

City Planning Commission

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261

OCTOBER 12, 2015
3:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR PUBLIC HEARING
 1. *Special Use Permit Application PLSUP20150000274, filed by Quality Construction, requesting a Special Use Permit for uses with lot frontage on the Dan River in accordance with Article 3.M; Section C, Item 17 of the Code of the City of Danville, Virginia, 1986, as amended at 132 Union Street Bridge Rd, otherwise known as Grid 1708, Block 001 Parcel 000011 of the City of Danville, Virginia, Zoning District Map. The applicant is requesting to construct a three (3) bay service garage addition to the existing structure that fronts on the Dan River.*
 2. *Rezoning Application PLRZ20150000277, filed by William Mitchell, Jr., requesting to rezone from N-C Neighborhood Commercial to "Conditional" HR-C Highway Retail Commercial, 668 Arnett Boulevard and adjacent parcel ID # 04535, otherwise known as Grid 1816, Block 005, Parcel's 00005 and 00004 respectively, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for a dry cleaning operation.*
- IV. APPROVAL OF MINUTES FROM SEPTEMBER 8, 2015
- V. OTHER BUSINESS
- VI. ADJOURNMENT



PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission
Meeting of October 12, 2015

Subject:

Special Use Permit Application PLSUP20150000274, filed by Quality Construction, requesting a Special Use Permit for uses with lot frontage on the Dan River in accordance with Article 3.M; Section C, Item 17 of the Code of the City of Danville, Virginia, 1986, as amended at 132 Union Street Bridge Rd, otherwise known as Grid 1708, Block 001 Parcel 000011 of the City of Danville, Virginia, Zoning District Map. The applicant is requesting to construct a three (3) bay service garage addition to the existing structure that fronts on the Dan River.

Background:

The subject property, 132 Union Street Bridge Road is approximately 5.72 acres and is zoned HR-C, Highway Retail Commercial. The applicant, Quality Construction, is proposing to construct a three (3) bay service garage addition to the existing structure that fronts on the Dan River. In accordance with Article 3M, Section C, Item 17 a Special Use Permit is required for uses with lot frontage on the Dan River.

The new construction will be an extension of the existing bays. It will also mimic the existing in size, design and scale that were built in 2005..

Twenty-five (25) 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 October 12, 2015.

Staff Analysis and Recommendation:

Staff recommends approval of Special Use Permit Application PLSUP20150000274, filed by Quality Construction, to construct a three (3) bay garage addition to the existing structure that fronts on the Dan River. The construction will be elevated above the flood plain and will mimic the existing garage bays built in 2005.

City Planning Commission Alternatives:

1. Recommend approval of Special Use Permit Application PLSUP20150000274 subject to conditions by the Planning Commission.
2. Recommend approval of Special Use Permit Application PLSUP20150000274 as submitted.
3. Recommend denial of Special Use Permit Application PLSUP20150000274 as submitted.

Attachments:

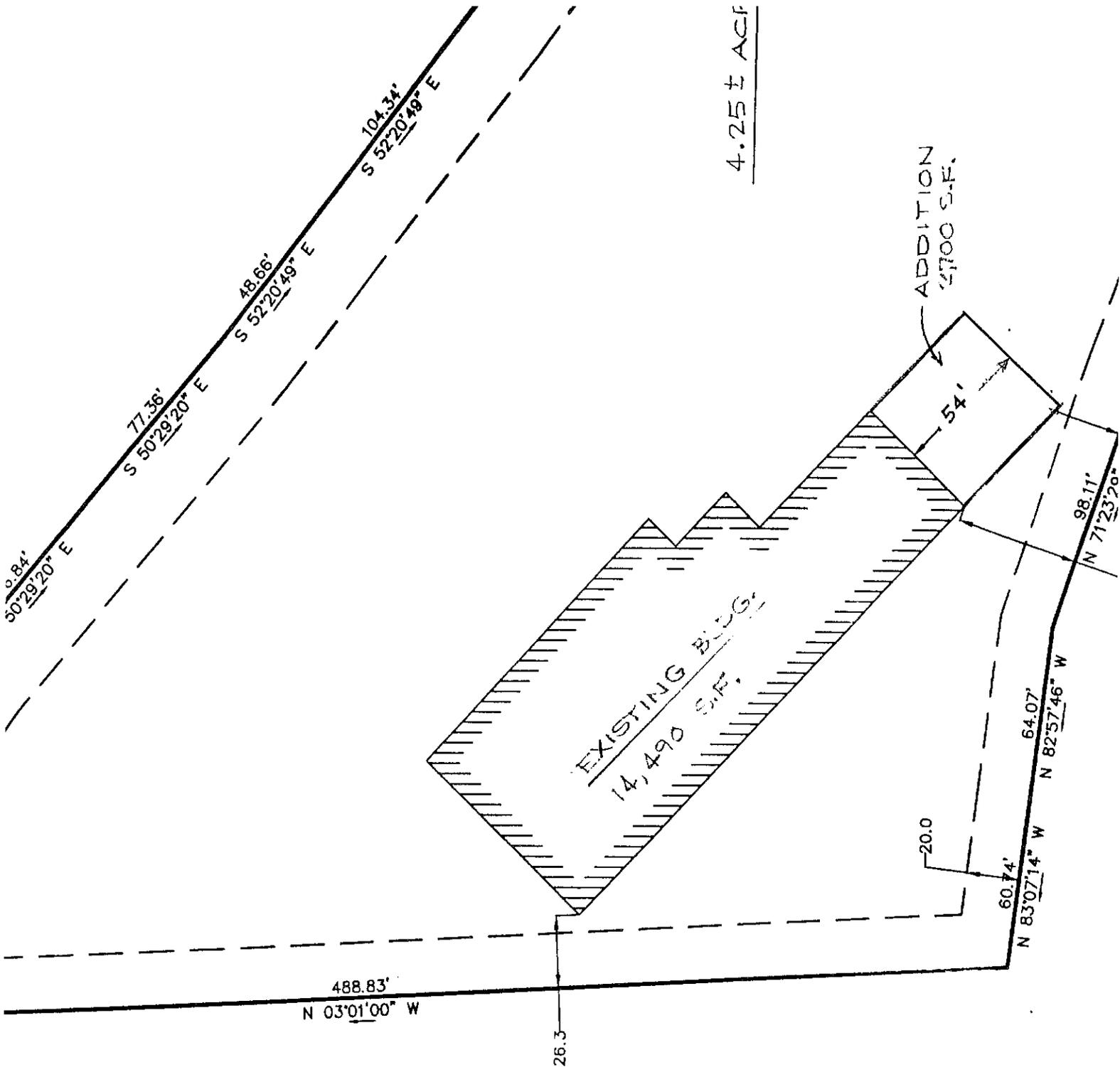
Application

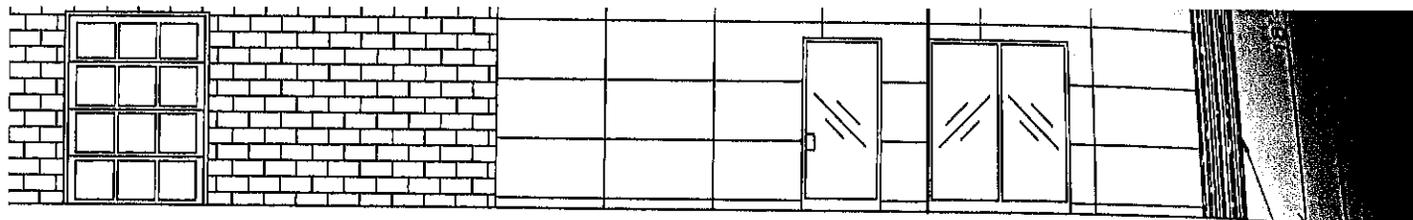
Property Ownership/Zoning Map

Data Sheet

Existing Land Use Map (2012 Aerial)

