



## City of Danville

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

# City Planning Commission

NOVEMBER 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. *Rezoning application PLRZ20160000271, filed by Fred Shanks on behalf of DARMA, LLC, requesting to rezone from S-R, Suburban Residential District to HR-C, Highway Retail Commercial, 156 Spring Ave, otherwise known as Grid 0710, Block 009, Parcel 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the parcel so that it may be consolidated with 4750 Riverside Drive.*
  2. *Special Use Permit application PLSUP20160000272, filed by NPNS Inc., requesting a Special Use Permit for ancillary vehicle service repair and short term vehicle storage in accordance with Article 3:M, Section C, Item 18 of the Code of the City of Danville, Virginia 1986, as amended at 1525 South Boston Rd and a portion of Parcel ID #76418, otherwise known as Grid 3716, Block 001, Parcel 000003 and Grid 3720, Block 001, Parcel 000002, respectfully, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a towing business with ancillary vehicle repairs and temporary vehicle storage.*
- IV. APPROVAL OF MINUTES FROM OCTOBER 10, 2016
- V. OTHER BUSINESS
- VI. ADJOURNMENT



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

## ***City Planning Commission***

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

**Subject:**

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

**Background:**

156 Spring Avenue is .627 acres and zoned S-R, Suburban Residential. The applicant is requesting to rezone the parcel to HR-C, Highway Retail Commercial, so that it may be consolidated with 4750 Riverside Drive which is currently the site of Piedmont Custom Conversions.

The subject property is bordered to the north by a property zoned S-R, Suburban Residential and is bordered on all other sides by parcels zoned HR-C, Highway Retail Commercial. The subject property has been the site of a single family dwelling. However, the applicant has indicated that the residential structure at 156 Spring Avenue is to be demolished.

The applicant has submitted a consolidation plat for the proposal showing the lots to be a total of 1.326 acres once consolidated. The ingress and egress from the subject parcel is from Spring Avenue and the primary ingress and egress to Piedmont Custom Conversions is from Riverside Drive. The applicant has expressed interest in closing the alley to the east of 4750 Riverside Drive.

Six (6) 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 7, 2016.

**Staff Analysis and Recommendation:**

Staff recommends approval of Rezoning application PLRZ20160000271, filed by Fred Shanks on behalf of DARMA LLC, requesting to rezone from S-R, Suburban Residential

to HR-C, Highway Retail Commercial, 156 Spring Avenue, otherwise known as Grid 0710, Block 009, Parcel 000002 of the City of Danville, Virginia Zoning District Map.

This rezoning will allow for consolidation with property to at 4750 Riverside Drive as the Zoning Code does not permit consolidation unless both properties share the same zoning classification.

**City Planning Commission Alternatives:**

1. Recommend approval of Rezoning application PLRZ20160000271 as submitted.
2. Recommend approval of Rezoning application PLRZ20160000271 subject to conditions by the Planning Commission.
3. Recommend denial of Rezoning application PLRZ20160000271 as submitted.

**Attachments:**

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

CITY OF DANVILLE

REZONING APPLICATION

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

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: PLR220160000 271 EXISTING ZONING: SR  
PROPOSED ZONING: HRC TAX MAP NUMBER: \_\_\_\_\_  
RECEIVED BY: AL DATE FILED: \_\_\_\_\_  
PLANNING COMMISSION DATE: 11/7/16 CITY COUNCIL DATE: 12/6/16

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: 0.627 acre Property Address: 156 Spring Street  
Property Location: N S E W Side of: North side Riverside Drive  
Between: @ Spring Avenue and \_\_\_\_\_  
Proffered Conditions (if any, please attach): None.

