



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

City Planning Commission

MARCH 13, 2017
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 PLRZ20170000040, filed by Danville Redevelopment Housing Authority, requesting to rezone from OT-R, Old Town Residential District to TO-CC, "Conditional" Transitional Office Commercial, 407 Holbrook Street otherwise known as Grid 1716, Block 025, Parcel 000004, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the property to develop a mixed use facility known as The Williams Community Resource Center.*
 2. *Special Use Permit application PLSUP20170000041, filed by Danville Redevelopment Housing Authority, requesting a Special Use Permit for residential apartments, as an ancillary use within a commercial structure in accordance with Article 3: I, Section C, Item 14 of the Code of the City of Danville, Virginia 1986, as amended at 407 Holbrook Street, otherwise known as Grid 1716, Block 025, Parcel 000004 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop a mixed use facility known as The Williams Community Resource Center.*
- IV. ITEMS NOT FOR PUBLIC HEARING
 - Mt Cross Rd. R-O-W expansion project
- V. APPROVAL OF MINUTES FROM FEBRUARY 13, 2017
- VI. OTHER BUSINESS
- VII. ADJOURNMENT



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

City Planning Commission

City Planning Commission

Meeting of March 13, 2017

Subject:

Rezoning application PLRZ20170000040, filed by Danville Redevelopment Housing Authority, requesting to rezone from OT-R, Old Town Residential District to TO-CC, "Conditional" Transitional Office Commercial, 407 Holbrook Street otherwise known as Grid 1716, Block 025, Parcel 000004, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the property to develop a mixed use facility known as The Williams Community Resource Center.

AND

Special Use Permit application PLSUP20170000041, filed by Danville Redevelopment Housing Authority, requesting a Special Use Permit for residential apartments, as an ancillary use within a commercial structure in accordance with Article 3: I, Section C, Item 14 of the Code of the City of Danville, Virginia 1986, as amended at 407 Holbrook Street, otherwise known as Grid 1716, Block 025, Parcel 000004 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop a mixed use facility known as The Williams Community Resource Center.

Background:

407 Holbrook Street is currently a vacant single family dwelling zoned OT-R, Old Town Residential. In January the City of Danville received notification that an award from the African-American Civil Rights grant program sponsored by the National Park Service was to be received for the development of The Williams Community Resource Center. The Williams Community Resource Center will be a mixed use development with two (2) residential units on the upper level and two (2) offices, a conference room and an exhibit hall on the lower level.

The applicant and owner of the building, Danville Redevelopment Housing Authority (DRHA), is requesting to rezone the property to TO-CC, "Conditional" Transitional Office Commercial and a Special Use Permit to allow apartments as an ancillary use within a commercial structure. This rezoning and Special Use Permit combination will allow for the proposed development. It is proposed that the construction will be completed by the end of year 2018.

The lower offices will be occupied by the Danville Chapter of the NAACP and the Danville, Virginia branch of Legal Aid. The exhibit hall will be managed by the Danville Historic Society and will display family and local Civil Rights items.

Twenty-eight (28) 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 March 13, 2017.

Recommendation:

Staff recommends that the City Planning Commission approve PLRZ20170000040 and PLSUP20170000041 to allow for the development of The Williams Community Resource Center at 407 Holbrook Street. While Staff recognizes that commercially rezoning one specific parcel within a single family zoning neighborhood is spot zoning, Staff believes the rezoning will benefit the community at large.

Spot zoning is site specific and does not include a use that is compatible or necessary to the overall zoning. Spot zoning may be deemed valid or invalid. Invalid spot zoning can be where favor has been shown to one landowner to the unreasonable detriment of the surrounding area. Valid spot zoning is made for the benefit of the community at large.

The development, sponsored by the National Park Service, of The Williams Community Resource Center will benefit the neighborhood and community at large. The restoration and renovation will save a prominent historic home from dilapidation and will replace it with a resource that will serve the community for years to come.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning application PLRZ20170000040 as submitted.
2. Recommend approval of Rezoning application PLRZ20170000040 subject to conditions by the Planning Commission.
3. Recommend denial of Rezoning application PLRZ20170000040 as submitted.
4. Recommend postponement of Rezoning application PLRZ20170000040 by Planning Commission.

AND

5. Recommend approval of Special Use Permit application PLSUP20170000041 as submitted.
6. Recommend approval of Special Use Permit application PLSUP20170000041 subject to conditions by the Planning Commission.
7. Recommend denial of Special Use Permit application PLSUP20170000041 as submitted.
8. Recommend postponement of Special Use Permit application PLSUP20170000041 by Planning Commission.

Attachments:

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

Article 3.I. TO-C Transitional Office Commercial

B. - Permitted Uses.

1. Accessory use, to include tool sheds, detached garages and carports, children's playhouses, doghouses and accessory off-street parking and loading spaces.
2. ~~Banks and financial institutions (without drive-thru facilities.)~~
3. ~~Bed and breakfast, inn, or tourist home (as defined).~~
4. ~~Catering service.~~
5. ~~Cemeteries.~~
6. Churches and places of worship.
7. Offices (general and professional).
8. ~~Day care facilities (adult and child).~~
9. ~~Funeral home.~~
10. Home occupations.
11. ~~Hospital, nursing home, and medical care facility, inclusive of inpatient activities.~~
12. ~~Nursing home.~~
13. ~~Personal service establishments.~~
14. ~~Pharmacy.~~
15. ~~Schools, colleges and universities (public or private).~~
16. ~~Single family residential dwelling, provided that (a) the residential dwelling is existing as a conforming use as of the date of adoption of this ordinance, (b) said residential dwelling shall conform in all respects to the OT-R District and (c) there shall be no more than one single family dwelling per lot.~~
17. Studio for an artist, designer, writer, photographer, sculptor or musician.
18. ~~Child therapeutic day support services.~~

(Ord. No. 2004-02.04, Art. 3.I, § B, 2-17-04; Ord. No. 2014-08.09, 8-19-14)

C. - Uses Permitted by Special Use Permit.

1. ~~Accessory apartments, within a residential dwelling and limited to one rental apartment.~~
2. ~~Any use incorporating a drive-thru facility (including banks, financial institutions and fast food restaurants).~~
3. ~~Antique shops.~~
4. Community facilities and uses.
5. ~~Congregate care facility.~~
6. ~~Cupolas, spires and steeples (for public and semi-public uses).~~
7. ~~Fast food restaurant.~~
8. ~~Golf course, but not including a par 3 course, miniature golf course or driving range.~~

9. Group home.

~~10. Offices with retail sales, limited to interior display and sales of high technology, scientific, electronic, health care, medical or biomedical equipment of a type not customarily retailed to the general public, provided that there shall be no exterior or storefront displays.~~

~~11. Parking lots (private or public, off street as a principal use).~~

12. Private clubs and lodges.

13. Public uses and utilities.

14. Residential apartments, as an ancillary use within a commercial structure and limited to four (4) rental apartment units per structure.

15. Restaurant.

~~16. Waiver of lot size requirements.~~

17. Waiver of maximum floor area ratio of 0.25.

18. Waiver of maximum building height regulations.

19. Waiver of minimum yard requirements.

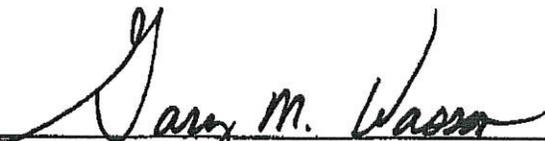
20. Homeless shelter.

21. Transitional living shelter.

~~22. Post-release housing.~~

23. Museum.

(Ord. No. 2004-02.04, Art. 3.1, § C, 2-17-04; Ord. No. 2009-11.07, 11-5-09; Ord. No. 2013-06.01, 6-4-13; Ord. No. 2013-10.06, 10-17-13; Ord. No. 2013-11.05, 11-19-13)



Gary Wasson
Executive Director
DRHA

2/13/17
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:

Create a mixed use development with two (2) offices, a conference room and an exhibit hall on the lower level and two (2) residential units on the upper level. The structure will be known as The Williams Community Resource Center. Please project description attached.