Year 2020 Land Use Map

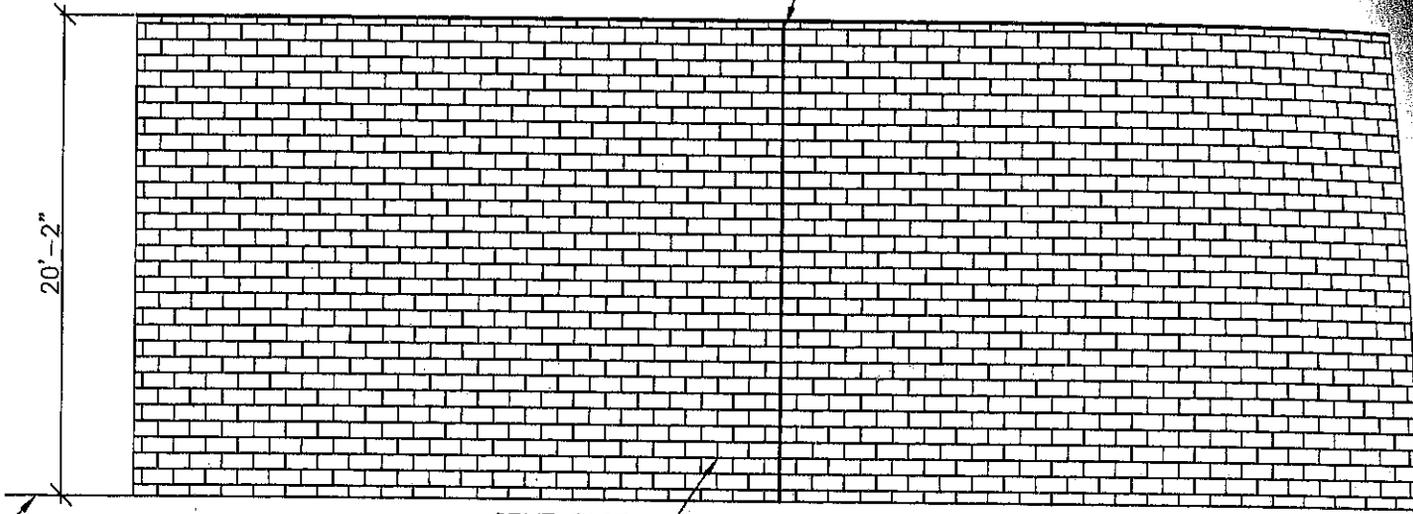




LEFT ELEVATION

SCALE 1/8"=1'-0"

NISSAN ENTRY ELEMENT



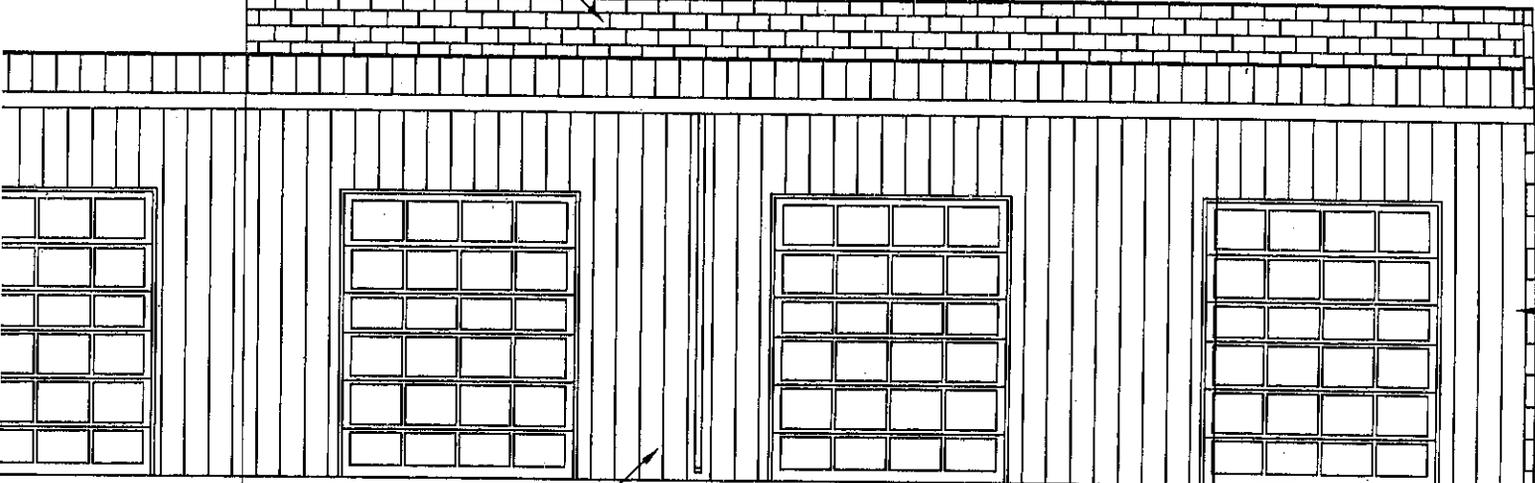
SPLIT FACE
CMU'S

FRONT ELEVATION

SCALE 1/8"=1'-0"



CMU PARAPET



METAL WALL
PANELS

REAR ELEVATION

SCALE 1/8"=1'-0"

<u>BUILDING DESIGN DATA:</u>	
APPLICABLE CODE:	2012 VIRGINIA STATEWIDE BUILDING CODE (2012 I.B.C.)
USE GROUP:	S-1

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: 4.25 ACRES ± Property Address: 132 UNION ST. BRIDGE RD.

Property Location: N (S) E W Side of: UNION ST. BRIDGE RD.

Between: RIVERSIDE DR. and BRIDGE

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:

ADDITION OF 3 SERVICE BAYS TO EXISTING BLDG.

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

1. NAME: WOODALL NISSAN TELEPHONE: _____

MAILING ADDRESS: 132 UNION ST. BRIDGE RD. DANVILLE, VA.