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

1. NAME: DARMA, LLC TELEPHONE: ~~434-442-9~~ 434-822-0300  
MAILING ADDRESS: 125 Piedmont Pl Danville VA 24541  
SIGNATURE: [Signature] DATE: 10/3/16  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
EMAIL ADDRESS: teresa@danvilletoyota.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: DARMA, LLC by Fred Shanks TELEPHONE: 434-797-5446  
MAILING ADDRESS: 509 Loyal Street  
EMAIL ADDRESS: fshanks@gamewood.net  
SIGNATURE: [Signature] DATE: 10/03/16

## EXPLANATION OF REQUEST:

### 1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

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

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

Please provide a brief description of the proposed development:

Consolidating SR lot with adjacent HRC in order to consolidate lots into one commercial parcel fronting on Highway 58 Business.

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**House at 156 Spring Avenue to be demolished.**

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### 2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

**Attached.**

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### 3. RESIDENTIAL REZONING:

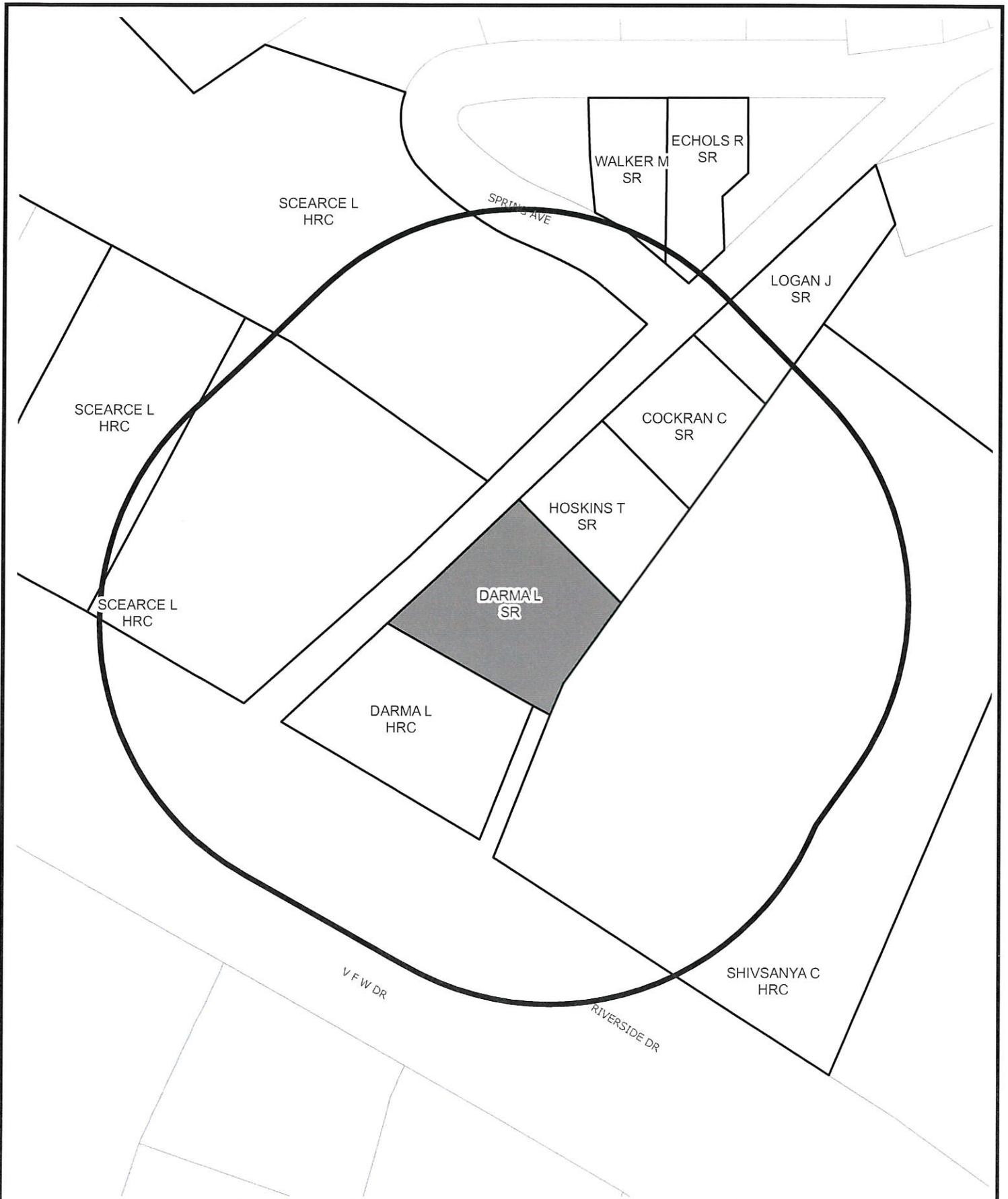
Please provide a brief description of the request:

Consolidating SR lot with adjacent HRC in order to consolidate lots into one commercial parcel fronting on Highway 58 Business.

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



Prepared by:  
 Planning Division  
 10/18/2016

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

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

**DATE:** November 7, 2016

**LOCATION OF PROPERTY:** 156 Spring Ave

**PRESENT ZONE:** S-R, Suburban Residential

**PROPOSED ZONE:** HR-C, Highway Retail Commercial

**ACTION REQUESTED:** Rezoning request to HR-C so that it may be consolidated with the parcel at 4750 Riverside Drive.

**PRESENT USE OF PROPERTY:** Single Family Residential

**PROPOSED USE OF PROPERTY:** To be consolidated with 4750 Riverside Dr. into one commercial parcel fronting Riverside Drive.

**PROPERTY OWNER (S):** DARMA, LLC

**NAME OF APPLICANT (S):** Fred Shanks on behalf of DARMA, LLC

**PROPERTY BORDERED BY:** Residential to the north and commercial to the south, east, and west.

**ACREAGE/SQUARE FOOTAGE:** .63 acres

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

**INGRESS AND EGRESS:** Spring Ave.

**TRAFFIC VOLUME:** Moderate

**NEIGHBORHOOD REACTION:** To be reported at the Planning Commission meeting of November 7, 2016



## 2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/18/2016

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## City of Danville

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

# City Planning Commission

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

**Subject:**

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

**Background:**

The applicant, NPNS Inc, is requesting a Special Use Permit for ancillary vehicle service repair and short term vehicle storage at 1525 South Boston Road and a portion of Parcel ID #76418. The applicant is proposing to operate a towing business with ancillary vehicle repairs and temporary vehicle storage.

Nick's Towing and Recovery is currently located at 146 Carolyn Ct but is seeking to move their business to 1525 South Boston. On-site business operation would include the towing and storage of wrecked and otherwise inoperable vehicles for a temporary period of time. Normal business would also include routine maintenance and repair for diesel automobiles.

The subject parcel is zoned HR-C, Highway Retail Commercial and sits upon a 3.87 acre lot which is the site of a church and a vacant warehouse building. Ingress and egress is from South Boston Road along a private access driveway.

Four (4) 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 November 7, 2016.

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

Staff recommends approval of Special Use Permit Application PLSUP20160000272 for ancillary vehicle service repair and short term vehicle storage in accordance with Article 3:M, Section C, Item 18 of the Code of the City of Danville with the following conditions:

1. Use of property as a permanent automobile graveyard or junkyard shall be prohibited. The storage of wrecked and stolen vehicles shall be for a maximum of thirty (30) days. After that time they shall be removed to another location.
2. Any ancillary vehicle service repair and vehicle storage on Parcel ID #76418 shall be contained to the portion of the property that is adjacent to the eastern property line of 1525 South Boston Rd.
3. A solid 6' high wooden fence shall be constructed so that all vehicle storage and vehicle repair is not visible from South Boston Rd.
4. Leeland Cypress or another fast growing type of evergreen shall be planted on the South Boston Road side of the fence. These shall be a minimum of three (3) feet tall at planting. Should at any time the landscaping dies or vehicles be visible from South Boston Rd, additional landscaping shall be installed to prevent the same.

