



# City Planning Commission

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

MARCH 7, 2016

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 PLSUP20160000040, filed by Shawn R. Harden, PE requesting a Special Use Permit for the installation of an accessory building without a primary building in accordance with Article 3.C, Section C, Item 23 of the Code of the City of Danville, Virginia 1986, as amended at 2020 Memorial Drive, otherwise known as Grid 0720, Block 005, Parcel 000015 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to install a stand-alone restroom facility, a floating boat dock, and a fishing platform at Abreu-Grogan Park.*
  2. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended more specifically Article 15, entitled "Definitions", Section B. entitled "Definitions" to create a definition for indoor shooting facilities, Article 3.M: entitled "HR-C Highway Retail Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #26 to allow for indoor shooting facilities, Article 3.K: entitled "CB-C Central Business Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #28 to allow for car washes, and Article 3.J: entitled "N-C Neighborhood Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #20 to allow for urban agriculture.*
  3. *Special Use Permit Application PLSUP20160000041, filed by Phil Strader requesting a Special Use Permit for the operation of an indoor shooting facility in accordance with Article 3.M., Section C., Item 26 of the Code of the City of Danville, Virginia 1986, as amended on Parcel ID# 59740, otherwise known as Grid 1707, Block 008, Parcel 000012 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an indoor shooting range with a training facility and sporting goods retail at this location.*
  4. *Special Use Permit Application PLSUP20160000047, filed by Von Wellington requesting a Special Use Permit for the operation of a car wash in accordance with Article 3.K., Section C., Item #28 of the Code of the City of Danville, Virginia 1986, as amended at 136 S. Ridge Street, otherwise known as Grid 2713, Block 003, Parcel 000006 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an indoor car wash at this location.*

5. *Special Use Permit Application PLSUP20160000048, filed by North Main Baptist Church requesting a Special Use Permit for the operation of urban agriculture in accordance with Article 3.J, Section C, Item #20 of the Code of the City of Danville, Virginia 1986, as amended on Parcel ID# 54691, otherwise known as Grid 2806, Block 012, Parcel 000001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a community garden at this location.*
6. *Special Use Permit Application PLSUP20160000049, filed by Madison Square INC requesting a Special Use Permit for a waiver of yard requirements in accordance with Article 3.N, Section C, Item #21 of the Code of the City of Danville, Virginia 1986, as amended on Parcel ID# 73038, otherwise known as Grid 1815, Block 004, Parcel 000012 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to divide the parcel into two parcels, each of which would have less than the 200 feet of street frontage required.*

IV. APPROVAL OF MINUTES FROM FEBRUARY 8, 2016

V. OTHER BUSINESS

VI. ADJOURNMENT



# PLANNING REPORT

---

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

## City Planning Commission

Meeting of March 7, 2016

### Subject:

*Special Use Permit Application PLSUP20160000040, filed by Shawn R. Harden, PE requesting a Special Use Permit for the installation of an accessory building without a primary building in accordance with Article 3.C, Section C, Item 23 of the Code of the City of Danville, Virginia 1986, as amended at 2020 Memorial Drive, otherwise known as Grid 0720, Block 005, Parcel 000015 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to install a stand-alone restroom facility, a floating boat dock, and a fishing platform at Abreu-Grogan Park.*

### Background:

The applicant, Shawn Harden, is seeking a Special Use Permit for the installation of an accessory building without a primary building. The applicant is proposing to install a stand-alone restroom facility, a floating boat dock, and a fishing platform at Abreu-Grogan Park.

Abreu Grogan Park is owned by the City of Danville. It is a 3.06 acre park that runs beside the Dan River with ingress and egress on Memorial Drive. Presently, the site is improved with a boat storage building.

Abreu-Grogan lies within the floodplain and the proposed improvements are estimated to increase the 100-year water surface elevation by a maximum of .01 feet. As a mitigation strategy, some brush and trees will be cleared and compensatory excavation will be performed. The mitigation strategy should result in no rise in the Dan River 100-year flood elevations.

The proposed stand-alone restroom will be located north of the existing boat storage building. It will not be attached to sewer lines but have a 2,000 gallon holding tank that will be pumped. The finished floor of the restroom facility will be 1.74 feet above the 100 year flood elevation. The fishing platform is proposed to be located on the river bank behind the restroom. The floating boat dock will be to the right of the existing boat ramp. It will serve as an additional canoe launch area.

Eleven (11) 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 March 7, 2016.

**Staff Analysis and Recommendation:**

Staff recommends approval of Special Use Permit Application PLSUP2016000041, filed by Shawn R. Harden, to allow for the installation of an accessory building without a primary building in accordance with Article 3.C, Section C, Item 23 of the Code of the City of Danville, Virginia 1986, as amended at 2020 Memorial Drive.

**City Planning Commission Alternatives:**

1. Recommend approval of Special Use Permit Application PLSUP2016000040 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP2016000040 with conditions per Planning Commission.
3. Recommend denial of Special Use Permit Application PLSUP2016000040.

**Attachments:**

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the Special Use Permit as described below:

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

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: 3.06 acres Property Address: 2020 Memorial Drive  
Property Location: N S E W Side of: Memorial Drive  
Between: Robertson Bridge and County Club Court  
Proffered Conditions (if any, please attach): N/A

**EXPLANATION OF REQUEST:**

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

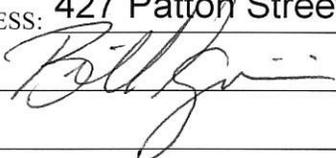
Please provide a site plan with the following information:

- 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:

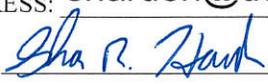
The proposed development will install a stand alone restroom facility, a floating boat dock, and a fishing platform at the City's Abreu-Grogan Park.

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

I. NAME: City of Danville TELEPHONE: 434-799-5200  
MAILING ADDRESS: 427 Patton Street, Danville, VA  
SIGNATURE:  DATE: 1/25/16  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
EMAIL ADDRESS: Sgrinwo@danvilleva.gov

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

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

NAME: Shawn R. Harden, PE TELEPHONE: 434-549-8508  
MAILING ADDRESS: 551 Piney Forest Road, Danville, VA 24540  
EMAIL ADDRESS: sharden@dewberry.com  
SIGNATURE:  DATE: 2/5/16