SIGNATURE: Danny Kuyt FOR ROBBIE WOODALL DATE: 9/21/15

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: _____

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: Dan Kuyt TELEPHONE: _____

MAILING ADDRESS: 1325 GOODYEAR BLYD DANVILLE, VA. 24541

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: 9/21/15



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
 9/23/2015

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SPECIAL USE PERMIT REQUEST
DATA SHEET

DATE: October 12, 2015

LOCATION OF PROPERTY: 132 Union Street Bridge Rd

PRESENT ZONE: HR-C, Highway Retail Commercial

PROPOSED ZONE: HR-C, Highway Retail Commercial

LAND USE PLAN DESIGNATION: SEA, Sensitive Environmental Area

ACTION REQUESTED: The applicant is requesting to construct a three (3) bay service garage addition to the existing structure that fronts on the Dan River.

PRESENT USE OF PROPERTY: Automobile dealership with service garage

PROPOSED USE OF PROPERTY: same

PROPERTY OWNER (S): Robert Woodall Chevrolet Inc

NAME OF APPLICANT (S): Quality Construction

PROPERTY BORDERED BY: Commercial development to the east and west, mixed commercial and residential to the north and the Dan River to the south

ACREAGE/SQUARE FOOTAGE: 4.49 acre

CHARACTER OF VICINITY: Commercial

INGRESS AND EGRESS: Union Street Bridge Rd

TRAFFIC VOLUME: Medium to High

NEIGHBORHOOD REACTION: To be reported at the Planning Commission meeting of October 12, 2015



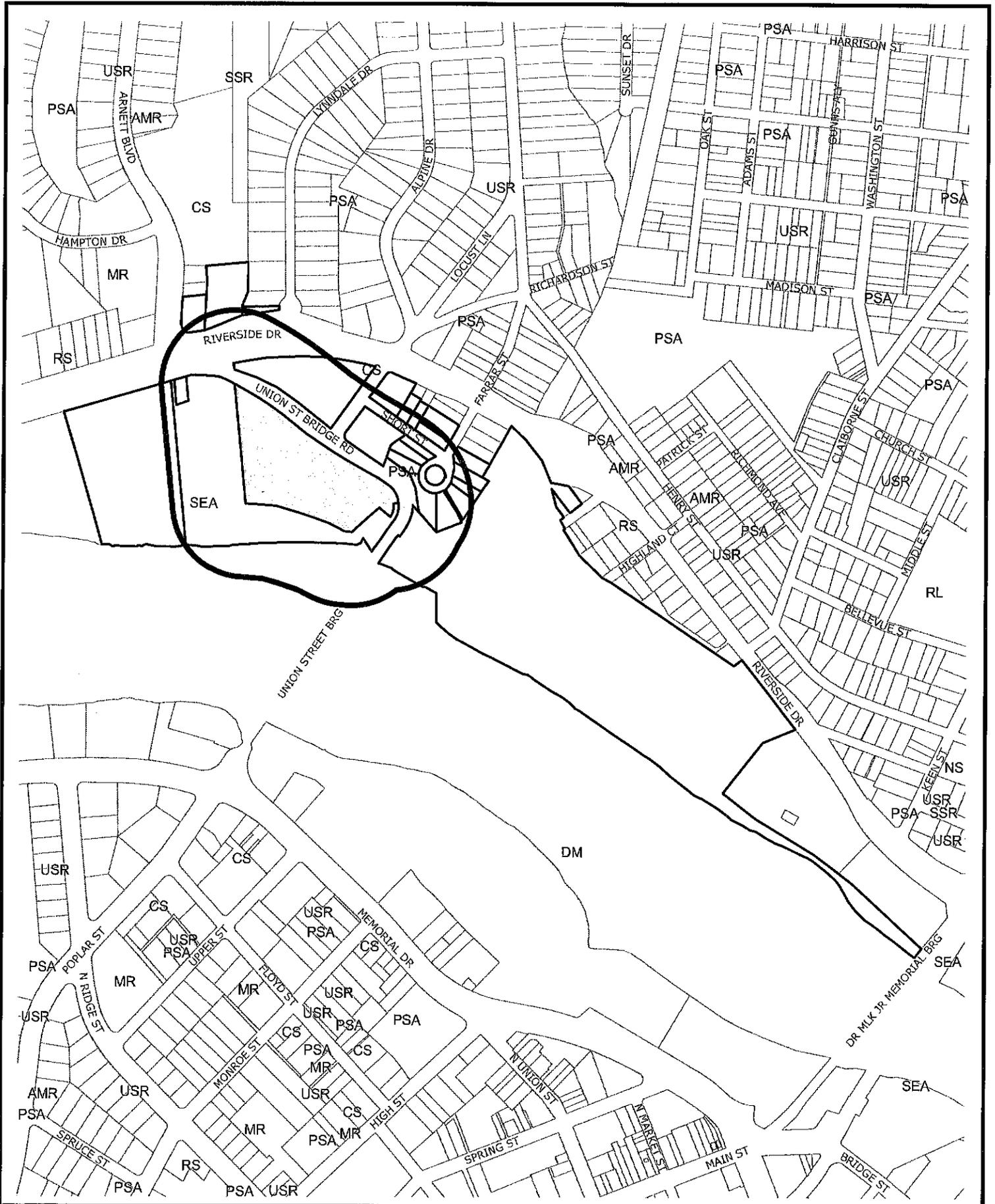
IT GIS

2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/23/2015

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YEAR 2020 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
 Planning Division
 9/23/2015