### **City Planning Commission Alternatives:**

1. Recommend approval of Special Use Permit application PLSUP20160000272 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20160000272 subject to conditions by Staff.
3. Recommend approval of Special Use Permit application PLSUP20160000272 subject to conditions by the Planning Commission.
4. Recommend denial of Special Use Permit application PLSUP20160000272 as submitted.

### **Attachments:**

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

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

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

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

USE: Ancillary vehicle repair & short term vehicle storage

CASE NUMBER: PLSUP20160600272

EXISTING ZONING: HRC

PROPOSED ZONING: Same

TAX MAP NUMBER: \_\_\_\_\_

RECEIVED BY: de

DATE FILED: \_\_\_\_\_

PLANNING COMMISSION DATE: 11/7/16

CITY COUNCIL DATE: 12/16/16

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

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

Gross Area/Net Area: \_\_\_\_\_

Property Address: 1525 B South Barton Rd

Property Location: N S E W Side of: SS East

Danville VA 24540

Between: Kentuck Rd and Cum Creek Parkway

\_\_\_\_\_

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:

Steel truck repairs & short term  
storage lot.

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

1. NAME: Richard L. Jones TELEPHONE: 203 7425  
MAILING ADDRESS: 342 Updike Pl Danville VA 24544  
SIGNATURE: [Signature] DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
EMAIL ADDRESS: drjones2952@gmail.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: NRMS Inc. TELEPHONE: 836 8129 4410045 Cell #  
MAILING ADDRESS: 44 Carolyn Court Danville, VA 24540  
EMAIL ADDRESS: [Signature] @ yahoo.com  
SIGNATURE: [Signature] DATE: 10 13 11

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: Ancillary Vehicle repair & short term vehicle storage

CASE NUMBER: PLSUP20160000272 EXISTING ZONING: \_\_\_\_\_

PROPOSED ZONING: \_\_\_\_\_ TAX MAP NUMBER: \_\_\_\_\_

RECEIVED BY: de DATE FILED: \_\_\_\_\_

PLANNING COMMISSION DATE: 11/7/16 CITY COUNCIL DATE: 12/6/16

# 3690

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: PID 76418

Property Location: N S E W Side of: 58 E

Between: Kentuck and Care Creek Parkway

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:

storage lot (short term)