XS 349590

XS 349845

XS 350090

XS 350363

XS 350431

XS 350869

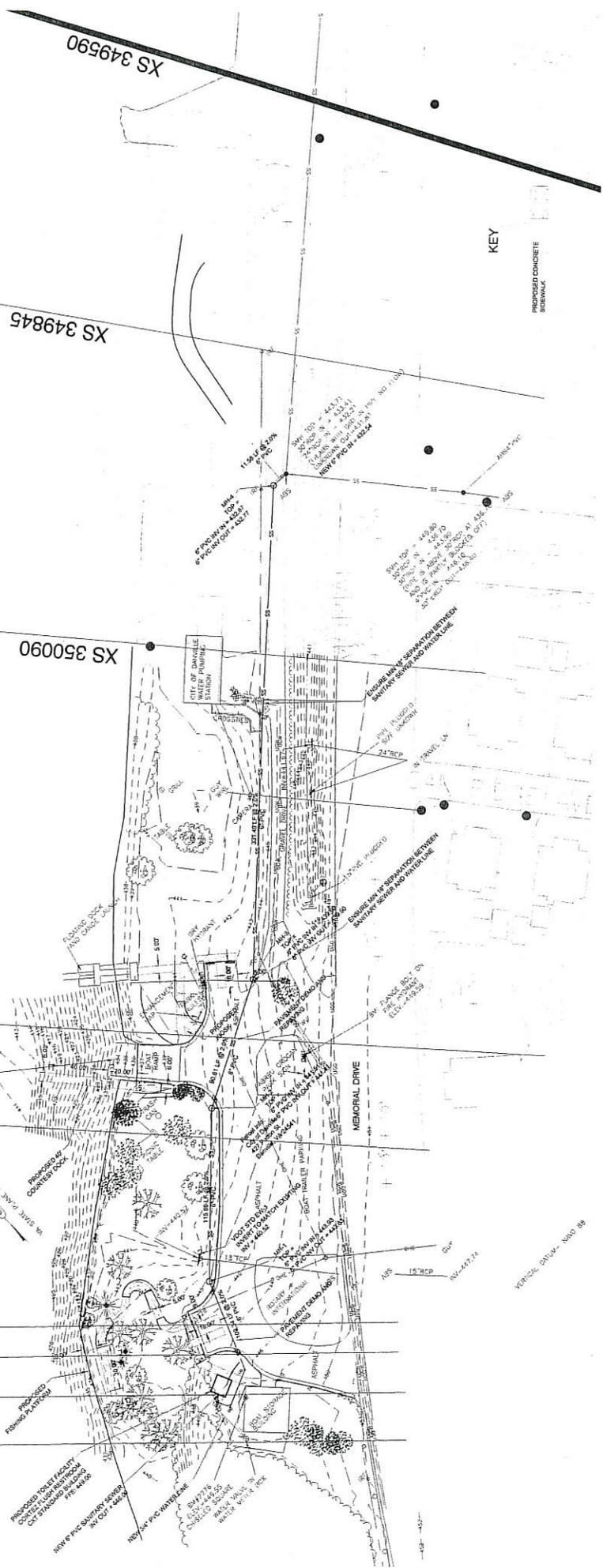
XS 350589

XS 350616

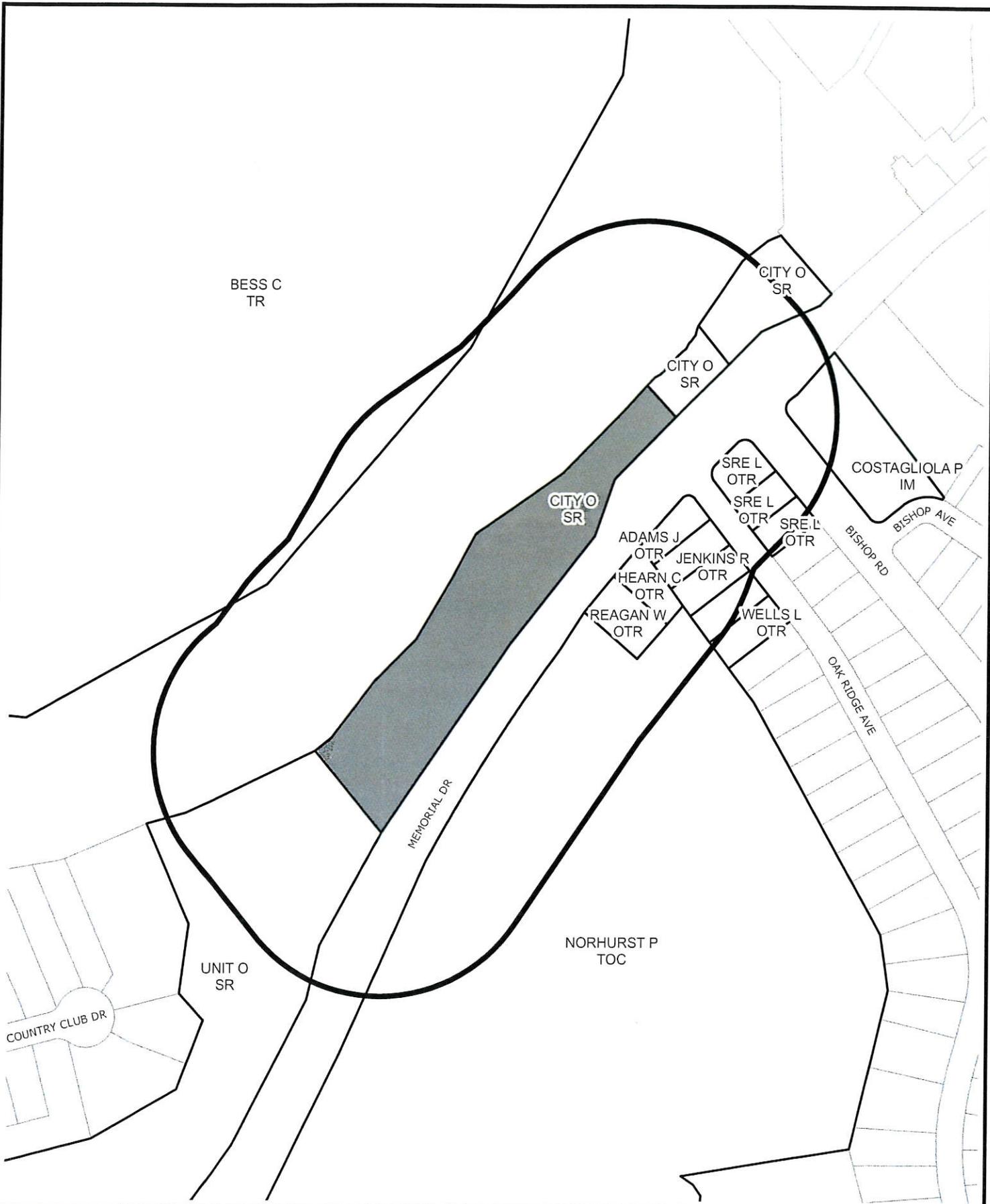
XS 350648

KEY

PROPOSED CONCRETE  
SEWER



VERTICAL CURVE - 5000' 00"



**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**



Prepared by:  
 Planning Division  
 2/12/2016

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

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

<b>DATE:</b>	March 7, 2016
<b>LOCATION OF PROPERTY:</b>	2020 Memorial Drive
<b>PRESENT ZONE:</b>	SR, Suburban Residential
<b>PROPOSED ZONE:</b>	Same
<b>ACTION REQUESTED:</b>	Special Use Permit request to install a stand-alone restroom facility, floating boat deck, and fishing platform.
<b>PRESENT USE OF PROPERTY:</b>	Abreu-Grogan Park
<b>PROPOSED USE OF PROPERTY:</b>	Same
<b>PROPERTY OWNER (S):</b>	City of Danville
<b>NAME OF APPLICANT (S):</b>	Shawn R. Harden
<b>PROPERTY BORDERED BY:</b>	Residential to south and east
<b>ACREAGE/SQUARE FOOTAGE:</b>	3.06 acres
<b>CHARACTER OF VICINITY:</b>	Mixed use: Commercial and residential
<b>INGRESS AND EGRESS:</b>	Memorial Drive
<b>TRAFFIC VOLUME:</b>	Moderately High
<b>NEIGHBORHOOD REACTION:</b>	To be reported at the Planning Commission meeting of March 7, 2016



### 2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
2/12/2016

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





# PLANNING REPORT

---

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

## **City Planning Commission**

Meeting of March 7, 2016

### **Subject:**

*Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended more specifically Article 15, entitled "Definitions", Section B. entitled "Definitions" to create a definition for indoor shooting facilities, Article 3.M: entitled "HR-C Highway Retail Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #26 to allow for indoor shooting facilities, Article 3.K: entitled "CB-C Central Business Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #28 to allow for car washes, and Article 3.J: entitled "N-C Neighborhood Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #20 to allow for Urban agriculture.*

### **Background:**

The City of Danville adopted the current zoning regulations in 2004. These regulations are amended from time to time to address changes in laws on both the state and national level as well as for new ideas or concepts presented to the City.

Requests have been filed to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended more specifically Article 15, entitled "Definitions", Section B. entitled "Definitions" to create a definition for indoor shooting facilities, Article 3.M: entitled "HR-C Highway Retail Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #26 to allow for indoor shooting facilities, Article 3.K: entitled "CB-C Central Business Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #28 to allow for car washes, and Article 3.J: entitled "N-C Neighborhood Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #20 to allow for Urban agriculture.

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

Staff recommends that Article 15, entitled "Definitions", Section B. entitled "Definitions" be amended by adding the following definition:

**Article 15, Definitions**  
**Section B Definitions**

*Indoor shooting facility: a facility designed or used for shooting at targets, by archery, or with rifles, pistols, or shotguns and which is completely enclosed within a building(s) or structure(s).*

It is also recommended that Article 3.M: entitled "HR-C Highway Retail Commercial", Section C. entitled "Uses Permitted by Special Use Permit" be amended by adding the following:

**Article 3.M: HR-C Highway Retail Commercial**  
**Section C. Uses Permitted by Special Use Permit**  
*#26 Indoor shooting facilities*

Staff has received a request to amend Article 3.K: entitled "CB-C Central Business Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #28 to allow for car washes. The property that is the subject of this request is located within the River District and is therefore subject to the River District Design Guidelines. Any exterior changes to the property require approval by the River District Commission. Section 4.2 of the River District Design Guidelines entitled "Allowed Uses" states that auto-related businesses are discouraged in the River District. Staff believes that this request should be remanded to the River District Design Commission so that they can make a recommendation on whether the guidelines, as well as the uses in the CB-C Central Business District should be amended to allow for this type of use.

Lastly, staff has received a request to amend Article 3.J: entitled "N-C Neighborhood Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #20 to allow for Urban agriculture. When Urban agriculture was adopted by the City of Danville in 2015, it was placed in residential districts by Special Use Permit. This afforded staff, the Planning Commission and City Council the opportunity to notify neighboring property owners of the proposal, as well as to generate any conditions necessary to alleviate neighborhood concerns. Staff didn't include this use in Commercial Districts. Staff has been presented with a case where a church owns property that is zoned commercial, and due to its location, staff believes that downzoning to residential is not the best course for future development potential. The Church would like to use the property, probably for a few years until it decides what its future plans for the property are. To allow for the Urban agriculture request, without downzoning the property, staff is recommending that Urban agriculture be added to Article 3.J: entitled "N-C Neighborhood Commercial", Section C. entitled "Uses Permitted by Special Use Permit" by adding item #20 to allow for Urban agriculture.

**Article 3.J: N-C Neighborhood Commercial**  
**Section C. Uses Permitted by Special Use Permit**  
*#20 Urban agriculture*

**City Planning Commission Alternatives:**

1. Recommend approval of the Code amendments as submitted by Planning Staff.
2. Recommend approval of the Code amendments with modification per Planning Commission.
3. Recommend tabling the Code amendments for more study.
4. Recommend no changes be made to the Code.