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

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: OT-R _____
PROPOSED ZONING: TO- CC _____ TAX MAP NUMBER: 1716-025-000004.000
RECEIVED BY: _____ DATE FILED: 02-10-17 _____
PLANNING COMMISSION DATE: 03-13-17 CITY COUNCIL DATE: 04-04-17 _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

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

Gross Area/Net Area: _____ Property Address: 407 Holbrook Street

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): see attached _____

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

1. NAME: DRHA _____ TELEPHONE: 434-792-5544 _____

MAILING ADDRESS: 135 Jones Crossing _____

SIGNATURE: Gary M. Wasson _____ DATE: 2/13/17 _____

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: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

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: Residential apartments, as an ancillary use within a commercial structure and limited to four (4) rental
apartment units per structure in accordance with Article 3I, Section C, Item 14

CASE NUMBER: _____	EXISTING ZONING: <u>OT-R</u>
PROPOSED ZONING: <u>TOC-C</u>	TAX MAP NUMBER: <u>1716-025-000004.000</u>
RECEIVED BY: _____	DATE FILED: <u>02-10-17</u>
PLANNING COMMISSION DATE: <u>03-13-17</u>	CITY COUNCIL DATE: <u>04-04-17</u>

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: _____

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information:

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

Please provide a brief description of the proposed development:

Create a mixed use development in accordance with Article 3I, Section C, Item 14. See attached project description

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

1. NAME: DRHA TELEPHONE: 434-792-5544

MAILING ADDRESS: 135 Jones Crossing

SIGNATURE: *Gary M. Wasson* DATE: 2/13/17

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: _____ TELEPHONE: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

The City of Danville has been honored with an African American Civil Rights Grant award from the National Park Service. The grant will be used to develop the Williams Community Resource Center.

The Williams Community Resource Center at 407 Holbrook Street is a project designed to protect and enhance the integrity of a historically significant structure as well as create a location open to the public where the past, present and future of African American Civil Rights can be displayed, discussed and advanced.

A single family dwelling built in 1910 by Robert Allen, an African American brick mason, craftsman and elder at Holbrook Presbyterian Church. 407 Holbrook was home to Jerry Lee Williams Sr, his wife Ida Allen and their four (4) children; a family active in the Civil Rights movement. Jerry Williams Sr. served as an attorney for the local chapter of the NAACP, his wife Ida was a school teacher and an officer with the NAACP, and their two sons Robert and Jerry Jr were also active with the NAACP and helped to plan the 1960's student protests in Danville.

The proposed project will rehabilitate the vacant single family dwelling into a mixed use structure with two (2) dwelling units on the upper level and a conference room, two (2) offices and an exhibit hall on the lower level. Through a partnership with the Danville Historical Society, the exhibit hall will be used to display items of significance to the Williams family and to the local civil rights movement. The exhibit space at the Williams Community Resource Center will be the only permanent display focused on this era in history in the City of Danville. The lower level offices will be occupied by the Danville, Chapter of the NAACP and the Danville, Virginia branch of Legal Aid. The Danville Virginia Chapter of the NAACP currently lack an office space or location for public meetings and have committed to the use of the office space and maintenance of the conference room and exhibit hall. Legal Aid will occupy the other office space, increasing the accessibility to their services for all residents in the community.

The grant is for the amount of \$413,269.05 with no local match required. This funding will serve many needs in the community. It will help to save a historically significant structure from deterioration as well as create a resource that will serve the community for years to come.

Williams Community Resource Center

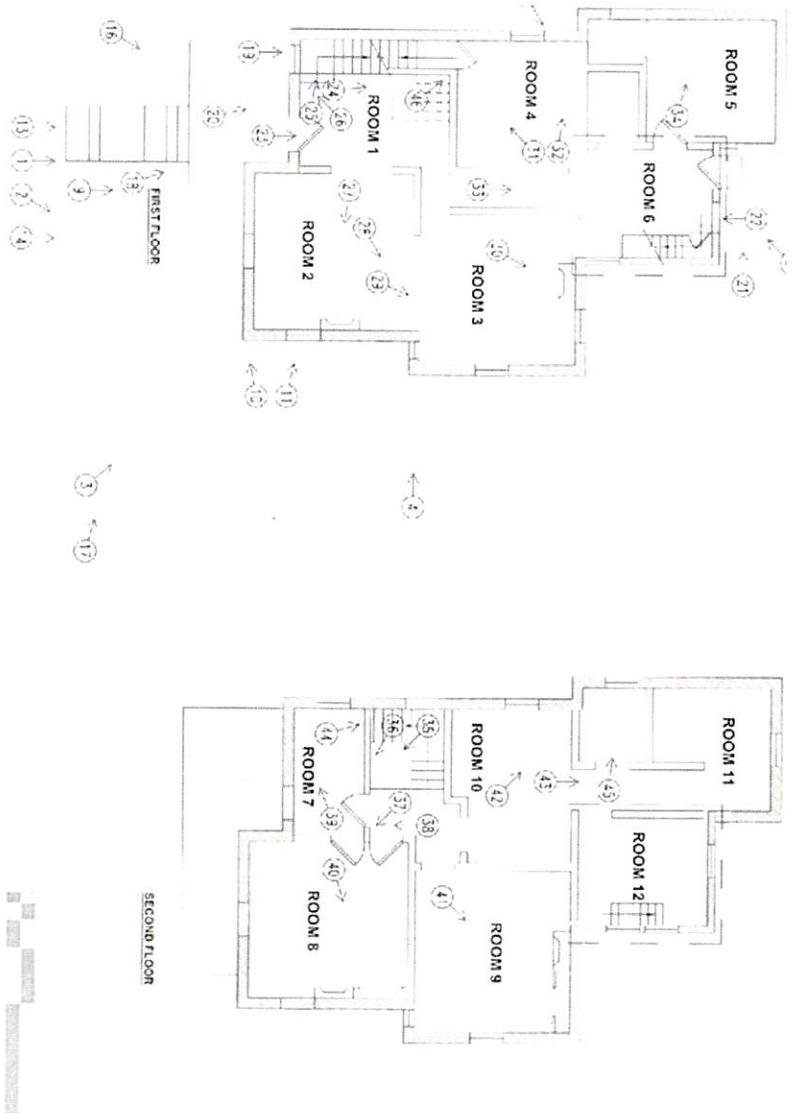


2017 African American Civil
Rights Grant

Grant Administration Planning

407 Holbrook Street

Original Floor Plan





Exterior



Foyer

Exhibit Space



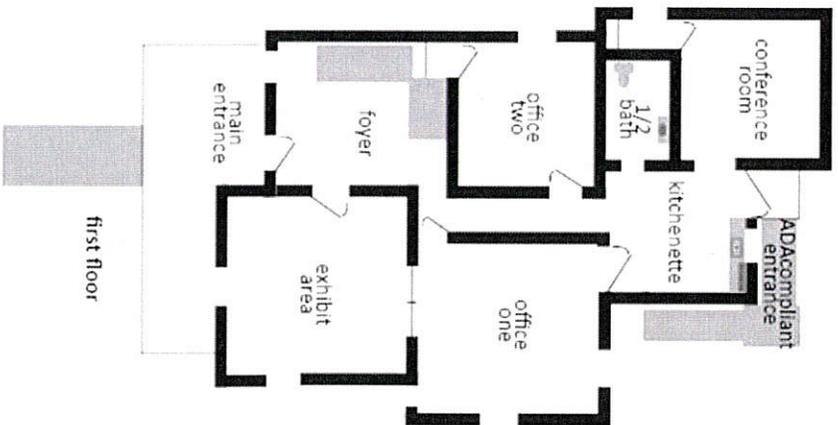


Office Space One



Office Space Two

Floor Plan





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

City Planning Commission

City Planning Commission
Meeting of March 13, 2017

Subject:

Mount Cross Road Improvement Project

Background:

Mount Cross Road from Lowes Drive to Dimon Drive/Parker Road is a two lane collector road which carries approximately 10,000 vehicles per day. The purpose of the widening project is to improve traffic flow, relieve congestion, and provide a pedestrian facility in the area. The total length is 0.37 miles.

The project consists of reconstruction of Mount Cross Road with widening from two (2) lanes to four (4) lanes for added capacity from 0.003 miles west of Lowes Drive to 0.0758 miles north of Dimon Drive. Phase 1 will widen the existing three (3) lane curb and gutter roadway section to a four (4) lane curb and gutter with raised median roadway section. A ten foot minimum sidewalk will be provided on the south side extending from Lowes Drive to Dimon Drive/Parker Road. The length of this section is approximately 2000 ft. The roadway will be realigned to meet current geometric standards. The intersection of Mount Cross Road and Dimon Drive/Parker Road (access to Averett University) will be realigned to improve safety. A storm water management facility will be located at the corner of Old Mount Cross Road and Mount Cross Road. The existing water vault on Mount Cross Road will be relocated to the City/County line.

Recommendation:

Staff recommends that the City Planning Commission adopt resolution(s) to accept right-of-way under the provision of the Subdivision Ordinance of the City of Danville, Virginia, 1986 as amended, specifically exhibit 001, 004, 016, and 017.