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PLANNING REPORT

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

City Planning Commission
Meeting of October 12, 2015

Subject:

Rezoning Application PLRZ20150000277, filed by William Mitchell, Jr., requesting to rezone from N-C Neighborhood Commercial to "Conditional" HR-C Highway Retail Commercial, 668 Arnett Boulevard and adjacent parcel ID # 04535, otherwise known as Grid 1816, Block 005, Parcel's 00005 and 00004 respectively, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for a dry cleaning operation.

Background:

A request has been filed by William Mitchell, Jr. requesting to rezone from N-C Neighborhood Commercial to "Conditional" HR-C Highway Retail Commercial, 668 Arnett Boulevard and adjacent parcel ID # 04535, otherwise known as Grid 1816, Block 005, Parcel's 00005 and 00004 respectively, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for a dry cleaning operation.

This property is currently developed with a vacant building that has had various commercial entities since its initial construction as a dry cleaner. The applicant owns an additional adjoining lot that is transected by an APCO high voltage power line and subsequent easement. This adjacent parcel is unbuildable due to topographical conditions and the easement.

The applicant is proposing to rezone to a "Conditional" HR-C Highway category to allow for the recreation of a dry cleaning operation. These types of operations are not permitted in the N-C district. The applicant has met with staff to generate a proffer of conditions which limit the proposed uses to those found in the N-C district, with some minor additions as well as the dry cleaning operation.

Twenty-one (21) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A complete report will be presented at the Planning Commission meeting of October 12, 2015.

Staff Analysis and Recommendation:

Staff recommends approval of Rezoning Application PLRZ20150000277, filed by William Mitchell, Jr., requesting to rezone from N-C Neighborhood Commercial to "Conditional" HR-C Highway Retail Commercial, 668 Arnett Boulevard and adjacent parcel ID # 04535, otherwise known as Grid 1816, Block 005, Parcel's 00005 and 00004 respectively, of the City of Danville, Virginia Zoning District Map.

Staff has met with the applicant to generate a list of proffers that will allow for the requested dry cleaning operation, as well as some other limited uses similar to those already permitted in the N-C district which it is currently zoned.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning Application PLRZ20150000277 as submitted.
2. Recommend approval of Rezoning Application PLRZ20150000277 with conditions per Planning Commission.
3. Recommend denial of Rezoning Application PLRZ20150000277.

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: NC
PROPOSED ZONING: HRC 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: 668 Arnett Blvd. #1D04535

Property Location: N S E W Side of: East Side of Arnett Blvd.

Between: Colonial Court and Gaiford St.

Proffered Conditions (if any, please attach): See Attached

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

1. NAME: William B. Mitchell, Jr. TELEPHONE: C-489-2455 H-792-7274

MAILING ADDRESS: 257 Arnett Blvd.

SIGNATURE: W.B. Mitchell, Jr. DATE: 8/24/2015

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: 257 Mitch@comcast.net

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

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

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

Please provide a brief description of the proposed development:

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

Request to use property AS A Dry Cleaner

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

ARTICLE 3.M: - HR-C, HIGHWAY RETAIL COMMERCIAL (Highway Retail Commercial District)

A. - Purpose and Intent.

The HR-C District is established to provide suitable locations in Danville's heavily traveled collector streets and arterial highways for those commercial and business uses which are oriented to the automobile and which require regional access characteristics independent of the marketplace attributable to adjoining neighborhoods or pedestrian trade. The application of the HR-C District should be to those areas of the City where individual uses can be grouped into planned concentrations which limit the "strip" development effect on newly developing areas as well as on redevelopment areas where retail and business uses currently exist. In addition, the Corridor Overlay District may impact the regulation of uses in this district.

Adequate transportation and site planning of uses within the HR-C District should have the goal of minimizing conflicts with through-traffic movements along the entrance City's corridors and major arterial streets. The HR-C District is not intended to be applied to shopping centers. Given the implications of traffic, pedestrian access, landscaping, and inter-parcel connections, large-scale individual retailers in excess of 60,000 per establishment (typically referred to as "big boxes" or "superstores") shall require a special use permit.

Minimum site improvements for uses within the HR-C District shall include adequate on-site parking, public water and sewer service, public street frontage and safe access, pedestrian improvements, storm drainage, stormwater management facilities, and outdoor lighting for parking areas.

