,000sf 100sf	Building smaller than 60,000sf 100sf Building larger than 60,000sf 150sf

PLANNING COMMISSION MINUTES
October 13, 2014

MEMBERS PRESENT

Mr. Searce
Mr. Laramore
Mr. Dodson
Mr. Wilson
Mr. Bolton
Mrs. Evans
Mr. Jones

MEMBERS ABSENT

STAFF

Shanta Hairston
Ken Gillie
Renee Burton
Scott Holtry
Clarke Whitfield

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

1. ITEMS FOR PUBLIC HEARING

1. *Rezoning Application PLRZ20140000253, filed by David Wayne Johnson, Sr. requesting to amend the Year 2020 Land Use Map from MR, Multi-family Residential and RL, Retirement Living to CS, Community Service and to rezone from M-R, Multifamily Residential to HR-C, Highway Retail Commercial District, 995 Piney Forest Road, Parcel ID's #73021 and 53732, otherwise known as Grid 1811, Block 005, Parcel 000013 and Grid 1811, Block 005, Parcel 000020, respectively, of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property so that it may be marketed to commercial clients.*
2. *Rezoning Application PLRZ20140000254, filed by Betty Johnson Milam requesting to amend the Year 2020 Land Use Map from MR, Multi-family Residential and RL, Retirement Living to CS, Community Service and to rezone from M-R, Multi-family Residential to HR-C, Highway Retail Commercial District, 995 Piney Forest Road, Parcel ID #53733 and a portion of Parcel ID #73020, otherwise known as Grid 1811, Block 005, Parcel 000021 and Grid 1811, Block 005, Parcel 000012, respectively, of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property so that it may be marketed to commercial clients.*

Mrs. Burton read the staff report. 43 notices were sent to surrounding property owners within 300 feet of the subject property. 14 responses were received; 11 responses were not opposed and three were opposed.

Open the Public Hearing.

Present in favor of the request was Mr. Jeff Davis.

Mr. Davis stated I am Jeff Davis and the one on David Johnson I would like to move forward because that plat is surveyed and they're wanting to rezone the whole piece. The one on Betty Milam piece, the survey is trying to finish that up. I have an aerial map that shows where that will be and the final survey will be complete once it gets to City Council. If it's any way that I can show you what we were planning on rezoning with the aerial photograph. Even though it is approximate, the corners have been marked off on the property and the map is very close, not exact, but it's very close. In which it would be exact by the time it

meets with the City Council. So I would like to move forward with yall's permission of moving forward so that by the time that it does get to City Council, any questions or concerns on this exact location will be there.

Mr. Scarce asked are there any questions from the Commission for the applicant? Do you have an aerial photo where you can give each one a copy or you just have one?

Mr. Davis stated yeah I just have this one.

Mr. Scarce stated ok let me see it. Just let them take a look at it.

Mr. Dodson asked this isn't going to affect the trailer park is it? I mean the ones that are there.

Mr. Scarce stated they need to see if they can deal with that. I think the problem we've got is that it's not a definitive part that we can describe but let's see what staff has to say. Any questions from some of the Commissioners for the applicant?

Mr. Jones stated question to staff. In all the years, I've never had the situation where someone is asking for something to be done before City Council meeting after this meeting. Is that something that's usual and has been done in the past?

Mr. Gillie stated no, it's not something that's usual. We have a definitive boundary to say we're recommending approval of X point so and so acres. It's either kind of an all or nothing until we having something to go along with.

Mr. Jones asked so if we decided to approve this, we could put conditions on it that this must be done before City Council meets or something like that?

Mr. Gillie stated you can't put conditions on a rezoning that's not proffered by the applicants. No you couldn't put a condition on that it's done before City Council.

Mr. Wilson stated is it appropriate to ask the reason for the urgency.

Mr. Davis stated there's not an extreme emergency. I guess what we were hoping to have is to be able to market the property with both of them being rezoned at the time. The survey is just a little bit behind and it won't take long to finish, but by this date- we've had some rain and different things where he hasn't been able to finish. We've come in kind of right at the last and so he just was not able to get out there and finish up. We'll have the map in time for City Council, it's just today we do not have it. So what I was hoping is by this map even though it's not down to the foot, it's going to be down to the foot and at the end of the day the end result is not going to be hardly any difference on that land than what's shown on the map. I mean it may be ten foot or something like that but it's not going to be much different from what I marked on the map and what the survey will come in as.