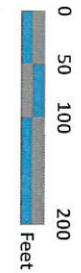
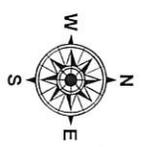
Attachments:

Phase 1 Map
Exhibits 001, 004, 016, and 017



Proposed Right-of-Way Acquisitions

**Mt Cross Road
Improvement Project**
Project #000-108-389
UPC 100822



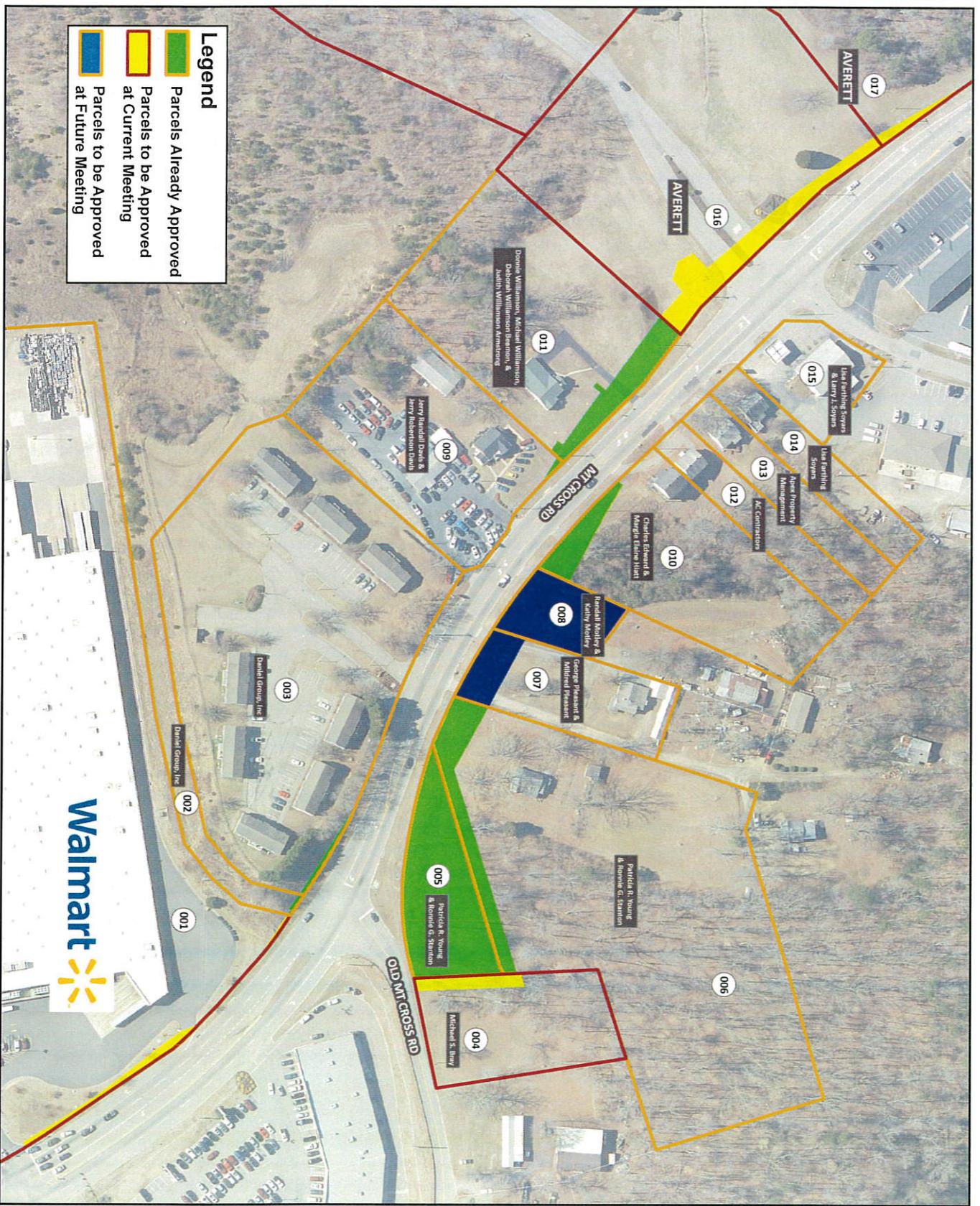
Location Map



Map Prepared by the Office
of the City Engineer - Feb. 20, 2017

Legend

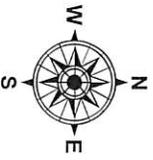
- Parcels Already Approved
- Parcels to be Approved at Current Meeting
- Parcels to be Approved at Future Meeting





Proposed Right-of-Way Acquisitions Wal-mart Real Estate

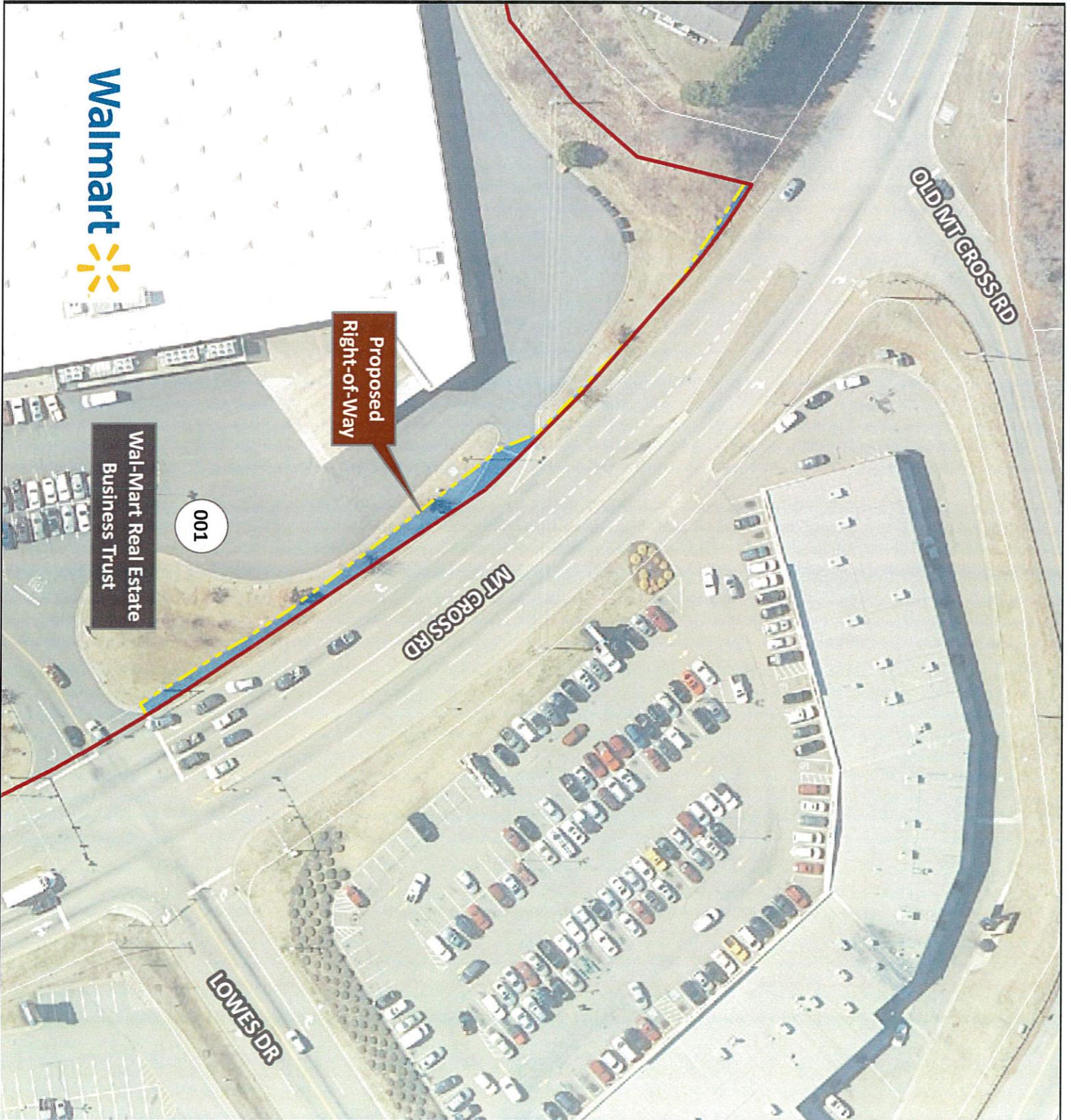
**Mt Cross Road
Improvement Project**
Project #000-108-389
UPC 100822