(Ord. No. 2004-02.04, Art. 3.M, § A, 2-17-04)

B. - Permitted Uses.

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

1. Automobile and light vehicle dealerships and retail sales establishments (with service and repair facilities as an ancillary use, with completely enclosed service facilities and screened outdoor storage of repair vehicles).
2. Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage).
3. Banks and financial institutions.
4. Business services and office supply establishments.
5. Car washes.
6. Churches and places of worship.
7. Convenience stores (with or without gasoline sales).
8. Fast-food restaurants.
9. Funeral homes.
10. Gasoline sales establishments.
11. Health club, spa or fitness center.

- 12. Hospitals and health care facilities with inpatient services.
 - 13. Hotels and motels.
 - 14. Laundromats/dry cleaners.
 - 15. Light intensity wholesale trade establishments (with no outdoor sales or display of products).
 - 16. Medical offices and outpatient care facilities.
 - 17. Mini-storage warehouses, with no exterior storage.
 - 18. Movie theaters.
 - 19. Offices (general and professional).
 - 20. Parking lots (private and public with off-street parking as the principal use).
 - 21. Personal service establishments.
 - 22. Private post office and delivery service.
 - 23. Public uses.
 - 24. Repair service establishments (exclusive of automobile and light vehicle service and repair, with no outdoor storage).
 - 25. Restaurants.
 - 26. Retail sales and leasing establishments, with screened outdoor sales or display of products limited to no greater than 15% of the net developable lot area. (See Additional Regulations.)
 - 27. Schools, colleges and universities (public and private).
 - 28. Seasonal retail uses.
 - 29. Temporary retail sales.
 - 30. Exterminator.
 - 31. Bicycle shop.
 - 32. Adult day support services.
 - 33. Child therapeutic day support services.
- (Ord. No. 2004-02.04, Art. 3.M, § B, 2-17-04; Ord. No. 2005-04.04, 4-5-05; Ord. No. 2009-12.08, 12-15-09; Ord. No. 2013-06.01, 6-4-13; Ord. No. 2014-08.09, 8-19-14)

C. - Uses Permitted by Special Use Permit.

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

- 1. Auction establishments.
- 2. Bed and breakfast, inn or tourist home (as defined).
- 3. Bus stations.
- 4. Commercial recreation facilities (indoor and outdoor).
- 5. Conference centers.
- 6. Day care centers (adult and child).
- 7. Kennels, commercial.
- 8. Light warehousing uses related to an adjunct retail use permitted either by-right or special permit, provided that warehousing space does not exceed 50% of the gross floor area.
- 9. Drive-in movie theaters.

- 10. Parking garages and structures.
- 11. Pet clinics.
- 12. Plant nurseries.
- 13. Public utilities.
- 14. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than 15% of the gross floor area in the assembling or processing of products. All assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
- 15. Schools, colleges and universities (public or private).
- 16. Taxidermists.
- 17. Uses with lot frontage on the Dan River.
- 18. Vehicle sale, rental and ancillary service establishments, including mobile homes.
- 19. Veterinary clinics.
- 20. Waiver for increase in building heights to over 50 feet.
- 21. Waiver of yard requirements, subject to the prohibition of parking in front yards.
- 22. Caretaker's residence.
- 23. Homeless shelter.
- 24. Microbrewery or Micro-winery.
- 25. Wholesale Sales.