CITY OF DANVILLE

CODE CHANGE AMENDMENT

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

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

CASE NUMBER: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

RECEIVED FROM: \_\_\_\_\_

SECTION AFFECTED: Art 15 d 3m Sec C Add # 26

PLANNING COMMISSION DATE/ACTION: 3/7/16

CITY COUNCIL DATE/ACTION: 4/5/16

**INFORMATION TO BE PROVIDED BY THE APPLICANT**

Zoning Code Section: Art 15 d 3m. Sec C Add # 26

Proposed Amendment (please attach if not sufficient space): It is my intention to construct an indoor shooting range/training facility on the property. This will require a unique zoning code that doesn't currently exist.

Purpose for proposed amendment: To obtain a zoning code for Indoor Shooting Range

**PRESENT OWNER(S) OF ALL PROPERTIES INCLUDED IN APPLICATION:**

**WED BY:**

1. NAME (PLEASE PRINT OR TYPE): MARY J. MOORE

ADDRESS: 2001 WOODLAKE DR., DANVILLE, VA 24540

EMAIL: mary.moore@outlook.com

TELEPHONE: 434-429-7713

SIGNATURE: Mary J. Moore DATE: 2/5/2016

2. NAME (PLEASE PRINT OR TYPE): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

NAME (PLEASE PRINT OR TYPE): Phil Strader

ADDRESS: 139 Woodstock Way, Danville, VA 24541

EMAIL: philstraderjr@gmail.com

TELEPHONE: (703) 786-3791

SIGNATURE: [Signature] DATE: 2/5/16

CITY OF DANVILLE

CODE CHANGE AMENDMENT

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

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

CASE NUMBER: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

RECEIVED FROM: \_\_\_\_\_

SECTION AFFECTED: 3K Sec C

PLANNING COMMISSION DATE/ACTION: 3/7/16

CITY COUNCIL DATE/ACTION: 4/5/16 ??

**INFORMATION TO BE PROVIDED BY THE APPLICANT**

Zoning Code Section: Chapter 41 Article 3K Section C

Proposed Amendment (please attach if not sufficient space): \_\_\_\_\_

Purpose for proposed amendment: To be allowed to service the River District and Community with hand detailed car washes. Minimum use of water. Mostly every carwash will consider only one rinse, "Indoors only"

**PRESENT OWNER(S) OF ALL PROPERTIES INCLUDED IN APPLICATION:**

1. NAME (PLEASE PRINT OR TYPE): Corner Real Estate LLC

ADDRESS: P.O. Box 1538 Danville VA 24543

EMAIL: tmpopl@plandsva.com

TELEPHONE: 434-791-4171

SIGNATURE: William M. Poplin DATE: 2-10-16

2. NAME (PLEASE PRINT OR TYPE): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

NAME (PLEASE PRINT OR TYPE): Von Wellington

ADDRESS: 136 South Ridge Street

EMAIL: vonwellington.com@gmail.com

TELEPHONE: 434-770-3553

SIGNATURE: Von Wellington DATE: 2-12-2016

CITY OF DANVILLE

CODE CHANGE AMENDMENT

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

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

CASE NUMBER: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

RECEIVED FROM: \_\_\_\_\_

SECTION AFFECTED: 3:J Sec C Add Item # 20

PLANNING COMMISSION DATE/ACTION: 3/7/16

CITY COUNCIL DATE/ACTION: 4/5/16

**INFORMATION TO BE PROVIDED BY THE APPLICANT**

Zoning Code Section: 3:J Sec C

Proposed Amendment (please attach if not sufficient space): Include commercial zoned property in the Urban Agriculture Ordinance

Purpose for proposed amendment: So that a church may provide a well-kept community Garden.

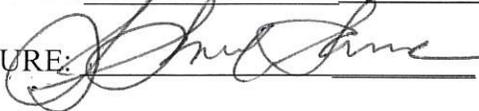
**PRESENT OWNER(S) OF ALL PROPERTIES INCLUDED IN APPLICATION:**

1. NAME (PLEASE PRINT OR TYPE): L. SAMUEL SQUADERS

ADDRESS: 2518 NORTH MAIN ST D. VA 24540

EMAIL: LSS@HANCPA.COM

TELEPHONE: 434-792-3220

SIGNATURE:  DATE: 2/11/16

2. NAME (PLEASE PRINT OR TYPE): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

NAME (PLEASE PRINT OR TYPE): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



# PLANNING REPORT

---

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

**City Planning Commission**  
Meeting of March 7, 2016

**Subject:**

*Special Use Permit Application PLSUP20160000041, filed by Phil Strader requesting a Special Use Permit for the operation of an indoor shooting facility in accordance with Article 3.M., Section C, Item #26 of the Code of the City of Danville, Virginia 1986, as amended on Parcel ID# 59740, otherwise known as Grid 1707, Block 008, Parcel 000012 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an indoor shooting range with a training facility and sporting goods retail at this location.*

**Background:**

The applicant, Phil Strader, is seeking a Special Use Permit for the operation of an indoor shooting facility on Parcel ID# 59740 at the intersection of Riverside Drive and Camelot Court. The applicant is proposing to construct an advanced indoor shooting range, sporting goods retail establishment, and training facility.

The applicant is proposing to develop an indoor shooting range that will front Riverside Drive. The ingress and egress of the 2.11 acre property is Camelot Court. The subject property is zoned HR-C, Highway Retail Commercial and presently, there are no improvements or structures on the property.

Per section 40-3 of the Code of Ordinances of the City of Danville, all ranges must be in compliance with safety regulations and must be approved by the Chief of Police. Indoor firing ranges must be designed to contain all bullets within its walls, ceiling and floor and must be properly ventilated.

The proposed range will consist of two (2), twenty-five (25) yard ranges that each have eight (8) lanes. It will also have an observation room, a club room, and a classroom. There will be forty-seven (47) parking spaces provided.

Seventeen (17) 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 March 7, 2016.

**Staff Analysis and Recommendation:**

Staff recommends approval of Special Use Permit Application PLSUP20160000041, filed by Phil Strader, to allow an indoor shooting facility in accordance with Article 3.M, Section C, Item #26 of the Code of the City of Danville, Virginia 1986, as amended on Parcel ID# 59740.

**City Planning Commission Alternatives:**

1. Recommend approval of Special Use Permit Application PLSUP20160000041 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20160000041 with conditions per Planning Commission.
3. Recommend denial of Special Use Permit Application PLSUP20160000041.

**Attachments:**

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the Special Use Permit as described below:

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

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: 2.11 Acres Property Address: 2330-2340 Riverside Dr

Property Location: N Side of: Riverside Dr

Between: Camelot Ct and 2380 Riverside Dr

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:

The lot purchased would be used for construction of an advanced indoor shooting range, sporting goods retail establishment, and training facility. It would provide a safe and comfortably environment for legally authorized people to purchase, shoot, and safely learn how to use firearms.

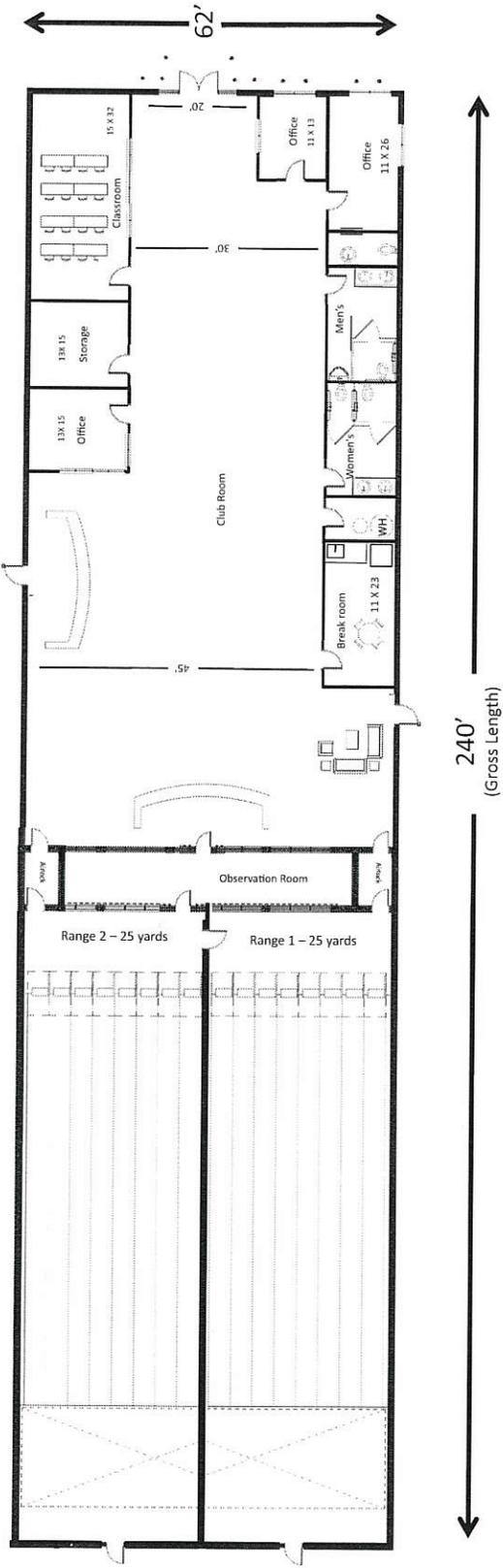
**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