Mr. Scarce asked any other questions?

Mrs. Evans stated I have a concern. Based on the discussion at our last meeting regarding City Council tabling something after there had been no opposition at Planning Commission, I am very reluctant to approve something on the condition that it's completed once City Council meets. As a Planning Commission I think we recommended for people come before

Planning Commission that City Council take into consideration what Planning Commission votes on or doesn't vote on or how they vote and I would prefer that we not vote on this today.

Mr. stated yes I share a little bit of that. I don't think it's a big deal, but anything that we can process is a little bit of a concern for me.

Mr. Searce asked are there any other questions? You may take your seat. Anyone else who would like to speak on this particular item?

Close the Public Hearing.

Mr. Searce stated it's up to you to make a motion to do whatever you want to do. The first property from David Wayne Johnson, you can vote on that one because they're asking for the whole property to be zoned. The Milam property is the one where we don't have a defined area so we can table that one. We'll have to have two votes anyway. So can I have a motion or any other comments?

Mr. Wilson stated I just have a question. You guys were okay on the first one. You asked for tabling until we actually get the information on the second one, correct?

Mr. Gillie stated that's correct. We're not opposed to the rezoning request. It's just as Mr. Davis said that ten feet is hard because you can't have split zoning on properties so we need to know where our boundaries are going to be. The rezoning itself we're not opposed to it's just the information is a little lacking, so that's why we recommend to table it.

Mr. Wilson stated well then we also have neighbors around it who might see this ten feet differently as we might right this minute.

Mr. Searce asked any other comments or questions?

Mr. Jones stated I'm also reluctant to set a precedence of doing something before the fact that something is done as Mrs. Evans and Mr. Wilson.

Mr. Searce stated well I think it's pretty unanimous it seems on that so we can call for a motion.

Mr. Wilson made a motion to recommend approval of Rezoning Application PLRZ20140000253 as submitted. Mr. Laramore seconded the motion. The motion was approved by a 7-0 vote.

Mr. Wilson made a motion to table Rezoning Application PLRZ20140000254. Mrs. Evans seconded the motion. The motion was approved by a 7-0 vote.

- 3. Rezoning Application PLRZ20140000261, filed by William Gentry requesting to amend the Year 2020 Land Use Map from PSA, Public and Semi-Public Areas, NS, Neighborhood Service and SSR, Suburban Single Family Residential and to rezone from S-R, Suburban Residential to LED-I, Light Economic Development Industrial, Parcels #75893, #75892 and #75890, otherwise known as Grid 2505, Block 003, Parcel 000006, Grid 2505, Block 003, Parcel 000005 and Grid 2505, Block 003, Parcel 000004, respectively, of the City of Danville, Virginia, Zoning District Map. The*

applicant is proposing to rezone and consolidate the properties to construct ministorage warehouses.

Mr. Holtry read the staff report. 15 notices were sent to surrounding property owners within 300 feet of the subject property. Seven responses were received; five responses were not opposed and five were opposed.

Chairman Searce opened the Public Hearing.

Mr. R.J. Lackey was present in favor of the request.

Mr. Lackey stated I'm R.J. Lackey representing the owner. As most of you are aware it's out across from the old Piedmont Precision Machine Shop off of Goodyear. That whole area is commercial down towards Goodyear. It seems to me that moving it this far shouldn't be objectionable. I don't think staff found it objectionable. Really I'm here to answer any questions that you may have.

Mr. Searce stated ok. Mr. Bolton?

Mr. Bolton asked do you at the last similar location there was no sewer. There may not be one here needed with the storage.

Mr. Lackey stated with the storage I don't think we would need it and I don't think it is available to answer that question, but clearly with that size property it should be for an office.

Mr. Bolton stated and that's a good thing to know what's going there so that we can make those decisions.

Mr. Gillie stated to answer your question sewer would not be available in the mini warehouses as long as they don't have an office, as long as it's unmanned storage it's not required.

Mr. Searce asked any other questions?