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

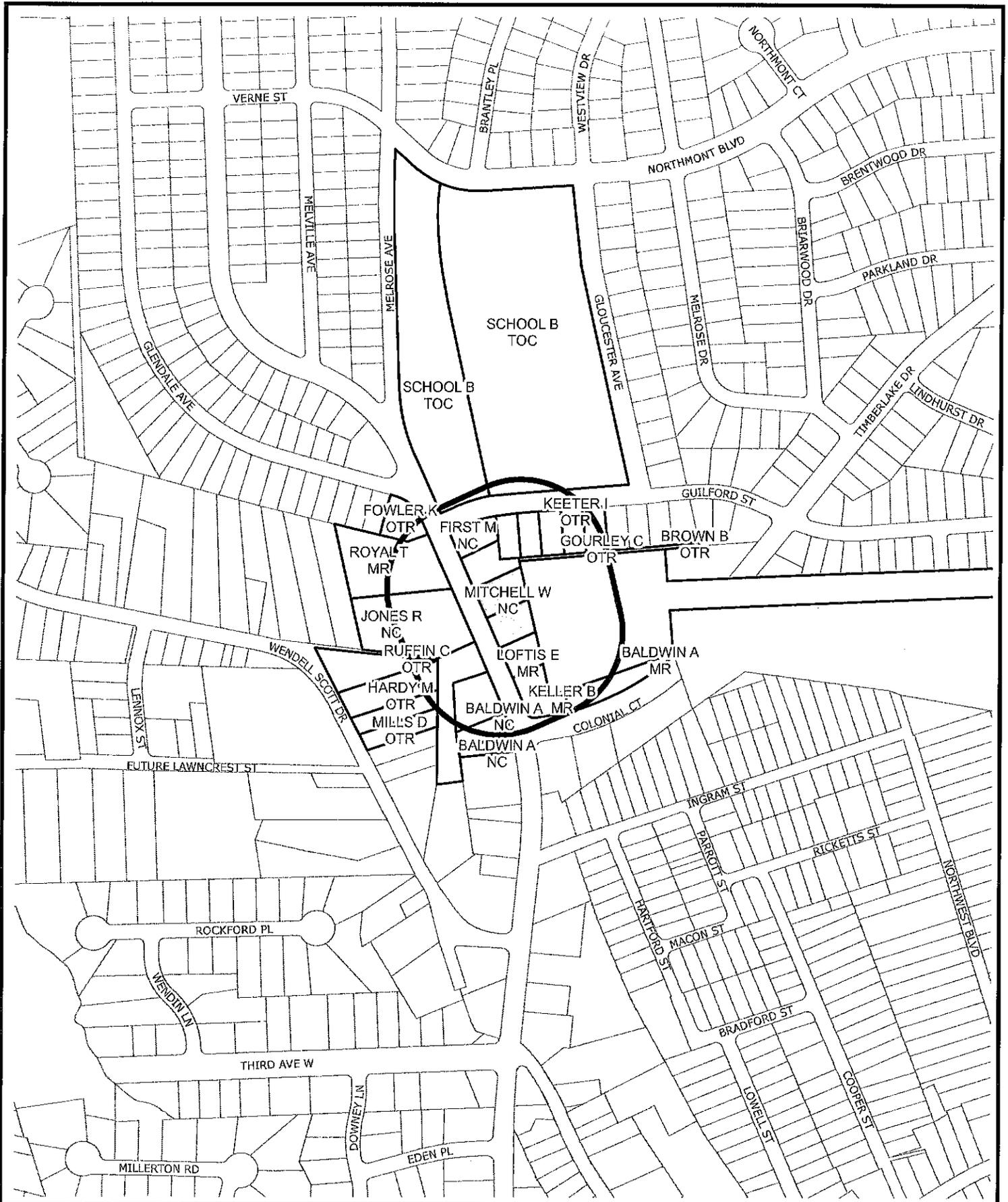
D. - Lot Size Requirements.

1. Minimum district size: Not regulated, provided that districts should be located, sized and spaced to limit potential "strip" development impacts.
2. Minimum lot areas:
 - (1) Interior lot: 13,500 square feet.
 - (2) Corner lot: 15,000 square feet.
3. Minimum lot width:
 - (1) Interior lot: 90 feet.
 - (2) Corner lot: 150 feet.
4. No HR-C District lot shall be designed or employed for use in which an area more than 25% of the prescribed minimum lot area is comprised of either of the following physical land units: (a) wetlands or (b) water features.

(Ord. No. 2004-02.04, Art. 3.M, § D, 2-17-04)

E. - Bulk Regulations.

1. Maximum building height: 50 feet.
2. Minimum yard requirements:
 - a.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
 Planning Division
 9/23/2015

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“CONDITIONAL” REZONING REQUEST
DATA SHEET

DATE:	October 12, 2015
LOCATION OF PROPERTY:	668 Arnett Boulevard and adjacent parcel ID # 04535, otherwise known as Grid 1816, Block 005, Parcel's 00005 and 00004 respectively, of the City of Danville, Virginia Zoning District Map
PRESENT ZONE:	N-C Neighborhood Commercial
PROPOSED ZONE:	“Conditional” HR-C Highway Retail Commercial
LAND USE PLAN DESIGNATION:	Commercial
ACTION REQUESTED:	The applicant is requesting to rezone to operate a dry cleaning facility.
PRESENT USE OF PROPERTY:	Vacant commercial storefront (Historically used as a dry cleaner but not within the past 2 years)
PROPOSED USE OF PROPERTY:	Dry Cleaning Facility
PROPERTY OWNER (S):	William Mitchell Jr.
NAME OF APPLICANT (S):	Same
PROPERTY BORDERED BY:	Commercial, a church and residential to the north, an APCO substation to the east, commercial and multi-family residential to the south and mixed commercial and multifamily residential to the west
ACREAGE/SQUARE FOOTAGE:	0.82 acres
CHARACTER OF VICINITY:	Commercial
INGRESS AND EGRESS:	Arnett Boulevard
TRAFFIC VOLUME:	Moderate to High
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of October 12, 2015.



2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/23/2015

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IT GIS



YEAR 2020 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
 Planning Division
 9/23/2015

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**PLANNING COMMISSION MINUTES
SEPTEMBER 8, 2015**

MEMBERS PRESENT

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

MEMBERS ABSENT

Mr. Jones

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.