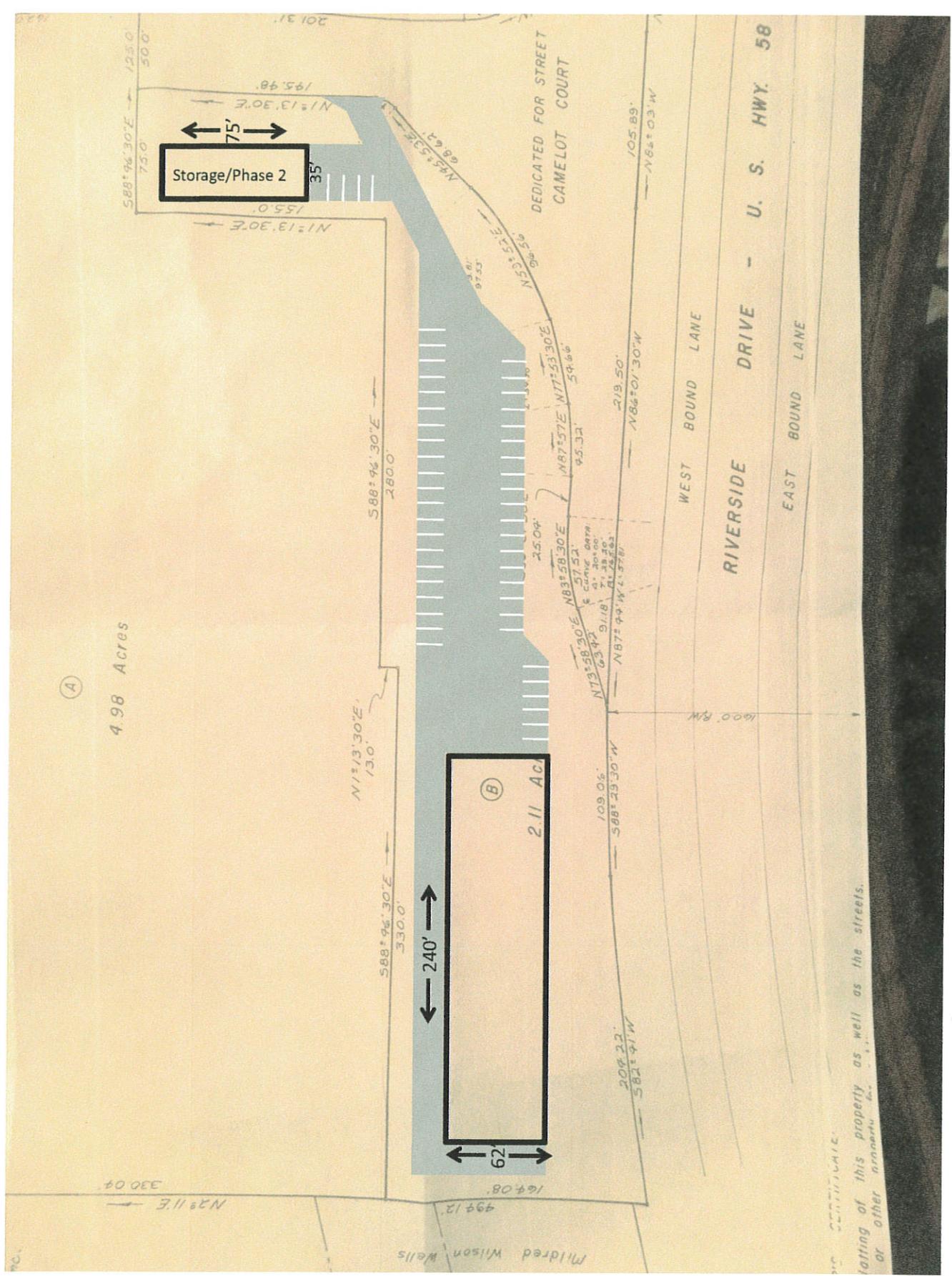
**FDC BY:**  
1. NAME: MARY J. MOORE TELEPHONE: 434-429-7713  
MAILING ADDRESS: 2001 WOODLAKE DR., DANVILLE, VA 24540  
SIGNATURE: Mary J. Moore DATE: 2/5/2016  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
EMAIL ADDRESS: mary.moore@outlook.com

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

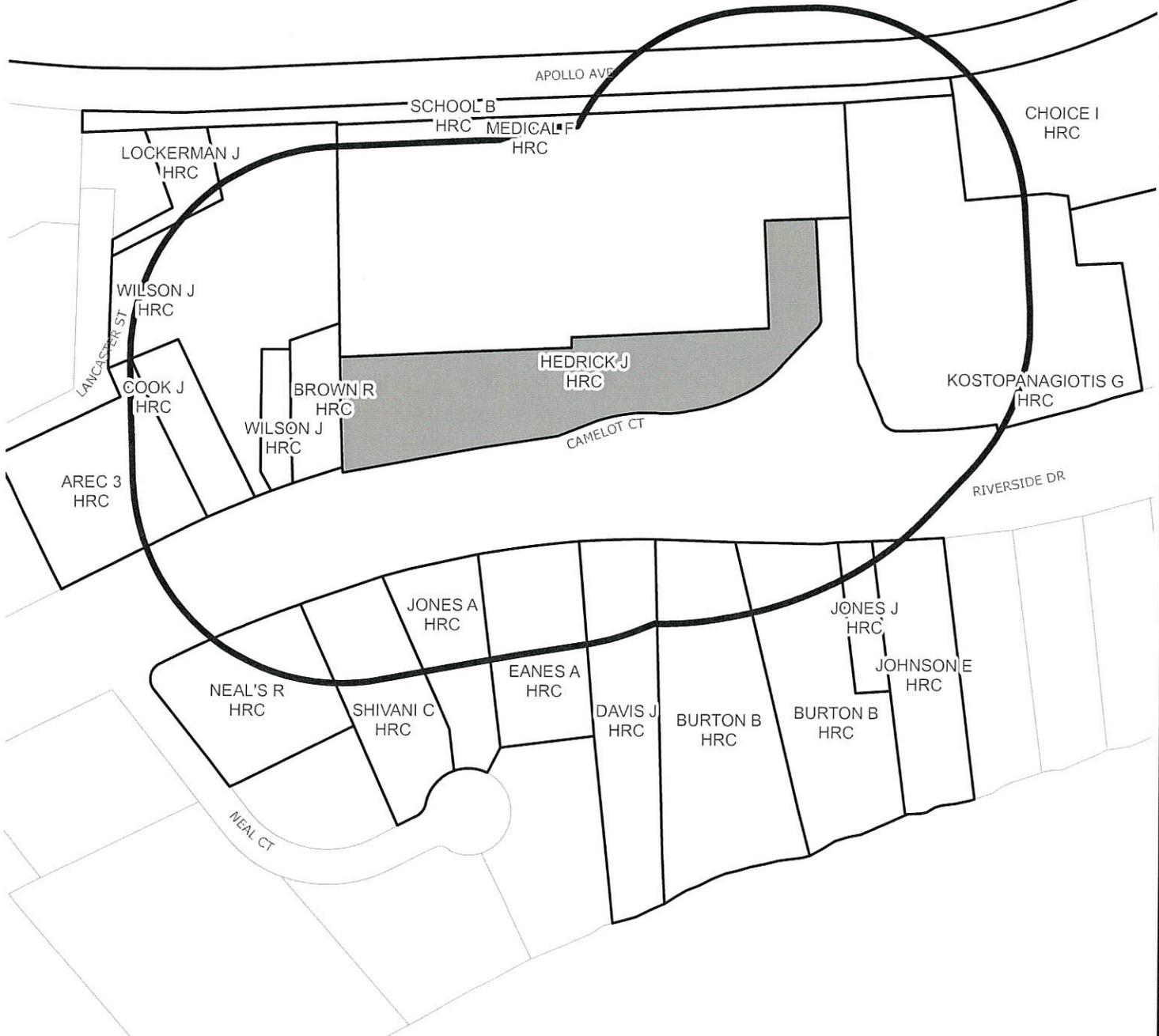
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: Phil Strader TELEPHONE: (703)786-3791  
MAILING ADDRESS: 139 Woodstock Way, Danville, VA 24541  
EMAIL ADDRESS: philstraderj@gmail.com  
SIGNATURE: Phil Strader DATE: 2-5-16