Location Map



Map Prepared by the Office
of the City Engineer - Feb. 15, 2017



RIGHT OF WAY ACQUISITION		REMAINDER	TEMP. CONSTR. EASEMENT	
SQ. FT.	ACRES	ACRES	SQ. FT.	ACRES
2252	0.0517	19.531	5641	0.1295

LINE DATA TABLE		
	BEARING	DIST. (FT)
L1	S60° 23'54"W	6.72'
L2	N33° 05'46"W	29.29'
L3	N35° 37'47"W	22.87'
L4	N36° 35'40"W	30.79'
L5	N37° 46'19"W	27.07'
L6	N21° 54'41"W	21.70'
L7	N44° 32'29"W	19.34'
L8	N46° 07'51"W	12.65'
L9	N45° 20'54"W	13.36'
L10	N46° 18'58"W	17.69'
L11	N48° 29'15"W	34.63'
L12	S58° 22'18"W	15.92'
L13	N32° 54'00"W	21.96'
L14	N37° 45'57"W	26.36'
L15	N33° 29'33"W	19.40'

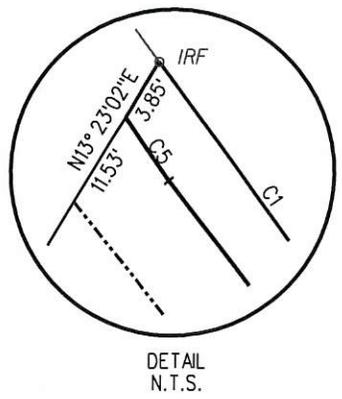
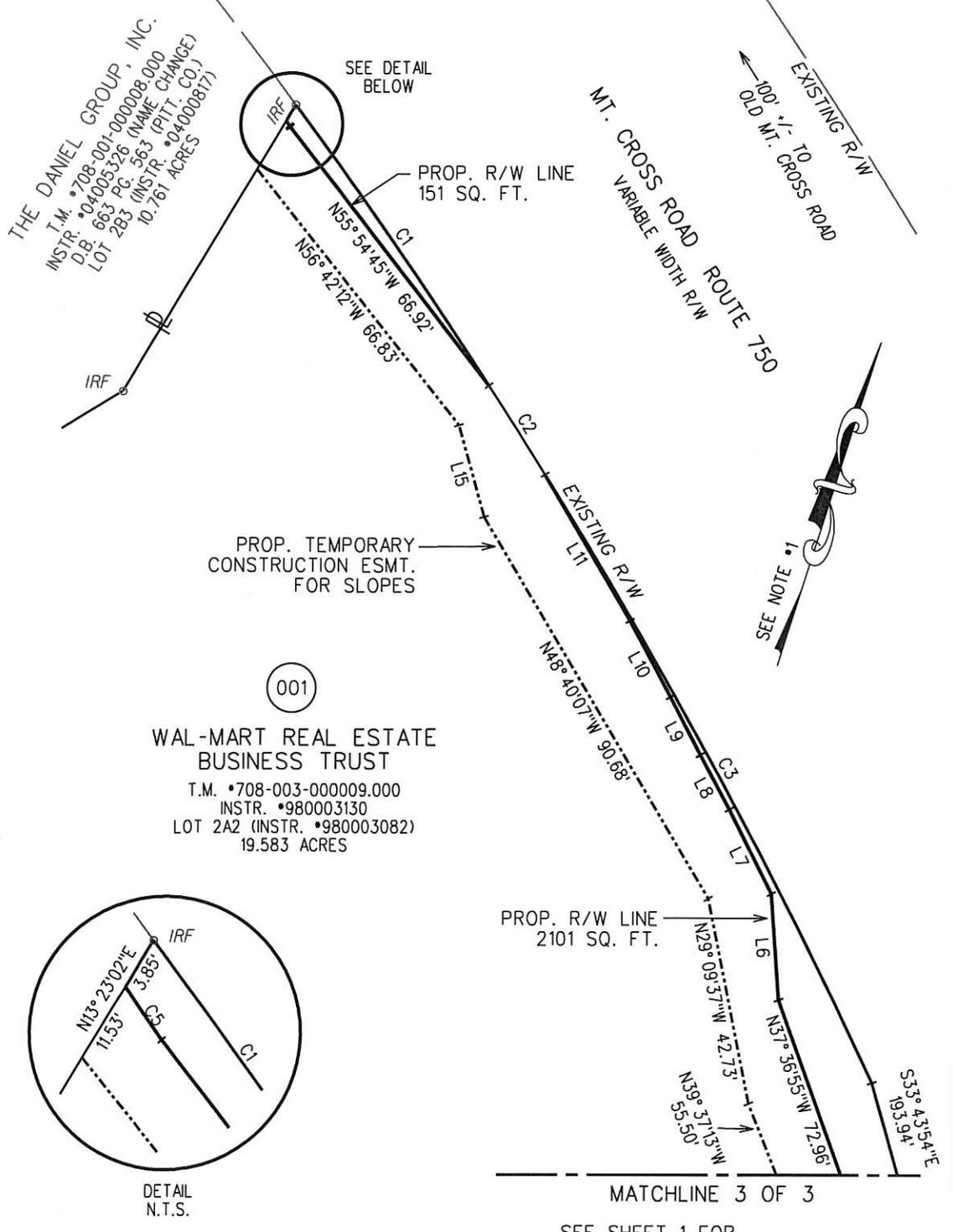
CURVE DATA TABLE (Measurements in FT)						
	RADIUS	ARC	DELTA	TANGENT	CH BEARING	CH DIST.
C1	1129.60	69.80	03° 32'25"	34.91	S52° 53'37"E	69.79
C2	1129.60	21.49	01° 05'24"	10.75	S50° 34'42"E	21.49
C3	1129.60	141.50	05° 04'20"	70.84	S46° 26'42"E	141.41
C4	974.00	38.97	02° 17'33"	19.49	S32° 35'07"E	38.97
C5	1129.50	1.41'	00° 04'17"	0.71	N52° 56'10"W	1.41
C6	974.00	9.76	00° 34'27"	4.88	S31° 09'07"E	9.76

NOTES:

1. REFERENCE MERIDIAN IS BASED ON DATA PROVIDED BY CITY OF DANVILLE, VIRGINIA GEODETIC GROUND CONTROL NETWORK. VIRGINIA COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD 83)(2009).
2. THIS PLAT IS BASED UPON A FIELD RUN PERIMETER SURVEY OF THE EXISTING AND PROPOSED R/W LIMITS. ALL OTHER ADJOINING / DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES: FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTION, AND RECORDED PLATS. THE ADJOINING LINES DO NOT REPRESENT A FIELD RUN SURVEY OF THE ADJOINING PROPERTIES AND ARE A BEST FIT ANALYSIS BASED UPON COMPILED DATA.
3. ORIGINAL PARCEL AREA SHOWN TAKEN FROM AVAILABLE TAX RECORDS.
4. THIS PLAT IS INTENDED FOR A DESCRIPTION OF ACQUIRED PROPERTY AND/OR EASEMENT ONLY, THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY.
6. RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON DESIGN PLANS BY AECOM TITLED "MT. CROSS ROAD PLANS- U000-108-389,RW201,C501", UPC *100822, AND FROM DIGITAL DESIGN PLANS RECEIVED ON JULY 29, 2015.