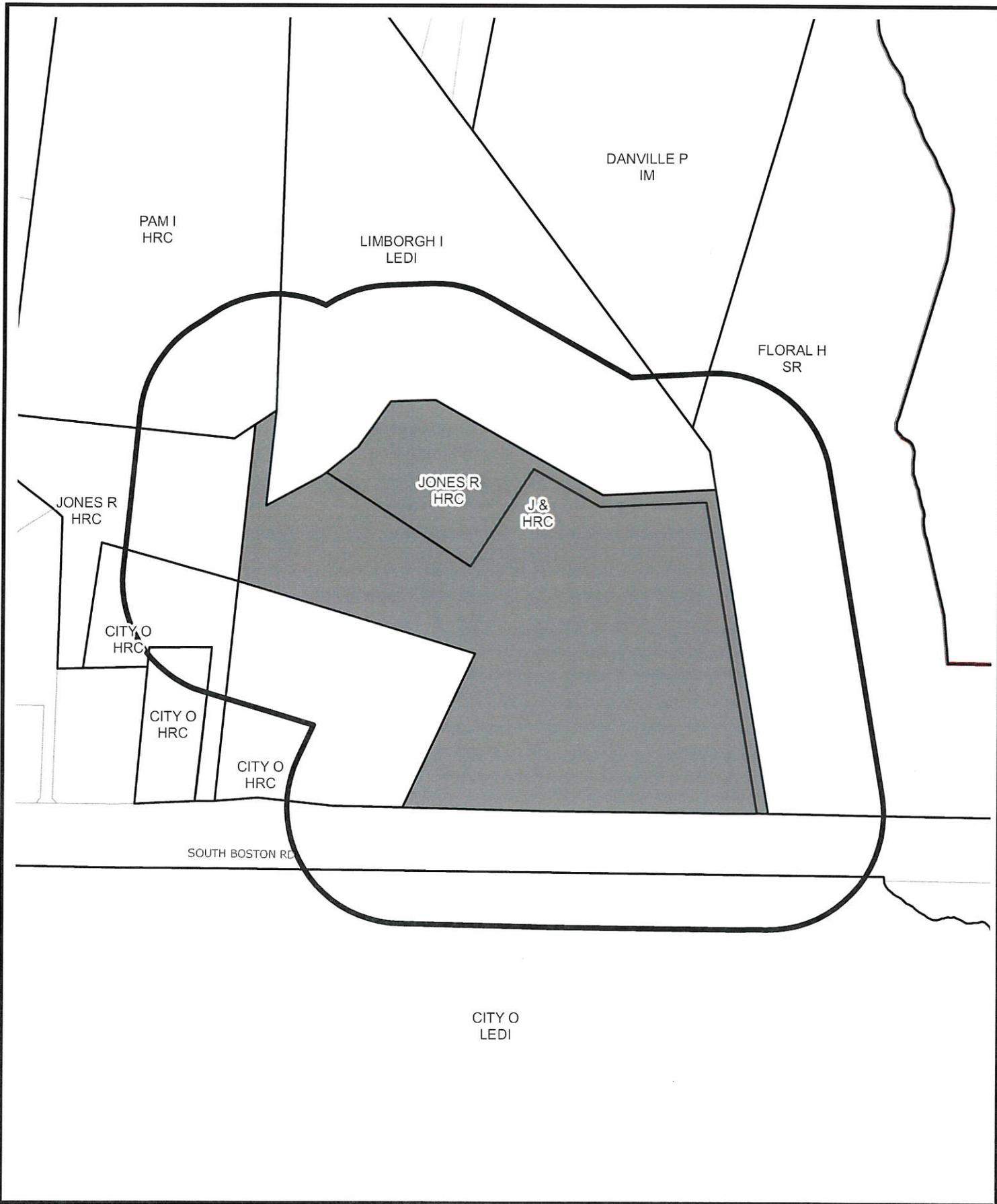
**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

1. NAME: J & R Investment LLC TELEPHONE: 434-489-5101  
MAILING ADDRESS: PO Box 110 Danville VA 24543  
SIGNATURE: [Signature] DATE: 10/12/16  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
EMAIL ADDRESS: rwoodall3@woodallauto.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: APNS Inc. TELEPHONE: 833-812-9441 (Cell #)  
MAILING ADDRESS: 146 Carolyn Court Danville VA 24540  
EMAIL ADDRESS: apns\_towing@yahoo.com  
SIGNATURE: [Signature] DATE: 10-13-16



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



Prepared by:  
 Planning Division  
 10/18/2016

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

**DATE:** November 7, 2016

**LOCATION OF PROPERTY:** 1525 South Boston Rd and a portion of Parcel ID #76418.

**PRESENT ZONE:** HR-C, Highway Retail Commercial

**PROPOSED ZONE:** Same

**ACTION REQUESTED:** Special Use Permit request to allow for ancillary vehicle service repair and short term vehicle storage

**PRESENT USE OF PROPERTY:** A church and additional warehouse space

**PROPOSED USE OF PROPERTY:** The applicant is proposing to operate a towing business with ancillary vehicle repairs and temporary vehicle storage.