SCHOOL B  
TOC



**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

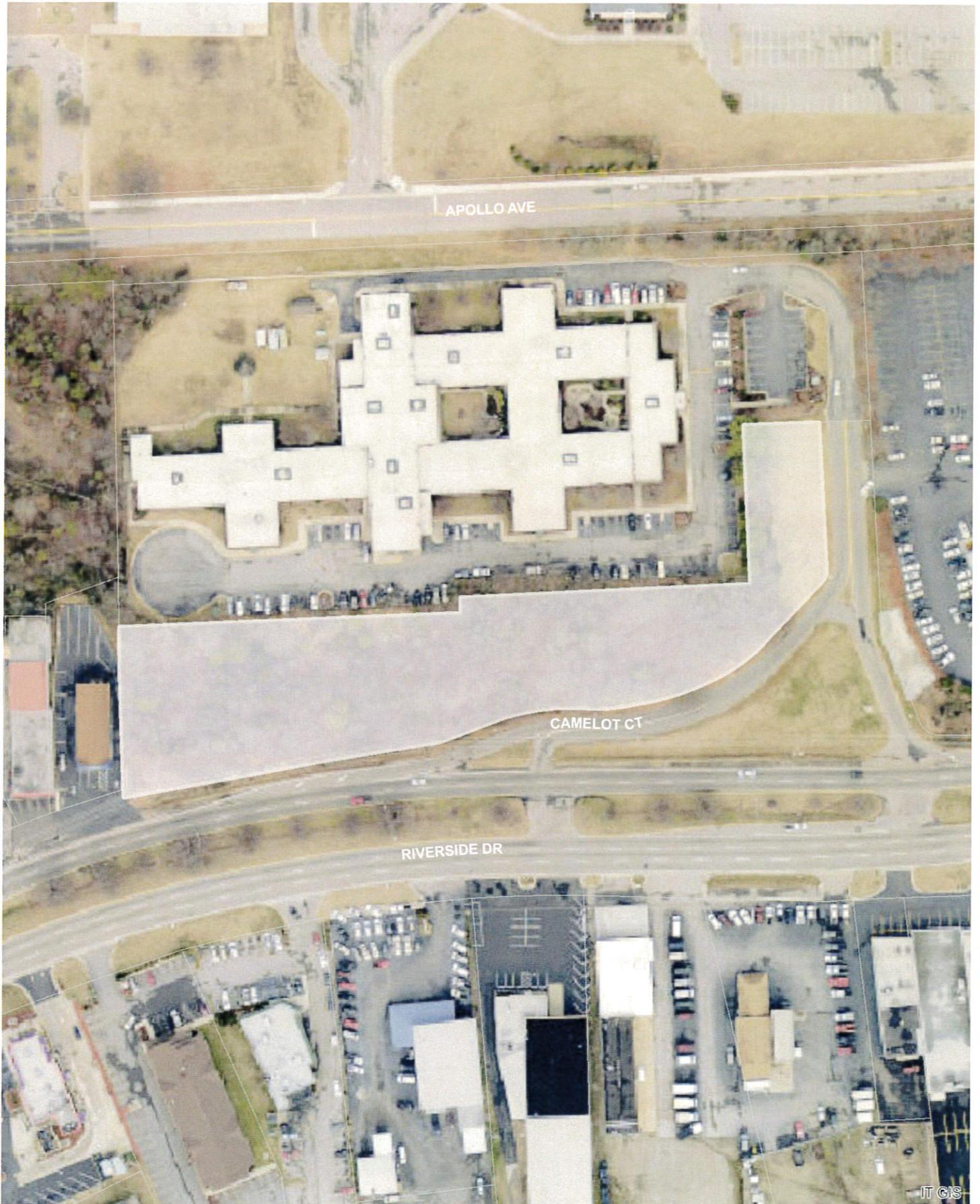


Prepared by:  
Planning Division  
2/11/2016

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

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

<b>DATE:</b>	March 7, 2016
<b>LOCATION OF PROPERTY:</b>	Intersection of Riverside Dr. and Camelot Ct
<b>PRESENT ZONE:</b>	HRC, Highway Retail Commercial
<b>PROPOSED ZONE:</b>	Same
<b>ACTION REQUESTED:</b>	Special Use Permit request to operate an indoor shooting facility.
<b>PRESENT USE OF PROPERTY:</b>	Vacant lot
<b>PROPOSED USE OF PROPERTY:</b>	Indoor shooting facility
<b>PROPERTY OWNER (S):</b>	Hedrick Johnson Development Corporation
<b>NAME OF APPLICANT (S):</b>	Phil Strader
<b>PROPERTY BORDERED BY:</b>	Commercial to the north, south, east and west
<b>ACREAGE/SQUARE FOOTAGE:</b>	2.11 acres
<b>CHARACTER OF VICINITY:</b>	Commercial
<b>INGRESS AND EGRESS:</b>	Riverside Drive and Camelot Ct
<b>TRAFFIC VOLUME:</b>	High
<b>NEIGHBORHOOD REACTION:</b>	To be reported at the Planning Commission meeting of March 7, 2016



## 2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
2/11/2016

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





# PLANNING REPORT

---

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

## **City Planning Commission**

Meeting of March 7, 2016

### **Subject:**

*Special Use Permit Application PLSUP20160000047, filed by Von Wellington requesting a Special Use Permit for the operation of a car wash in accordance with Article 3.K., Section C, Item #28 of the Code of the City of Danville, Virginia 1986, as amended at 136 S. Ridge Street, otherwise known as Grid 2713, Block 003, Parcel 000006 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate an indoor car wash at this location.*

### **Background:**

The applicant, Von Wellington, is seeking a Special Use Permit for the operation of an indoor car wash at 136 S. Ridge Street. The applicant is proposing to give hand-detailed car washes on the basement floor of this location.

The subject property is approximately .32 acres and is zoned CBC-C, "Conditional" Central Business Commercial. It is the former site of Dixie Bags and is currently operating as the River District Barbershop and was approved by the Planning Commission to operate as an indoor commercial recreation facility in February of this year. City Council will hear this case on March 1<sup>st</sup> and staff will give an update on Council action at the meeting.

The subject property is located within the River District and is therefore subject to the River District Design Guidelines and approval by the River District Commission. Section 4.2 of the River District Design Guidelines entitled "Allowed Uses" states that auto-related businesses are discouraged in the River District. The applicant proffered conditions upon himself that all car washing and detailing will be done indoors, shielded from public view.

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 March 7, 2016.

**Staff Analysis and Recommendation:**

Based on the adopted River District Design Guidelines, staff believes that a car wash at 136 S. Ridge St does not conform to the development vision outlined in the Guidelines. Staff recommends that Planning Commission remand this item to the River District Design Commission to review and make a recommendation to the Planning Commission on whether support should be granted. Planning Commission will need to table the Special Use Permit Application PLSUP20160000047, filed by Von Wellington, until such time that the River District Commission can discuss the case and make a recommendation on whether they believe an indoor car wash is an appropriate business in the River District.

**City Planning Commission Alternatives:**

1. Recommend remanding this item to the River District Design Commission for review and recommendation and tabling this item until the River District Design Commission can comment on the proposal.
2. Recommend approval of Special Use Permit Application PLSUP20160000047 as submitted.
3. Recommend approval of Special Use Permit Application PLSUP20160000047 with conditions per Planning Commission.
4. Recommend denial of Special Use Permit Application PLSUP20160000047.

**Attachments:**

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

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

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

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: 136 S. Ridge Street  
Property Location: N S E W Side of: S. Ridge / Patton Street  
Between: S. Ridge and Patton  
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:

To be allowed to service the River District and Community with hand detailed carwashes, Minimum use of water. Mostly every wash will consider one rinse. "Indoors Only"