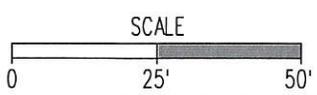


PLAT SHOWING PROPOSED RIGHT-OF-WAY ACQUISITIONS AND EASEMENTS ON PARCEL ID: 708-003-000009.000 CITY OF DANVILLE, VIRGINIA				
 nxd Engineers, Surveyors Construction Managers 114 east cary street, suite 200 richmond, virginia 23219 (804) 644-4600				
FILE NAME	SCALE	DATE	JOB NO.	SHEET
001-708003000009000	N.T.S.	NOV. 6, 2015	1311052T	1 OF 3
REVISION: CITY COMMENT			DATE: JUNE 21, 2016	



LEGEND
(AS APPLICABLE)

- ### PROJECT PARCEL NUMBER ASSOCIATED WITH DESIGN PLANS SEE NOTE #6
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT
- o IPF / IRF IRON PIN / ROD FOUND



SEE SHEET 1 FOR
NOTES, CURVE TABLE, AND LINE TABLE

PLAT SHOWING

**PROPOSED RIGHT-OF-WAY ACQUISITIONS
AND EASEMENTS ON
PARCEL ID: 708-003-000009.000**

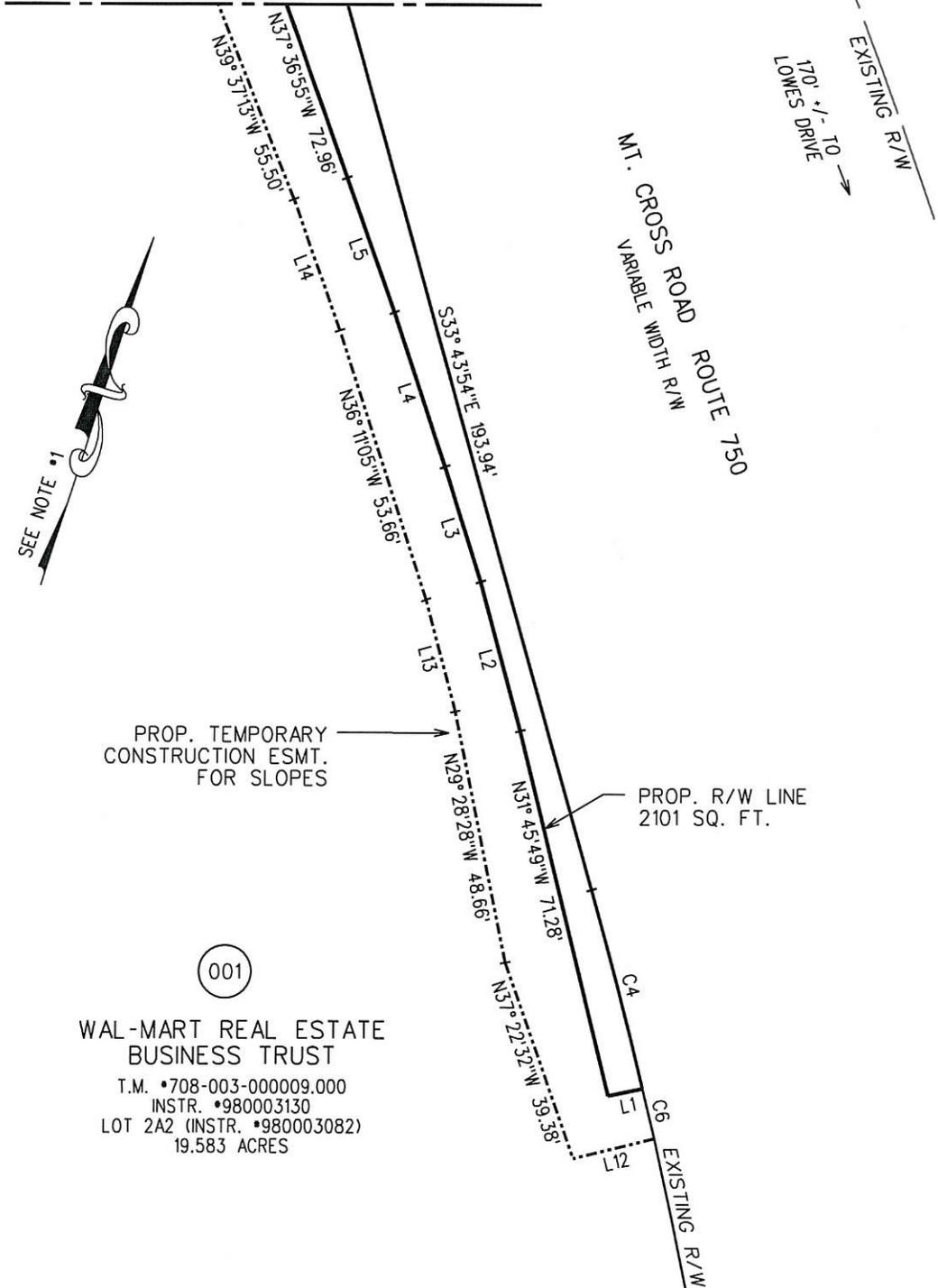
CITY OF DANVILLE, VIRGINIA

nxd Engineers, Surveyors
Construction Managers

114 east cary street, suite 200
richmond, virginia 23219
(804) 644-4600

FILE NAME	SCALE	DATE	JOB NO.	SHEET
001-708003000009000	1"=25'	NOV. 6, 2015	1311052T	2 OF 3
REVISION: CITY COMMENT			DATE: JUNE 21, 2016	

MATCHLINE 2 OF 3

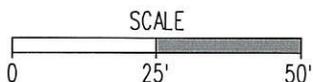


001
 WAL-MART REAL ESTATE
 BUSINESS TRUST
 T.M. *708-003-000009.000
 INSTR. *980003130
 LOT 2A2 (INSTR. *980003082)
 19.583 ACRES

SEE SHEET 1 FOR
 NOTES, CURVE TABLE, AND LINE TABLE

LEGEND
 (AS APPLICABLE)

- ### PROJECT PARCEL NUMBER ASSOCIATED WITH DESIGN PLANS SEE NOTE *6
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- IPF/IRF IRON PIN / ROD FOUND



PLAT SHOWING				
PROPOSED RIGHT-OF-WAY ACQUISITIONS AND EASEMENTS ON PARCEL ID: 708-003-000009.000				
CITY OF DANVILLE, VIRGINIA				
		Engineers, Surveyors Construction Managers		
114 east cary street, suite 200 richmond, virginia 23219 (804) 644-4600				
FILE NAME	SCALE	DATE	JOB NO.	SHEET
001-708003000009000	1"=25'	NOV. 6, 2015	1311052T	3 OF 3
REVISION: CITY COMMENT			DATE: JUNE 21, 2016	

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2017-____.____

A RESOLUTION APPROVING A FINAL MINOR SUBDIVISION PLAT FOR THE DEDICATION OF RIGHT-OF-WAY FOR THE WIDENING OF MOUNT CROSS ROAD UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF DANVILLE, VIRGINIA.

BE IT RESOLVED by the Planning Commission of the City of Danville, Virginia that a final minor subdivision plat for the dedication of right-of-way for the widening of Mount Cross Road, is approved under the provision of the subdivision code of the City of Danville, Virginia, 1986 as amended, said plat being more fully described as follows:

PLAT(S) SHOWING RIGHT-OF-WAY BEING GRANTED TO THE CITY OF DANVILLE BY WAL-MART REAL ESTATE BUSINESS TRUST, as drawn by NXL, dated NOVEMBER 6, 2015 and shown as file name 001-708003000009000 and shown as attached exhibit 001.

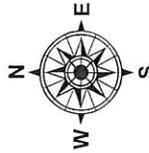
APPROVED

Chairman, City Planning Commission



**Proposed
Right-of-Way
Acquisitions
Michael S. Bray**

**Mt Cross Road
Improvement Project**
Project #000-108-389
UPC 100822



Location Map



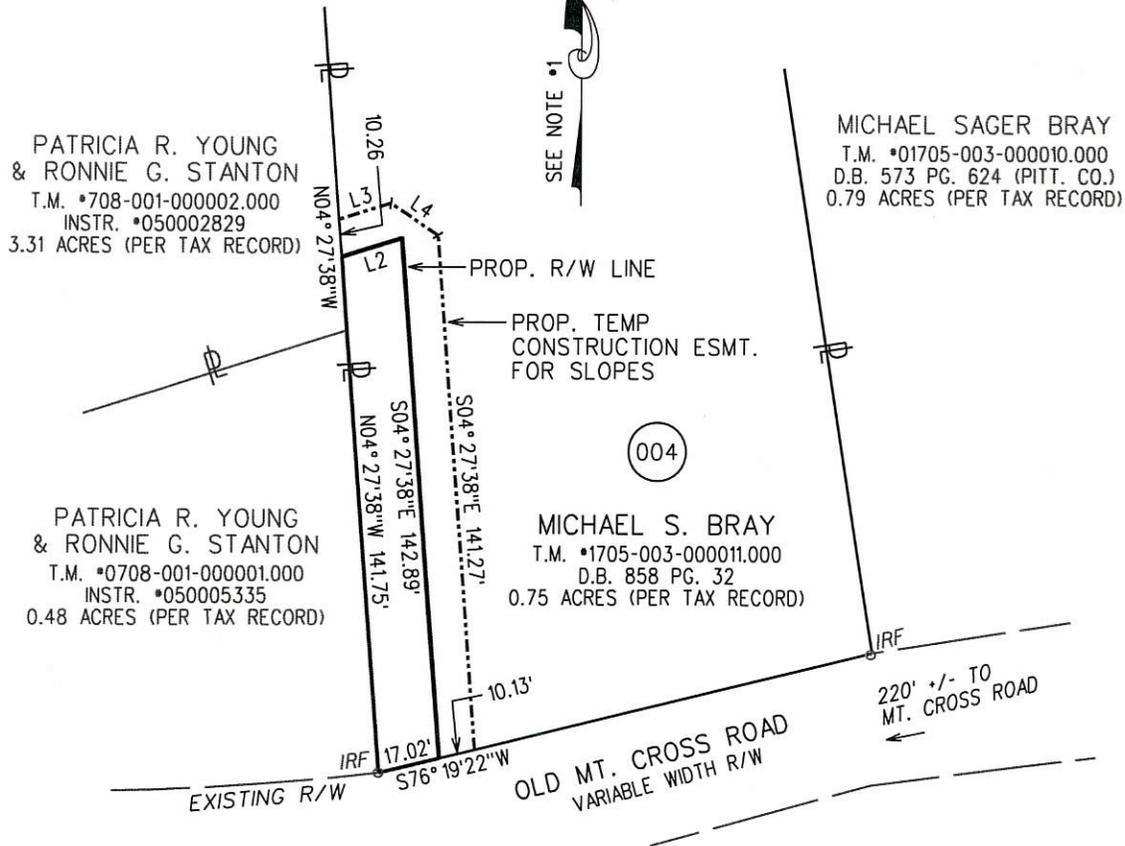
Map Prepared by the Office
of the City Engineer - Feb. 20, 2017