I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit Application PLSUP20150000223, filed by Lea-Pierce Realty, requesting a Special Use Permit to waive the minimum lot size in accordance with Article 3.M; Section C, Item 21 of the Code of the City of Danville, Virginia, 1986, as amended at 2016 West Main Street, otherwise known as Grid 0610, Block 003 Parcel 000025 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to subdivide and create a lot of 8,030 square feet where 13,500 square feet is required.*

Mrs. Burton read the staff report. 18 notices were sent to surrounding property owners within 300 feet of the subject property. Three responses were not opposed; zero responses were opposed.

Mr. Searce opened the Public Hearing.

Present on behalf of the request was Mr. David Milam with Lea-Pierce Realty.

Mr. Milam stated I'm David Milam and I'm here on behalf of Lea-Pierce Realty here to answer any questions you may have.

Mr. Searce asked are there any questions?

Mr. Searce closed the Public Hearing.

Mr. Bolton made a motion for approval as submitted. Mr. Garrison seconded the motion. The motion was approved by a 6-0 vote.

2. *Special Use Permit Application PLSUP20150000238, filed by Ross Fickenscher, requesting a Special Use Permit to have residential dwellings as an ancillary use with non-residential uses on the first floor in accordance with Article 3.L; Section C, Item 9 of the Code of the City of Danville, Virginia, 1986, as amended at 600 Craghead St, otherwise known as Grid 2714, Block 010 Parcel 000001 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to create residential dwellings as an ancillary use with non-residential uses on the first floor at this location.*

3. *Special Use Permit Application PLSUP20150000239, filed by Ross Fickenscher, requesting a Special Use Permit to waive the maximum density in accordance with Article 3.L; Section C, Item 13 of the Code of the City of Danville, Virginia, 1986, as amended at 600 Craghead St, otherwise known as Grid 2714, Block 010 Parcel 000001 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to create 56 residential dwellings where 14 dwellings would be the maximum density at this location.*

Mr. Holtry read the staff report. Six notices were sent to surrounding property owners within 300 feet of the subject property. Two responses were not opposed; zero responses were opposed.

Mr. Scarce opened the Public Hearing.

Present on behalf of the request was Mr. Ross Fickenscher.

Mr. Fickenscher stated I can answer any questions you have.

Mrs. Evans asked how many two bedrooms are you planning to have?

Mr. Fickenscher stated off of memory I think we have twelve two bedrooms in this facility. We also have a couple smaller studio apartments. They're still one bedrooms but they're a little smaller than our traditional 750 square foot one bedroom.

Mrs. Evans asked how many square feet are the two bedrooms?

Mr. Fickenscher stated 600 square feet.

Mrs. Evans asked two bedrooms?

Mr. Fickenscher stated I'm sorry I thought you were referring to the studios. The two bedrooms are generally about 1,000 square feet.

Mr. Wilson asked is the turret unit two bedroom?

Mr. Fickenscher stated the turret unit is two bedroom. We have some takers for that.

Mrs. Evans asked where do you anticipate parking.

Mr. Fickenscher stated we are working with a couple of different property owners in the immediate area but parking will be addressed. That's something that we need to wrap up still, but we understand the need for that. Any bank or financial unit we use will have the same requirements for that.

Mrs. Evans asked so the parking will be for the occupants in this facility correct?

Mr. Fickenscher stated yes.

Mr. Bolton asked any chance it could be inside like I think the project next door has?

Mr. Fickenscher stated no unfortunately the structure of that building are wood base on the first floor. The rear base is concrete and also with 610 Craghead building there's a really convenient ramp that isn't present at this point.

Mr. Bolton asked will we address parking later or as long as he has parking it's fine?

Mr. Gillie stated we'll address it when actual plans are submitted that he has enough parking for the units. All you are addressing is can he wave the density and have that number of them.

Mr. Searce closed the Public Hearing.

Mr. Dodson made a motion to approve Special Use Permit Application PLSUP20150000238 with staff recommendations. Mr. Wilson seconded the motion. The motion was approved by a 6-0 vote.

Mr. Garrison made a motion to approve Special Use Permit Application PLSUP20150000239 with staff recommendations. Mr. Wilson seconded the motion. The motion was approved by a 6-0 vote.

II. MINUTES

Mr. Wilson made a motion to approve the August 10, 2015 minutes. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.

III. OTHER BUSINESS

Mr. Gillie informed the Commission that Ms. Hairston had agreed to stay in her position a few more weeks, but this would be her last meeting. He also informed the Commission that this would be Mr. Holtry's last meeting.

Mr. Gillie informed the Commission that they would meet in September since cases have already been filed. He also informed the Commission that a work session would be set for the October meeting to address parking.

With no further business, the meeting adjourned at 3:11 p.m.

APPROVED