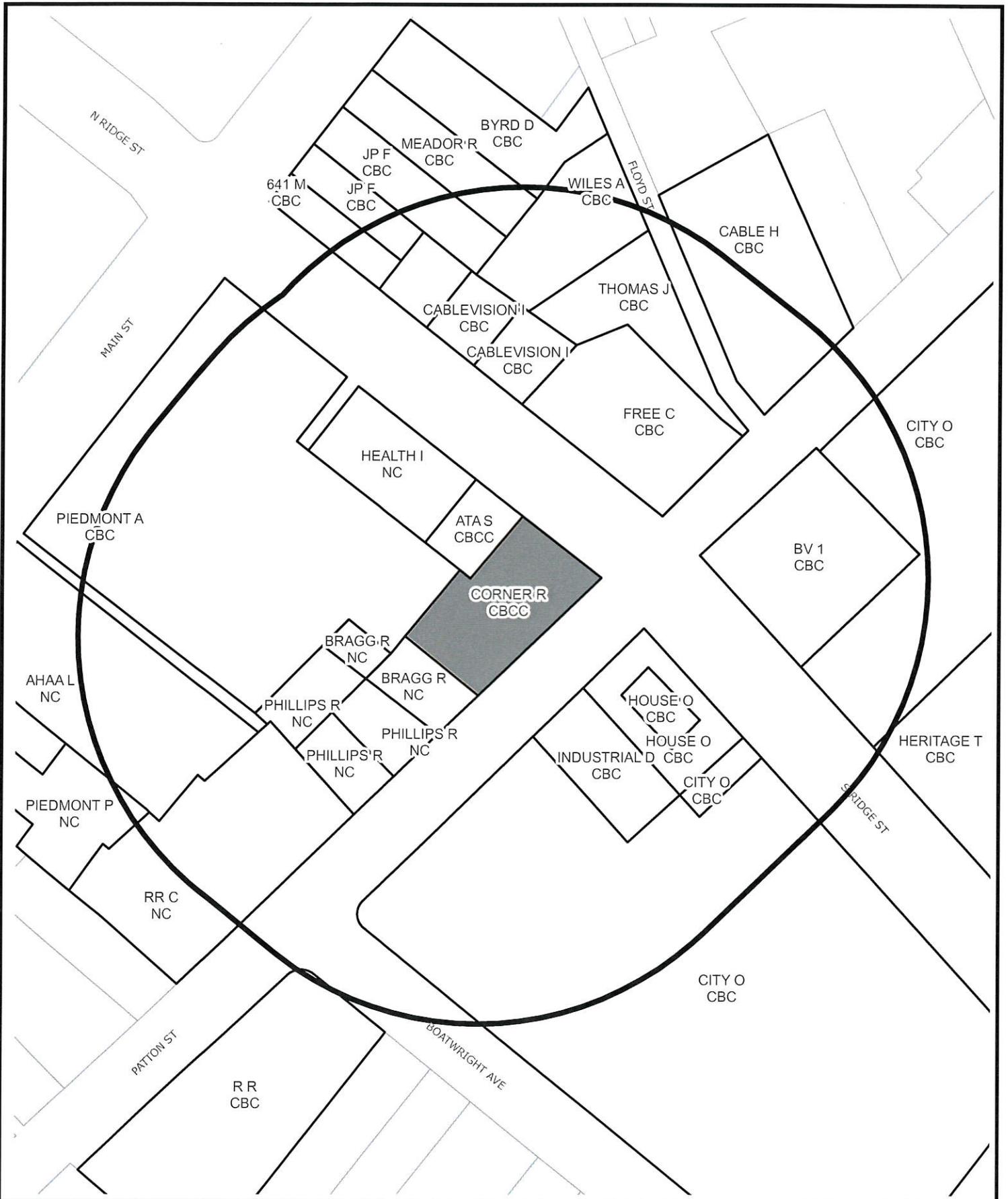
**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

1. NAME: Corner Real Estate LLC TELEPHONE: 434-791-4171  
MAILING ADDRESS: P.O. Box 1538 Danville VA 24543  
SIGNATURE: William Mutyjz Popin DATE: 2-10-16  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
EMAIL ADDRESS: tmpopin@plandsva.com

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

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

NAME: Von Wellington TELEPHONE: 434-770-3553  
MAILING ADDRESS: 308 Craghead Street  
EMAIL ADDRESS: vonwellington.com@gmail.com  
SIGNATURE: Von Well DATE: 2-12-2016



**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

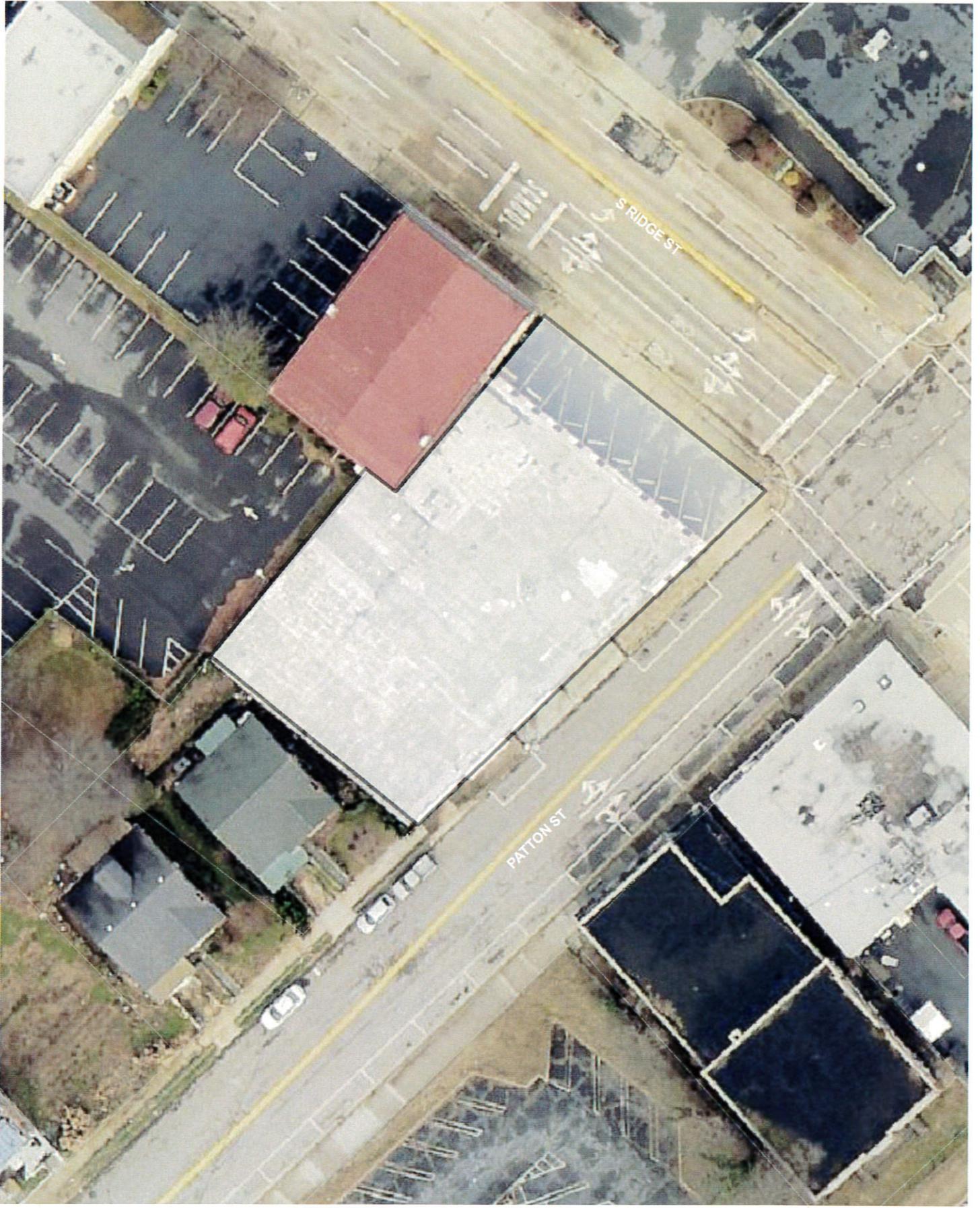


Prepared by:  
 Planning Division  
 2/17/2016

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

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

<b>DATE:</b>	March 7, 2016
<b>LOCATION OF PROPERTY:</b>	136 S. Ridge St
<b>PRESENT ZONE:</b>	CBCC, "Conditional" Central Business Commercial
<b>PROPOSED ZONE:</b>	Same
<b>ACTION REQUESTED:</b>	Special Use Permit request to operate an indoor car wash.
<b>PRESENT USE OF PROPERTY:</b>	Barber shop
<b>PROPOSED USE OF PROPERTY:</b>	Indoor car wash
<b>PROPERTY OWNER (S):</b>	Corner Real Estate LLC
<b>NAME OF APPLICANT (S):</b>	Von Wellington
<b>PROPERTY BORDERED BY:</b>	Commercial and residential to the north, south, east and west
<b>ACREAGE/SQUARE FOOTAGE:</b>	.32 acres
<b>CHARACTER OF VICINITY:</b>	Mixed use: Commercial and residential
<b>INGRESS AND EGRESS:</b>	S Ridge Street and Patton Street
<b>TRAFFIC VOLUME:</b>	Moderate
<b>NEIGHBORHOOD REACTION:</b>	To be reported at the Planning Commission meeting of March 7, 2016



### 2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
2/17/2016

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





# PLANNING REPORT

---

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

**City Planning Commission**  
Meeting of March 7, 2016

**Subject:**

*Special Use Permit Application PLSUP20160000048, filed by North Main Baptist Church requesting a Special Use Permit for the operation of urban agriculture in accordance with Article 3.J, Section C, Item #20 of the Code of the City of Danville, Virginia 1986, as amended on Parcel ID# 54691, otherwise known as Grid 2806, Block 012, Parcel 000001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a community garden at this location.*

**Background:**

The applicant, North Main Baptist Church, is requesting a Special Use Permit for the operation of an urban agriculture operation. The applicant is proposing to operate a community garden at this location.

The subject property is a .99 acre parcel on the north east corner of N Main St and Franklin Tpke. It is zoned N-C, Neighborhood Commercial and is located across Norwood Court from North Main Baptist Church.

The subject parcel is currently vacant so the church plans to operate a community garden for North Main congregation members and other members of the community to grow their own food. The gardens will include seasonal fruits and vegetables.

The Zoning Code limits urban agriculture operations to no more than one (1) form of livestock animal or five (5) poultry per every three (3) acres.

Eighteen (18) 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 March 7, 2016.