RIGHT OF WAY ACQUISITION		REMAINDER	TEMP. CONSTR. EASEMENT	
SQ. FT.	ACRES	ACRES	SQ. FT.	ACRES
2393	0.0549	0.695	1631	0.0374

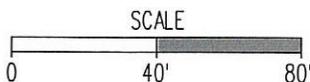
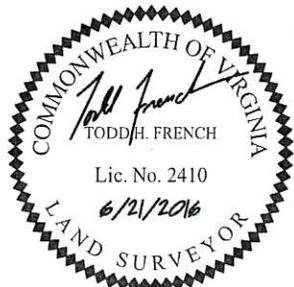
LEGEND
(AS APPLICABLE)

- ### PROJECT PARCEL NUMBER ASSOCIATED WITH DESIGN PLANS SEE NOTE #6
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- o IPF/IRF IRON PIN / ROD FOUND

LINE DATA TABLE		
	BEARING	DIST. (FT)
L2	N72° 33'22"E	17.25'
L3	N72° 33'22"E	14.95'
L4	S55° 57'08"E	15.65'



- NOTES:**
- REFERENCE MERIDIAN IS BASED ON DATA PROVIDED BY CITY OF DANVILLE, VIRGINIA GEODETIC GROUND CONTROL NETWORK, VIRGINIA COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD 83)(2009).
 - THIS PLAT IS BASED UPON A FIELD RUN PERIMETER SURVEY OF THE EXISTING AND PROPOSED R/W LIMITS. ALL OTHER ADJOINING / DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES: FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTION, AND RECORDED PLATS. THE ADJOINING LINES DO NOT REPRESENT A FIELD RUN SURVEY OF THE ADJOINING PROPERTIES AND ARE A BEST FIT ANALYSIS BASED UPON COMPILED DATA.
 - ORIGINAL PARCEL AREA SHOWN TAKEN FROM AVAILABLE TAX RECORDS.
 - THIS PLAT IS INTENDED FOR A DESCRIPTION OF ACQUIRED PROPERTY AND/OR EASEMENT ONLY, THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY.
 - RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON DESIGN PLANS BY AECOM TITLED "MT. CROSS ROAD PLANS-U000-108-389,RW201,C501", UPC #100822, AND FROM DIGITAL DESIGN PLANS RECEIVED ON JULY 29, 2015.



PLAT SHOWING

**PROPOSED RIGHT-OF-WAY ACQUISITIONS
AND EASEMENTS ON
PARCEL ID: 1705-003-000011.000**

CITY OF DANVILLE, VIRGINIA

Engineers, Surveyors
Construction Managers

114 east cary street, suite 200
richmond, virginia 23219
(804) 644-4600

FILE NAME	SCALE	DATE	JOB NO.	SHEET
004-1705003000011000	1"=40'	NOV. 6, 2015	1311052T	1 OF 1

REVISION: CITY COMMENT DATE: JUNE 21, 2016

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2017-____.____

A RESOLUTION APPROVING A FINAL MINOR SUBDIVISION PLAT FOR THE DEDICATION OF RIGHT-OF-WAY FOR THE WIDENING OF MOUNT CROSS ROAD UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF DANVILLE, VIRGINIA.

BE IT RESOLVED by the Planning Commission of the City of Danville, Virginia that a final minor subdivision plat for the dedication of right-of-way for the widening of Mount Cross Road, is approved under the provision of the subdivision code of the City of Danville, Virginia, 1986 as amended, said plat being more fully described as follows:

PLAT(S) SHOWING RIGHT-OF-WAY BEING GRANTED TO THE CITY OF DANVILLE BY MICHAEL S. BRAY, as drawn by NXL, dated NOVEMBER 6, 2015 and shown as file name 004-1705003000011000 and shown as attached exhibit 004.

APPROVED

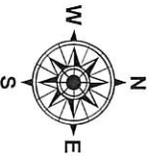
Chairman, City Planning Commission



Proposed Right-of-Way Acquisitions

Averett
University

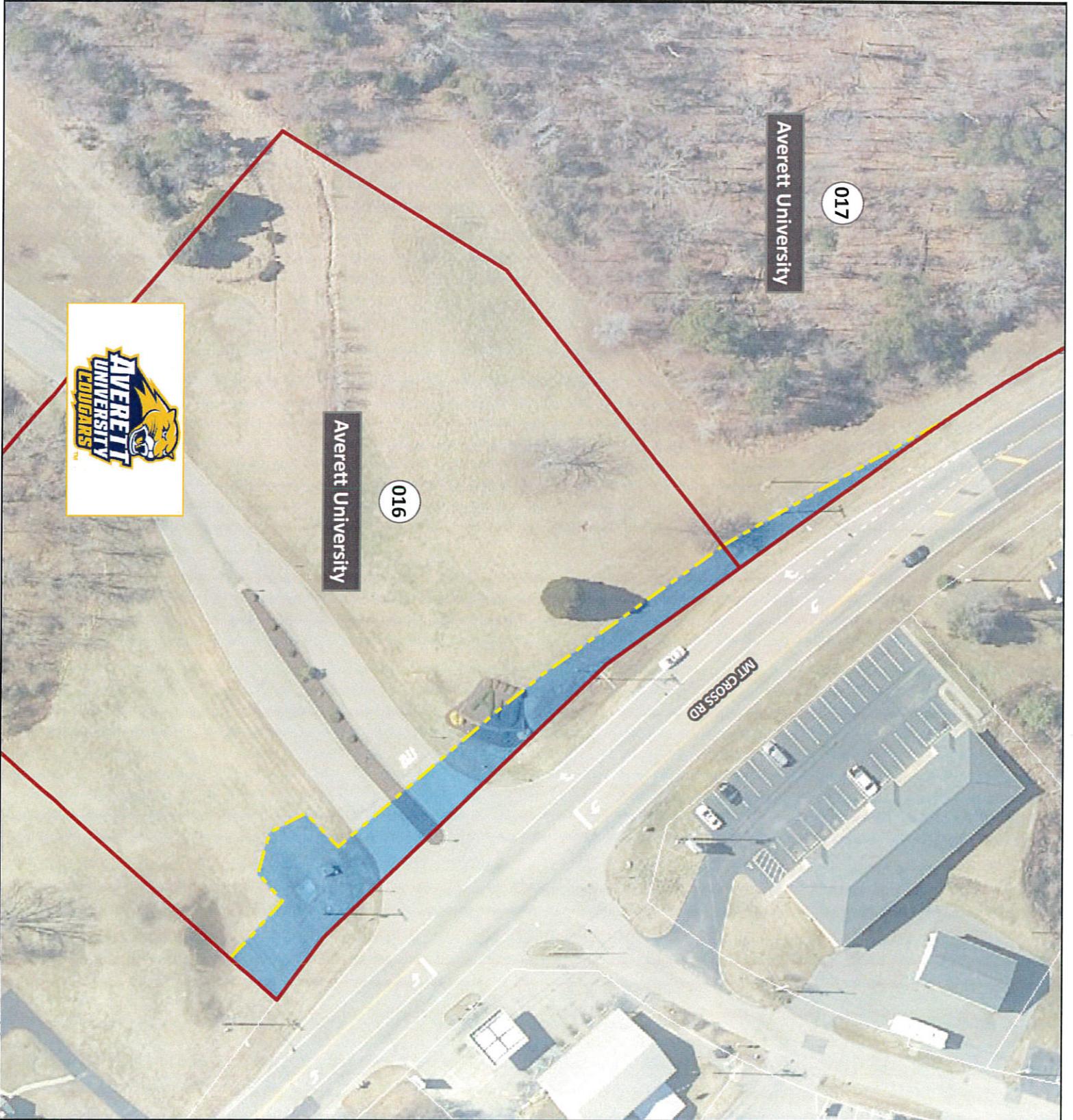
**Mt Cross Road
Improvement Project**
Project #000-108-389
UPC 100822