**PROPERTY OWNER (S):** Richard Jones owns 1525 South Boston. J&R Investment owns Parcel ID #76418

**NAME OF APPLICANT (S):** NPNS Inc.

**PROPERTY BORDERED BY:** Residential to the east, commercial to the south and west, and light industrial to the north.

**ACREAGE/SQUARE FOOTAGE:** 1525 South Boston is 3.87 acres. Parcel ID #76418 is 17.34 acres, of which only a small portion bordering the eastern part of 1525 South Boston will be used.

**CHARACTER OF VICINITY:** Mixed commercial, residential, and light industrial

**INGRESS AND EGRESS:** South Boston Rd.

**TRAFFIC VOLUME:** Moderate

**NEIGHBORHOOD REACTION:** To be reported at the Planning Commission meeting of November 7, 2016



## 2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/2/2016

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# PLANNING COMMISSION MINUTES

October 10, 2016

## MEMBERS PRESENT

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

## MEMBERS ABSENT

Mr. Jones

## STAFF

Ken Gillie  
Anna Levi  
Clarke Whitfield  
Tracie Lancaster

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

## I. ITEMS FOR PUBLIC HEARING

- 1. Rezoning application PLRZ20160000200, filed by JEB Realty LLC, requesting to rezone from LED-I, Light Economic Development District to HR-C, Highway Retail Commercial, a portion of 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone 35.67 acres of the subject parcel so that it may be subdivided and developed into a convenience store with food, restaurant, hotel, and baseball fields.*
- 2. Special Use Permit application PLSUP20160000201, filed by JEB Realty LLC requesting a Special Use Permit for outdoor commercial recreation in accordance with Article 3:M, Section C, Item 4 of the Code of the City of Danville, Virginia 1986, as amended at 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing three (3) youth baseball fields with concessions, parking, and picnic areas.*

Ms. Levi read the staff report. 9 notices were sent to surrounding property owners within 300 feet of the subject property. Two responses were not opposed. Two responses were opposed.

Mr. Searce opened the Public Hearing.

Present on behalf of this request was Mr. RJ Lackey, an attorney with Woods Rogers. I am here on behalf of JEB Realty which is the developer of this project. We are very excited about this particular project especially the ball field aspect. Jay Barker who is the owner of JEB Realty has a son who participates in travel ball. He goes to Oxford, Myrtle Beach and Greensboro and seeing the economic impact that these ball fields have. We estimated that we will have 30 teams 35 times a year. That is roughly 27 to 30 thousand people when you are counting coaches, parents, umpires that will be visiting our City. So we are very excited about this. The rest of the infrastructure the gas station, the convenience store, and the fast

food restaurant, hotel are designed to support that infrastructure and those ball fields. I am here to answer any questions that you may have.

Mr. Dodson stated the baseball fields will they be full size or high school age? Will they be little league size or will there be fields for different age groups?

Mr. Lackey stated they will be scalable but they will be able to handle full size high school teams.

Mr. Dodson stated is that who you anticipate coming in that particular age group? I know 10 and 12 year olds travel too.

Mr. Lackey stated that's it, it is a lot of different age groups. It won't just be high school age but we anticipate from relatively young 8, 9, 10 on up.

Mr. Dodson stated so it could be like a little league field.

Mr. Lackey stated yes sir.

Mrs. Evans stated why are you not proposing to change the designation for the other portion of the acre?

Mr. Lackey stated you are probably not familiar with that land but it drops off pretty significantly to a creek and then goes across to more dry ultimately we are not sure what we want to do with that property. Whether it is better being Light Industrial for Economic Development purposes warehouses that type of thing or it makes more sense to expand the recreation facilities. So we didn't see any need to go through that process for that acreage when we might turn around and say it doesn't work for soccer fields or field hockey fields. We would need to step back and come back in front of you. So if we do get to the point where the recreation is taking off then we would be back to rezone that.

Mr. Bolton stated have you seen the four conditions from staff?

Mr. Lackey stated I have. We have worked long and hard with Staff to come up with a plan that works for the developer and the City, so Yes Sir.

Mr. Wilson stated so is that a yes those conditions are acceptable?