**Staff Analysis and Recommendation:**

Staff believes that the community garden will not adversely affect surrounding property owners. Staff recommends approval of Special Use Permit Application

PLSUP20160000048, filed by North Main Baptist Church, to run an urban agriculture operation on Parcel ID# 54691 with the following conditions:

1. Any and all accessory structures meet the zoning setbacks and receive a zoning clearance.
2. All livestock or poultry being raised on the subject property adhere to the limits detailed in the definition of urban agriculture in the Zoning Code.

**City Planning Commission Alternatives:**

1. Recommend approval of Special Use Permit Application PLSUP20160000048 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20160000048 with conditions per staff.
3. Recommend approval of Special Use Permit Application PLSUP20160000048 with conditions per Planning Commission.
4. Recommend denial of Special Use Permit Application PLSUP20160000048.

**Attachments:**

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

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

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

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: .99 acres Property Address: 2818 North Main St.

Property Location: N(S)E W Side of: Norwood Ct.

Corner of: Franklin Tpk and North Main St.

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:

So that the church can provide a well-kept  
community garden.

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

1. NAME: L SAMUEL SANDENS, Trustor TELEPHONE: 434-792-3220

MAILING ADDRESS: 707 ~~SPRUE~~ 2818 NORTH MAIN ST 24540

SIGNATURE:  DATE: 2/12/16

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

EMAIL ADDRESS: ~~LS~~ LSS@HAYWOOD.COM

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

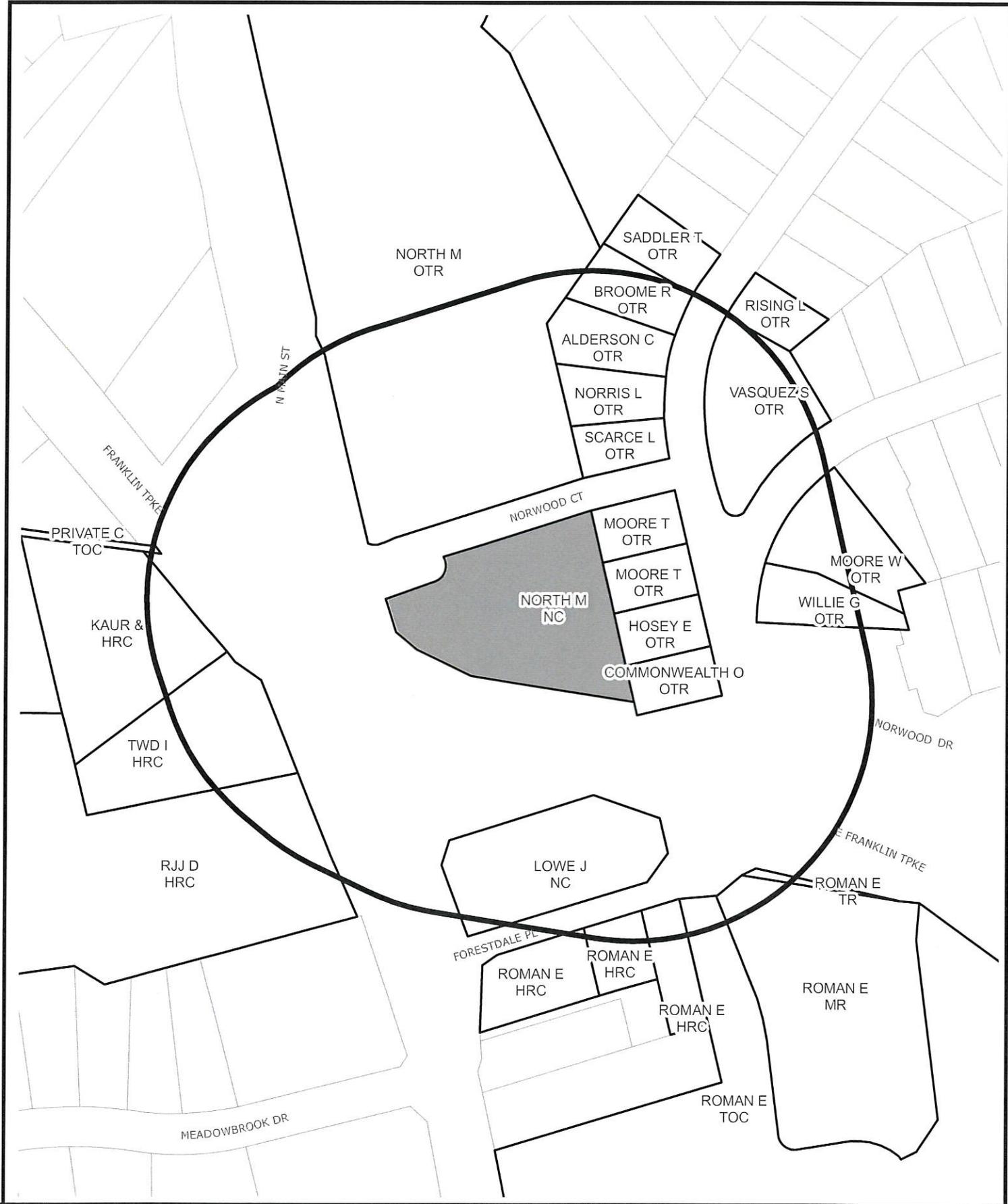
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

Prepared by:  
 Planning Division  
 2/12/2016

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

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

<b>DATE:</b>	March 7, 2016
<b>LOCATION OF PROPERTY:</b>	Norwood Ct; Corner of N Main St. and Franklin Tpke
<b>PRESENT ZONE:</b>	NC, Neighborhood Commercial
<b>PROPOSED ZONE:</b>	Same
<b>ACTION REQUESTED:</b>	Special Use Permit request to operate a community garden
<b>PRESENT USE OF PROPERTY:</b>	Vacant lot
<b>PROPOSED USE OF PROPERTY:</b>	Community Garden
<b>PROPERTY OWNER (S):</b>	North Main Baptist Church Trustees
<b>NAME OF APPLICANT (S):</b>	Same
<b>PROPERTY BORDERED BY:</b>	Residential and commercial to north, south, east, and west.
<b>ACREAGE/SQUARE FOOTAGE:</b>	.99 acres
<b>CHARACTER OF VICINITY:</b>	Mixed use: Commercial and residential
<b>INGRESS AND EGRESS:</b>	Norwood Ct, N Main St.
<b>TRAFFIC VOLUME:</b>	Moderate
<b>NEIGHBORHOOD REACTION:</b>	To be reported at the Planning Commission meeting of March 7, 2016



IT GIS

## 2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
2/12/2016

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





# PLANNING REPORT

---

P.O. Box 3300

Danville, VA 24543

(434) 799-5261

**City Planning Commission**  
Meeting of March 7, 2016

**Subject:**

*Special Use Permit Application PLSUP20160000049, filed by Madison Square INC requesting a Special Use Permit for a waiver of yard requirements in accordance with Article 3.N, Section C, Item #21 of the Code of the City of Danville, Virginia 1986, as amended on Parcel ID# 73038, otherwise known as Grid 1815, Block 004, Parcel 000012 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to divide the parcel into two parcels, each of which would have less than the 200 feet of street frontage required.*

**Background:**

The applicant, Madison Square INC, is seeking a Special Use Permit for a waiver of yard requirements on Parcel ID# 73038. The applicant is proposing to subdivide the property into two (2) parcels, each of which would have less than the 200 feet of street frontage required.

The subject property is zoned PS-C, Planned Shopping Center, and is 56.19 acres. It has ingress and egress on Deer Run Road, Pineview Drive, and Churchview Road.

The applicant is proposing to subdivide the parcel into two parcels. The northern parcel would be approximately 17.9 acres and the southern parcel would be approximately 44.4 acres. After the subdivision, the Northern parcel would have an approximate street frontage of seventy (70) feet and the southern parcel would have an approximate street frontage of one hundred fifty-five (155) feet.

The subject parcel is intended for future commercial development. At such time, Pineview Drive is planned to be extended, which will bring the proposed southern parcel into compliance with the zoning code. Presently the subject parcel is vacant and staff knows of no specific plans for development.

Thirty-seven (37) 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 March 7, 2016.

**Staff Analysis and Recommendation:**

Staff is concerned that commercial development will increase traffic congestion on Piney Forest Rd if road access remains limited. Prior to development the applicant will be required to provide detailed plans regarding the use of each parcel, including traffic mitigation strategies. The proposed subdivision will not impact the road access until such time as development occurs.

Staff recommends approval of Special Use Permit Application PLSUP20160000049, filed by Madison Square INC, for a waiver of yard requirements at Parcel ID# 73038.

**City Planning Commission Alternatives:**

1. Recommend approval of Special Use Permit Application PLSUP20160000049 as submitted.
2. Recommend approval of Special Use Permit Application PLSUP20160000049 with conditions per Planning Commission.
3. Recommend denial of Special Use Permit Application PLSUP20160000049.

**Attachments:**

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

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

**INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION**

APPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING  
USE: WAIVER OF YARD REQUIREMENTS

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). PROPERTY IDENTIFICATION  
No. 73038

Gross Area/Net Area: 56.19 AC. Property Address: N/A

Property Location: N S E W Side of: WEST OF PINEY FOREST ROAD

Between: CHURCHVIEW DRIVE and DEER RUN ROAD

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.