Mr. Wilson stated this is a pretty basic drawing. If we use this to go forward, the storage warehouse is the use for this building?

Mr. Lackey stated it is the intended use to answer that question. There's no time table on it, but having looked at the surrounding area Mr. Gentry has decided that is the best use for that. So I expect it will be a regular use, but I don't want to say and then three months from now something's happened.

Mr. Wilson stated but eventually that's that type of use.

Mr. Lackey stated correct.

Mr. Wilson stated it's going to be really limited because you don't have sewer.

Mr. Lackey stated the property itself limits the usage you can have and this one, without meeting the water and sewer, there's pretty good valuable use.

Mr. Searce asked any other questions? Anyone else wish to speak?

Chairman Searce closed the Public Hearing.

Mr. Bolton made a motion to recommend approval of Rezoning Application PLRZ20140000261 as submitted. Mrs. Evans seconded the motion. The motion was approved by a 7-0 vote.

- 4. Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Articles 3.K. and 3.L. entitled "CB-C, Central Business Commercial" and "TW-C, Tobacco Warehouse Commercial", respectively, Section C: entitled "Uses Permitted by Special Use Permit" to allow an accessory building or accessory use without a primary building being located on the parcel and to amend Article 7: entitled "Nonconforming Uses", to address how nonconforming may be permitted to continue.*

Mrs. Burton read the staff report.

Chairman Searce opened the Public Hearing.

Mr. R.J. Lackey was present to speak in favor of the request.

Mr. Lackey stated I'm R.J. Lackey I represent Danville Tobacco District LLC, the Golden Leaf Bistro LLC, and Piedmont Lands of Virginia LLC. Danville Tobacco District owns the Golden Leaf building and obviously the Golden Leaf, I don't know if you all have been there, it's a restaurant there. Piedmont Lands of Virginia has recently purchased a 341 Main Street and 309 Main Street which are the building that I work in and the Old Sovereign Bank building and the parking lot that sits directly across from the Golden Leaf Bistro, those are all related and were all sold recently. The Golden Leaf Bistro would like to move the dumpster that is in the back of the building out by the back of that deck across to that land. They're related entities. The LLCs are all owned by Mr. Gentry so there's no problem with ownership issues. The reason for that, there's several. First of all, if you eat out on the deck you will realize that occasionally you will get an odor which is unpleasant and even though we are paying for a clean dumpster to be brought every two weeks, you still have that issue particularly in the heat of the summer when a deck is being used. So the first part would be for the patrons. The second reason is to expand the deck. Again if you've been there you'll know on a Friday night you've got to call often to get reservations to eat out there. It's something that the community likes, it's been very popular. We'd like to expand the deck and obviously the dumpster gets in the way of that expansion as well as the odor from the dumpster if you get closer to it. So from the operational standpoint, the owner would like to do that. The third reason that we're requesting this is that we are somewhat concerned about the Fire Department and traffic on that street. The truck emptying will have easier access in the parking lot than it does on Loyal Street. So again for safety and convenience and pedestrian and motorway, we think it's the best thing to do. If you have looked around that area, I walked around down there today, and you can see four or five Dempsey dumpsters that sit out there. This one would actually be enclosed. The intent is not to put a big, unsightly dumpster on the end of the piece of property. Obviously Mr. Gentry has invested a great deal of money in the Tobacco District and the River District and he has no desire to see that lessened by aesthetics, so it will be enclosed in one of the corners of the lot. I'm here to answer any questions.

Mr. Scarce stated what we're voting now is just a code change, any questions about that? Anyone else asking to speak on any one of these items?

Chairman Scarce closed the Public Hearing.

Mr. Bolton stated just a comment. I've read through it all and feel relatively comfortable myself, but I don't know nearly as much as staff. I'm comfortable enough to vote on both is what I'm saying, but I want to make sure everyone else is and you feel like this answers all the questions that changing the State code answers. How does staff feel about it I guess? I don't mind tabling half of it then doing half, I've read it and I think I understand right much of it. It seems like it solves some of the issues but there may be others lurking that I'm unaware of. I just want to make sure we vote on both or just one depending on everyone's comfort level, including yours.