Mr. Lackey stated yes Sir.

Mr. Wilson stated the hotel is that specifically designed to serve those ball fields and the events that would take place there or would this be like a general commercial hotel that anybody could stay at. Would it be inclusive in this venue?

Mr. Lackey stated no, it would be open to all. Obviously this property is on 29 so it is visible to all so it would be capture traffic going up and down 29 to Greensboro. It would not be exclusive to the ball fields. But we didn't think that economical it made sense to put one there at this time except for the recreational use; because that will drive a lot of families to spend the night there.

Mr. Scarce closed the Public Hearing.

Mr. Garrison stated it says conditional HRC will that conditional be taken off once these four things are met?

Mr. Gillie stated no the property will always have the conditional designation but as long as these are met that will allow the approval of it. It ties back to if anyone in the future looks back they will see that those were required and make sure they were met.

Mr. Bolton stated do we know exactly where the traffic light will be at? You mention a traffic light signal to allow access. Do we know exactly where?

Mr. Gillie stated the intersection where Goodyear comes out. There was a study done a few years ago and I don't believe I presented a copy in your packet. We are going to update that with the consultants and VDOT to go over revising that plan and it's just that they will agree to do whatever the impact of that is. It's anticipated being at Goodyear that's why the project that occurred further on South Main Street last time the neighbors had concerns with traffic this signal should help create that gap that should allow people to get in and out of that other street.

Mr. Wilson stated do you anticipate all of this infrastructure development that this intersection is going to continue to be developed? This isn't far from where the other hotel is that we talked about. It seems to me like we are running a lot of stuff out there. Do you anticipate that intersection to develop a lot more?

Mr. Gillie stated we feel that there should be some additional development in that area as well. Again, I'm limited because it is almost to the border of NC and my rules stop there. So there could be development that occurs in NC that's why the City is asking for that easement to extend the sewer to the border. We feel that area has potential on both sides of the bypass basically.

Mrs. Evans stated there were two opposed Anderson and Clarence I don't see them anywhere on the map.

Ms. Levi stated they are in North Carolina.

Mr. Gillie stated we notify all property owners within 300 feet but we don't have the ability to put them on the map because our map stops at that point.

Mrs. Evans stated okay. I was just confused.

**Mr. Wilson made a motion to approve *PLRZ20160000200* with the conditions per staff. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Garrison made a motion to approve *PLSUP20160000201* with the conditions per staff. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.**

## **II. ITEMS NOT FOR PUBLIC HEARING**

*Request a waiver in accordance with Article 8, Section B, Item 6(c) at 2014 Carter Street for an 6 space unpaved parking lot. For parking areas of six (6) spaces or*

*less, the requirement for paved parking with curb and gutter may be waived by the Planning Commission, provided that the parking surface be constructed with a minimum surface of six (6) inches of crushed stone with adequate compaction and storm drainage provisions.*

Ms. Levi read the staff report.

Mr. Gillie stated he is here to answer any questions if you have any, that's the applicant.

Mr. Bolton stated we are starting to see more of these. Are we getting any feedback from the first one that was experimental or are most of these working out pretty good?

Mr. Gillie stated most of them have worked out very well. The first one that came to us they actually didn't build. The second one they did and we haven't has any problems with it. So it seems like it has potential. We are looking to maybe change the rules in the future to address this type of thing.

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

### **III. MINUTES**

**The September 12, 2016 minutes were approved by a unanimous vote.**

### **IV. OTHER BUSINESS**

Mr. Gillie stated the items that your forwarded to City Council they followed your recommendations last month. We do have cases for next month. If anyone is watching this today, today was supposed to be the deadline for turning in cases and I forgot that it's Columbus Day and most people think that the Government offices are closed we will extend that deadline for a few days. If anyone has a case out there please let me know and we will work with you on extending the deadline.

With no further business, the meeting adjourned at 3:31 p.m.

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APPROVED