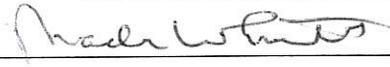
Please provide a brief description of the proposed development:

REQUEST SPECIAL USE PERMIT TO ALLOW FOR THE DIVISION  
OF A <sup>62.3</sup>~~56.79~~ AC. TRACT INTO 2 TRACTS OF APPROXIMATELY  
17.9 ACRES (NORTH) AND 44.4 ACRES (SOUTH) WITH ROAD FRONTAGE  
OF APPROXIMATE 70' (NORTH) AND 155' (COMBINED) (SOUTH).

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

1. NAME: MADISON SQUARE INC TELEPHONE: 434-792-3150

MAILING ADDRESS: P.O. Box 2237, DANVILLE, VA. 24541

SIGNATURE:  DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

EMAIL ADDRESS: fshanks@gamewood.net

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

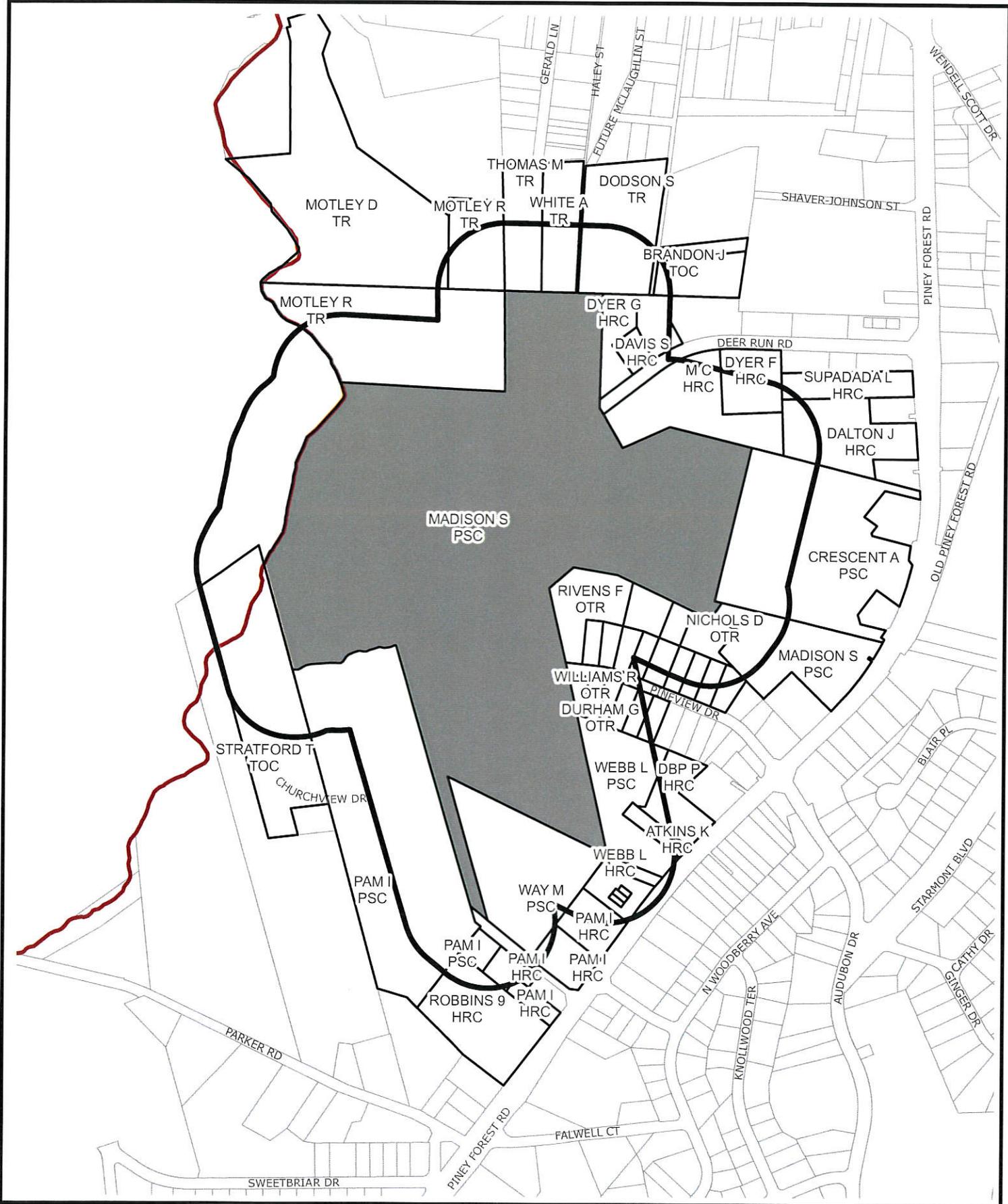
If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: MADISON SQUARE INC. TELEPHONE: 434-792-3150

MAILING ADDRESS: P.O. Box 2237, DANVILLE, VA. 24541

EMAIL ADDRESS: fshanks@gamewood.net

SIGNATURE:  DATE: \_\_\_\_\_



**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

Prepared by:  
 Planning Division  
 2/16/2016

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

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

<b>DATE:</b>	March 7, 2016
<b>LOCATION OF PROPERTY:</b>	Deer Run Road
<b>PRESENT ZONE:</b>	PSC, Planned Shopping Center
<b>PROPOSED ZONE:</b>	Same
<b>ACTION REQUESTED:</b>	Special Use Permit request to waive yard requirements so the parcel can be subdivided.
<b>PRESENT USE OF PROPERTY:</b>	Vacant
<b>PROPOSED USE OF PROPERTY:</b>	Same
<b>PROPERTY OWNER (S):</b>	Madison Square INC
<b>NAME OF APPLICANT (S):</b>	Same
<b>PROPERTY BORDERED BY:</b>	Residential and commercial to north, south, and east.
<b>ACREAGE/SQUARE FOOTAGE:</b>	56.19 acres
<b>CHARACTER OF VICINITY:</b>	Mixed use: Commercial and residential
<b>INGRESS AND EGRESS:</b>	Deer Run Road, Pineview Drive, Churchview Drive.
<b>TRAFFIC VOLUME:</b>	Low
<b>NEIGHBORHOOD REACTION:</b>	To be reported at the Planning Commission meeting of March 7, 2016



## 2012 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
2/16/2016

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



IT GIS

## PLANNING COMMISSION MINUTES

February 8, 2016

### MEMBERS PRESENT

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

### MEMBERS ABSENT

### STAFF

Tracie Lancaster  
Ken Gillie  
Anna Levi  
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 PLSUP20160000019, filed by Von Wellington requesting a Special Use Permit for commercial indoor recreation in accordance with Article 3K, Section C, Item 5 of the Code of the City of Danville, Virginia 1986, as amended at 136 S. Ridge Street, otherwise known as Grid 2713, Block 030, Parcel 000006 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to lease the facility for use for private events and banquets.*

Ms. Levi read the staff report. 21 notices were sent to surrounding property owners within 300 feet of the subject property. Two responses were not opposed.

Mr. Searce opened the Public Hearing.

Present on behalf of this request the applicant Von Wellington.

Mr. Wellington stated basically I was just asking to be permitted to have a Special Use Permit. Like she said we want to hold board meetings and things like that. We will uphold what we believe in and keep it professional. I came up with idea for this space for my colleagues and all the people that I am involved with. Like ones that need a home right now they are bouncing around. Also I have a nonprofit teaching kids they need a home. They need a central base where someone can teach them art. That is what the Special Use Permit is for.

Mrs. Evans stated as of the writing from staff work permits have not been issued yet. Do you have work permits?

Mr. Wellington stated you said do we have any work permits?

Mrs. Evans stated have you started what is recommended?

Mr. Wellington stated we can start I just wanted to hear from you guys.

Mr. Searce stated he doesn't want to spend money until he makes sure it can be rezoned.

Mr. Wellington stated you tell me we can do it and it's done.

Mrs. Evans stated okay.

Mr. Jones stated do you have any problems with these hours of operation?

Mr. Wellington stated no, because that is the professional hours of operation.

Mr. Wilson stated I did have a question about that you read Friday through Saturday 7AM-12PM. It says on our paper Sunday. Just for clarification is it Saturday or Sunday?

Ms. Levi stated Oh its Sunday.

Mr. Wilson stated okay.

Mr. Searce closed the Public Hearing.

**Mr. Wilson made a motion to approve PLSUP2016000019 with conditions per staff. Mr. Bolton seconded the motion. The motion was approved by a 7-0 vote.**

## **I. MINUTES**

**Mr. Garrison made a motion to approve the January 11, 2016 minutes. The motion was approved by a unanimous vote.**

## **II. OTHER BUSINESS**

Mr. Gillie stated just to let you know we do have cases for next month. We have at least four or five of them, so plan on being here if you can. If not let Tracie or I know. The items that you had last month went to City Council. The Special Use Permit for the height was approved, the rezoning for the tower claw back of land was approved and the convenience store on North Main was withdrawn by the applicant.

With no further business, the meeting adjourned at 3:09 p.m.

---

APPROVED