Mr. Gillie stated we've presented what we think addresses the issues. Whether it addresses all the issues is hard to answer because the more you think about something, the more other situations come into play. You're not necessarily sure how they would be affected by it. The state code is rather limited in Virginia being a Dillon Rule state. We are limited in what we can do based on 15.223-07. So we've done the best we can to address issues that we're aware of based on 15.223-07. We've presented some of the things by Special Use Permit which would allow for Planning Commission and City Council to hear the cases, especially on the length of time for nonconformities. We felt that was a fair process and would allow neighborhoods to get involved in any cases and also debate any issues in front of both Planning Commission and City Council. It also would take some of the things away from the Board of Zoning Appeals' process which is much more strict legally because of certain criteria they have to meet according to state law. Planning Commission and City Council can look at things slightly different because they're not hemmed in by what the code sections of Virginia say regarding the granting of variances so we think that is a positive step. Will it take care of everything? We don't know until we try it, so this is our first step. For parking, we've tried to basically stole that from another code in Virginia. Scott and I can't remember which one, but we've gotten our information from like thirty different cities, we took that one pretty much word for word from someone else so thank you that other city in Virginia who provided that one to us. It is what it is and we've got what we've got right now. This is the best we can do at the moment.

Mr. Scarce stated I think what it does, to my understanding, it gives some relief to unique property's situations where your hands aren't tied to the owner of the property where they can go ahead and use the property. We were talking earlier if we see down the road that we need to amend this then we can come back and amend it if we see it. This is something that I think City Council asked that staff do. Any other questions?

Mr. Bolton made a motion to recommend approval of request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia as submitted. Mr. Jones seconded the motion. The motion was approved by a 7-0 vote.

5. Special Use Permit Application PLSUP20140000263, filed by the William Gentry requesting a Special Use Permit to construct an accessory building without a primary building in accordance with Article 3.K; Section C, Item 28 of the Code of the City of Danville, Virginia, 1986, as amended, at Parcel ID#21242, otherwise known as a portion of Grid 2713, Block 010, Parcel 000006 of the City of Danville, Virginia,

Zoning District Map. The applicant is requesting to construct a dumpster enclosure on a parcel without a primary building that is being used as a parking lot.

Mrs. Burton read the staff report. 19 notices were sent to surrounding property owners within 300 feet of the subject property. 11 responses were received; Ten responses were not opposed and one was opposed.

Chairman Searce opened the Public Hearing.

Mr. R.J. Lackey was present on behalf of request.

Mr. Lackey stated I don't have anything to add Mr. Chair but I thought there may be questions.

Mrs. Evans asked do you plan to add some grassy areas to the parking lot, some green scaping?

Mr. Lackey asked other than what's existing?

Mrs. Evans stated yes.

Mr. Lackey stated there's no plan to do so. I mean parking downtown is at a premium and to add grass to an area where people can park doesn't make a lot of business sense. You know I think over time we will dress it up because it can use some plantings, but to go into the actual parking lot and put grass or trees or anything else is not in our plans.

Mr. Searce asked it's all currently paved now right?

Mr. Lackey stated yes.

Mr. Searce stated there's no dirt or anything there?

Mr. Lackey stated no.

Mrs. Evans stated well we have one person from the public who has recommended that and also to add light to two existing power poles.

Mr. Lackey stated I think if I'm reading the same comment that you're reading, she's talking about the perimeter and not the interior and over time, yes. The perimeter will get dressed up. Mr. Gentry has owned that parking lot for about a month I think, and I should know this because I closed the deal, but about a month or so. But is it in the plans to dress up the exterior, absolutely, I thought you were talking about the interior which would take away from existing parking.

Mrs. Evans asked and her request about the two existing power poles?

Mr. Lackey stated again we have no plans to do so. At this point, it may be one of those things in the future as people are down there later at night. I'm down there at 11 and 12 o'clock at night and it's well lit. I'm not sure what her desire is to have more light, particularly since there are no residents there. But the giant lighting blasting in someone's residence

wouldn't be good. But if people are down there later at night and we determine it would help with aesthetics of safety then we haven't ruled it out.

Mr. Searce asked any other questions?