Location Map



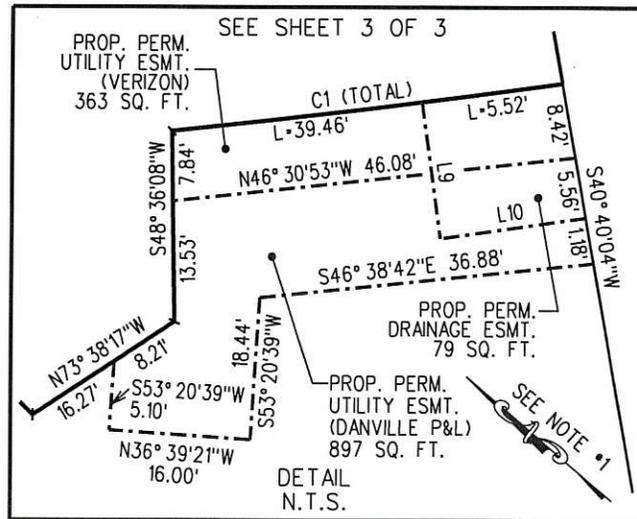
Map Prepared by the Office
of the City Engineer - Feb. 15, 2017



RIGHT OF WAY ACQUISITION		REMAINDER	PERM. DRAINAGE EASEMENT	
SQ. FT.	ACRES	ACRES	SQ. FT.	ACRES
10486	0.2407	2.47	6763	0.1552
PERM. UTILITY EASEMENT		TEMP. CONSTR. EASEMENT		
SQ. FT.	ACRES	SQ. FT.	ACRES	
5511	0.1265	32129	0.7376	

CURVE DATA TABLE (Measurements in FT)						
	RADIUS	ARC	DELTA	TANGENT	CH BEARING	CH DIST.
C1	1350.50	44.97	01° 54'31"	22.49	N47° 16'44"W	44.97
C2	1345.50	36.81	01° 34'03"	18.41	N38° 43'09"W	36.80
C3	1345.50	127.53	05° 25'50"	63.81	N35° 13'13"W	127.48

LINE DATA TABLE		
	BEARING	DIST. (FT)
L1	S48° 36'08"W	21.37'
L2	N73° 38'17"W	24.48'
L3	N27° 20'35"W	23.19'
L4	N45° 21'44"E	26.99'
L5	S61° 00'30"W	19.38'
L6	N28° 59'30"W	16.00'
L7	N61° 00'30"E	17.31'
L8	N33° 39'53"W	92.81'
L9	N41° 47'20"E	14.00'
L10	N48° 24'50"W	5.79'
L11	N01° 58'50"W	24.08'
L12	N32° 33'58"W	22.75'
L13	N23° 38'40"W	66.41'
L14	N40° 39'08"W	46.60'



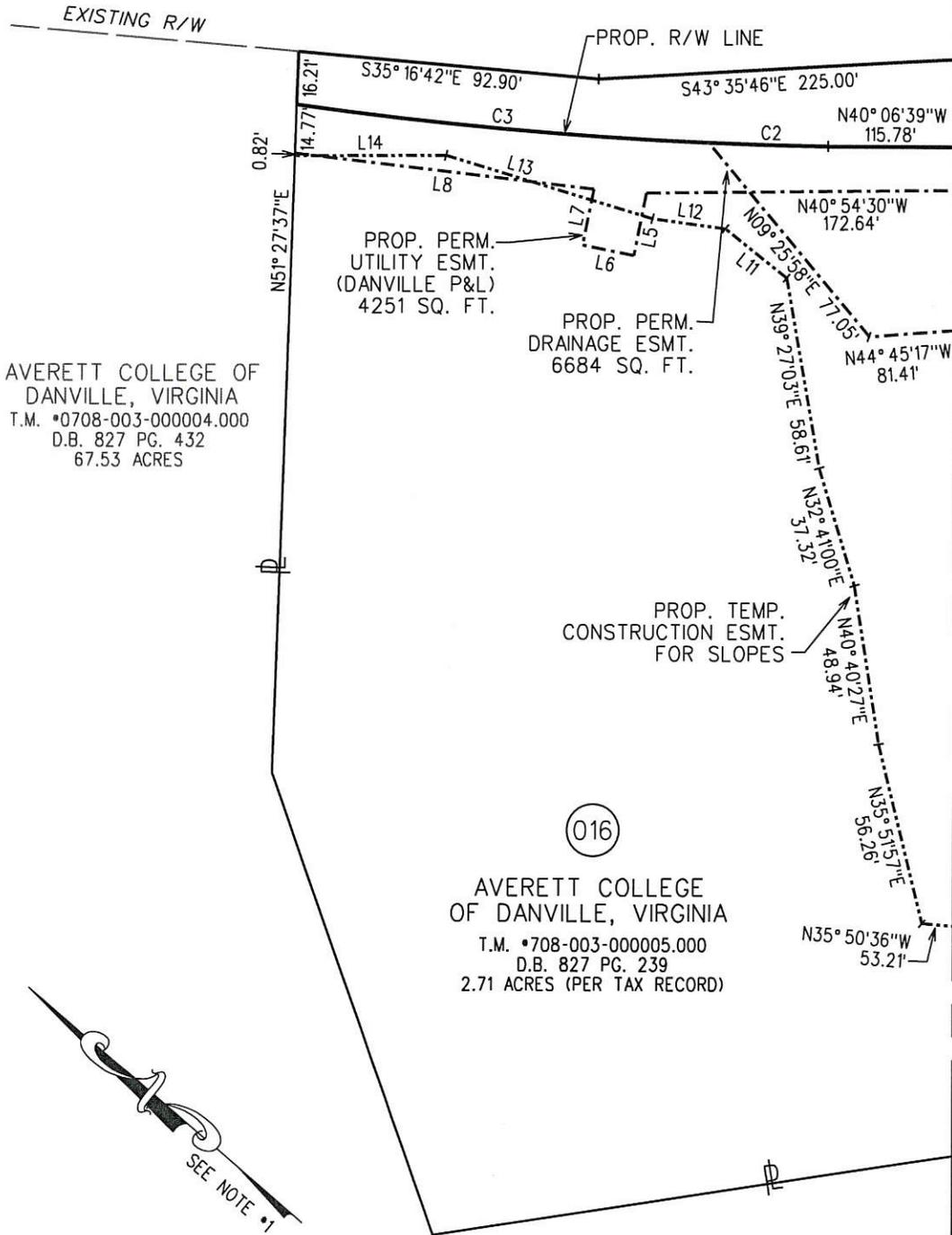
NOTES:

1. REFERENCE MERIDIAN IS BASED ON DATA PROVIDED BY CITY OF DANVILLE, VIRGINIA GEODETIC GROUND CONTROL NETWORK. VIRGINIA COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD 83)(2009).
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6. RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON DESIGN PLANS BY AECOM TITLED "MT. CROSS ROAD PLANS-U000-108-389,RW201,C50", UPC *100822, AND FROM DIGITAL DESIGN PLANS RECEIVED ON NOV. 25, 2015.