Mr. Jones asked did Mr. Whitt express to you or Mr. Gentry why he was opposed?

Mr. Lackey stated no we've not heard anything directly from Mr. Whitt.

Mr. Wilson asked do you know where on that property you're planning on putting that dumpster?

Mr. Lackey stated the back left corner, the one closest to Whitt. It's right near the dumpster already there. I've got the wrong side. It's the back right, near the Williams' dumpster.

Mr. Wilson stated getting into that lot it's very narrow and getting out you feeling like you're riding over that curb, so I'm trying to imagine one of those big, as we have to deal with over on West Main, one of those big trucks coming in there and having access to all of that in and out.

Mr. Lackey stated there are plans that were approved for the entrance and exit for that very reason.

Mr. Wilson asked so is that something that has been submitted yet as part of this?

Mr. Gillie stated we do not have that yet.

Mr. Bolton asked the River District Design Commission, aren't they going to have to issue a Certificate of Appropriateness? Aren't they the ones to decide where it's to be placed and the design of this? So any proffers that we put on this, would they be void? I'm just wondering would we need to be too concerned with placement or just assume that River District Commission is just going to take care of those type issues with the driveway and those things.

Mr. Gillie stated the River District Commission will have approval of location, where it goes, driveway entrances- that doesn't fall under the River District Commission, that the City handles themselves- but the location, screening, and other things like that do have to go in front of that Commission. If you put conditions on it then those conditions would also be binding. The only question would be is if your conditions differ from the conditions they put on. Then you have two sets of conflicting regulations, but yes River District will have to review this. That's why staff only recommended certain conditions on it, we left the rest up to when it goes to River District. He can't go to River District yet to have it approved because right now he can't put it there anyway, so that'd be kind of cart before the horse. They can't look at it until you guys allow them to have it there.

Mr. Bolton asked could he put the dumpster there now anyway or is it because he's putting a structure around it, it's creating a special use need? Could he just go put the dumpster there without it?

Mr. Gillie stated we do not put dumpsters in the City unless they are enclosed now so no, he could not place a dumpster there now.

Mr. Wilson asked the other one's there because it's been there a long time, correct?

Mr. Gillie stated right.

Mr. Wilson asked will this impact that?

Mr. Gillie stated no. We would like to work with them to try to get it all resolved to make it better looking, but no it would not.

Mr. Wilson asked is that something ya'll would be interested in?

Mr. Lackey asked what's that?

Mr. Wilson stated working with the other dumpster owners.

Mr. Lackey stated we're happy to make it all similar assuming that everyone can agree. But I don't think, knowing some of those people personally, a lot of them are going to agree to do anything since they're grandfathered in but we're certainly willing to.

Mr. Bolton stated with the condition of the consolidation, I think they put a condition on it to consolidate those lots.

Mr. Lackey stated yeah it's just an added cost, but it's a minimal cost.

Mr. Searce asked any other questions or comments?

Chairman Searce closed the Public Hearing.

Mr. Laramore made a motion to recommend approval of Special Use Permit Application PLSUP20140000263. Mr. Jones seconded the motion. The motion was approved by a 7-0 vote.

II. MINUTES

Mr. Jones made a motion to request that the September 8, 2014 minutes with the discussion on pages 11-14 be sent to City Council for review. Mrs. Evans seconded the motion. The motion was approved by a 7-0 vote.

Mr. Jones made a motion to approve September 8, 2014 minutes as submitted. Mrs. Evans seconded the motion. The motion was approved by a unanimous vote.

III. OTHER BUSINESS

Mr. Gillie introduced DeShanta Hairston as the new Senior Secretary for Community Development.

Mr. Gillie announced that the Agenda for Planning Commission would be available on the City's website and iPads would be used for future meetings.

Mrs. Burton announced that a motion was made by Board of Zoning Appeals for Planning Commission to research the sign section addressing codes and consider the possibility of

creating a Special Use Permit to allow an increase in architectural design elements to ground codes.

Mr. Jones made a motion for staff to research and present pros and cons of changing the sign code as requested by the Board of Zoning Appeals. Mr. Wilson seconded the motion. The motion was approved by a unanimous vote.

With no further business, the meeting adjourned at 4:02 p.m.

APPROVED