PLAT SHOWING				
PROPOSED RIGHT-OF-WAY ACQUISITIONS AND EASEMENTS ON PARCEL ID: 708-003-000005.000				
CITY OF DANVILLE, VIRGINIA				
		Engineers, Surveyors Construction Managers		
114 east cary street, suite 200 richmond, virginia 23219 (804) 644-4600				
FILE NAME	SCALE	DATE	JOB NO.	SHEET
016-708003000005000	N.T.S.	NOV. 6, 2015	1311052T	1 OF 3
REVISION: CITY COMMENT			DATE: FEB. 8, 2017	

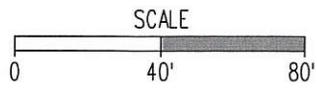
200' +/- TO → MT. CROSS ROAD ROUTE 750
PARKER ROAD WEST VARIABLE WIDTH R/W



MATCHLINE - SHEET 3 OF 3

SEE SHEET 1 FOR NOTES, CURVE TABLE, AND LINE TABLE

- LEGEND**
(AS APPLICABLE)
- ### PROJECT PARCEL NUMBER ASSOCIATED WITH DESIGN PLANS SEE NOTE #6
 - EXISTING PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - - EXISTING EASEMENT
 - IPF/IRF IRON PIN / ROD FOUND



PLAT SHOWING

PROPOSED RIGHT-OF-WAY ACQUISITIONS AND EASEMENTS ON
PARCEL ID: 708-003-000005.000

CITY OF DANVILLE, VIRGINIA

Engineers, Surveyors
Construction Managers

114 east cary street, suite 200
richmond, virginia 23219
(804) 644-4600

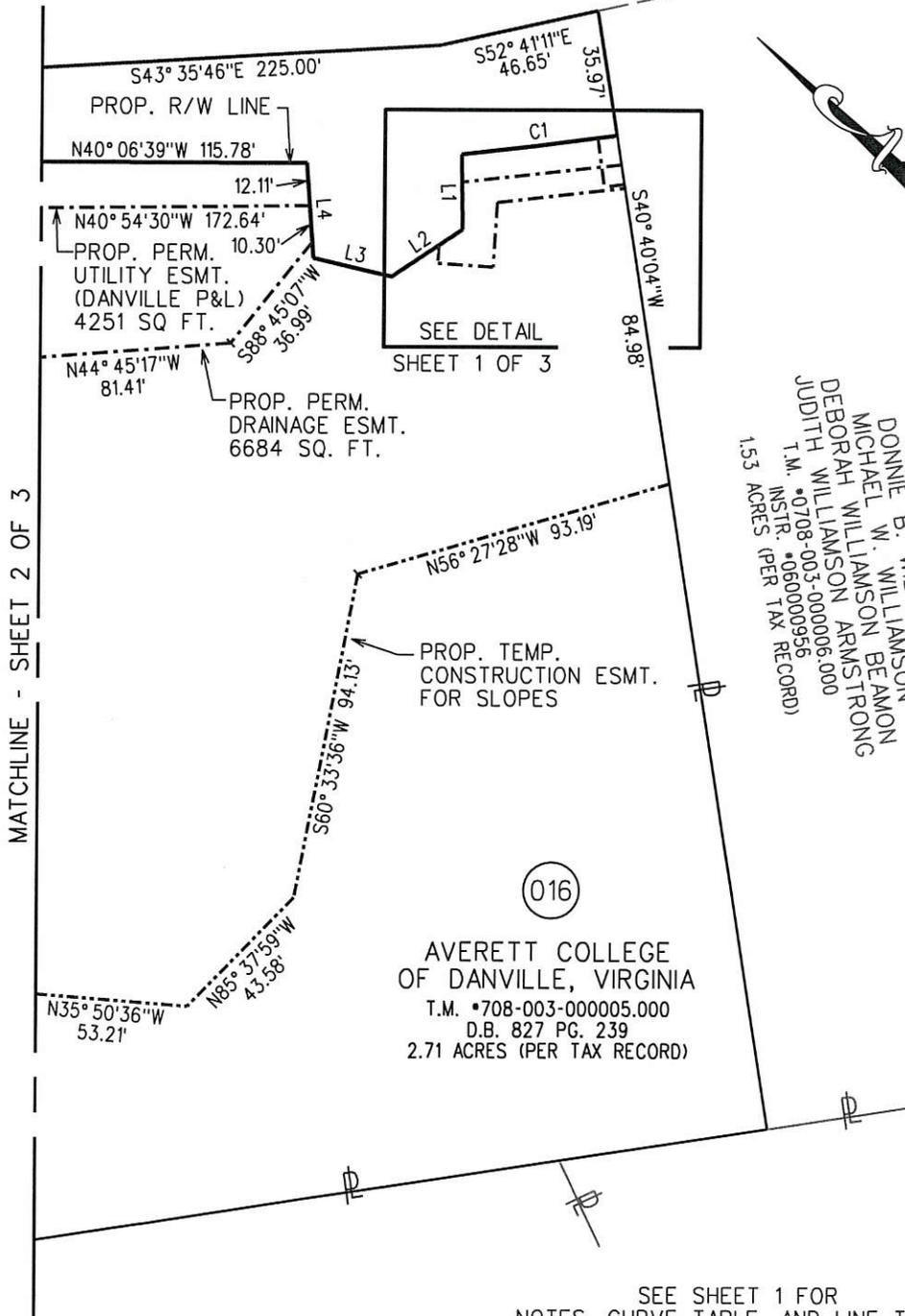
FILE NAME	SCALE	DATE	JOB NO.	SHEET
016-708003000005000	1"=40'	NOV. 6, 2015	1311052T	2 OF 3

REVISION: CITY COMMENT DATE: FEB. 8, 2017

PARKER ROAD WEST

MT. CROSS ROAD ROUTE 750
VARIABLE WIDTH R/W

EXISTING R/W



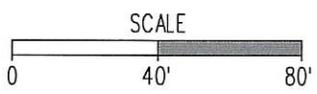
DONNIE B. WILLIAMSON
 MICHAEL W. WILLIAMSON
 DEBORAH WILLIAMSON BEAMON
 JUDITH WILLIAMSON ARMSTRONG
 T.M. #0708-003-000006.000
 INSTR. #060000956
 1.53 ACRES (PER TAX RECORD)

(016)
 AVERETT COLLEGE
 OF DANVILLE, VIRGINIA
 T.M. #708-003-000005.000
 D.B. 827 PG. 239
 2.71 ACRES (PER TAX RECORD)

SEE SHEET 1 FOR
NOTES, CURVE TABLE, AND LINE TABLE

LEGEND
(AS APPLICABLE)

- ### PROJECT PARCEL NUMBER ASSOCIATED WITH DESIGN PLANS SEE NOTE #6
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- IRON PIN / ROD FOUND



PLAT SHOWING

PROPOSED RIGHT-OF-WAY ACQUISITIONS AND EASEMENTS ON
PARCEL ID: 708-003-000005.000

CITY OF DANVILLE, VIRGINIA

nxi Engineers, Surveyors
 Construction Managers
 114 east cary street, suite 200
 richmond, virginia 23219
 (804) 644-4600

FILE NAME	SCALE	DATE	JOB NO.	SHEET
016-708003000005000	1"=40'	NOV. 6, 2015	1311052T	3 OF 3
REVISION: CITY COMMENT			DATE: FEB. 8, 2017	

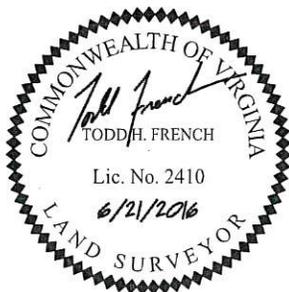
RIGHT OF WAY ACQUISITION		REMAINDER	
SQ. FT.	ACRES	ACRES	
1446	0.0332	67.50	
TEMP. CONSTR. EASEMENT		PERM. UTILITY EASEMENT	
SQ. FT.	ACRES	SQ. FT.	ACRES
3757	0.0862	3986	0.0915

LINE DATA TABLE		
	BEARING	DIST. (FT)
L1	S51° 27'37"W	16.21'
L2	S51° 27'37"W	14.77'
L3	N40° 39'08"W	45.66'
L4	N34° 02'01"W	40.02'
L5	N23° 04'38"W	46.93'
L6	N14° 11'41"W	79.13'
L7	N33° 39'53"W	31.79'
L8	S58° 28'29"W	18.29'
L9	N31° 31'31"W	16.00'
L10	N58° 28'29"E	18.29'
L11	N52° 53'25"E	15.93'

CURVE DATA TABLE (Measurements in FT)						
	RADIUS	ARC	DELTA	TANGENT	CH BEARING	CH DIST.
C1	971.86	23.82	01° 24'15"	11.91	S29° 42'27"E	23.82
C2	971.86	49.95	02° 56'41"	24.98	S31° 52'56"E	49.95
C3	971.86	55.64	03° 16'49"	27.83	S34° 59'41"E	55.63
C4	1345.50	155.39	06° 37'01"	77.78	N29° 11'47"W	155.30

NOTES:

1. REFERENCE MERIDIAN IS BASED ON DATA PROVIDED BY CITY OF DANVILLE, VIRGINIA GEODETIC GROUND CONTROL NETWORK. VIRGINIA COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD 83)(2009).
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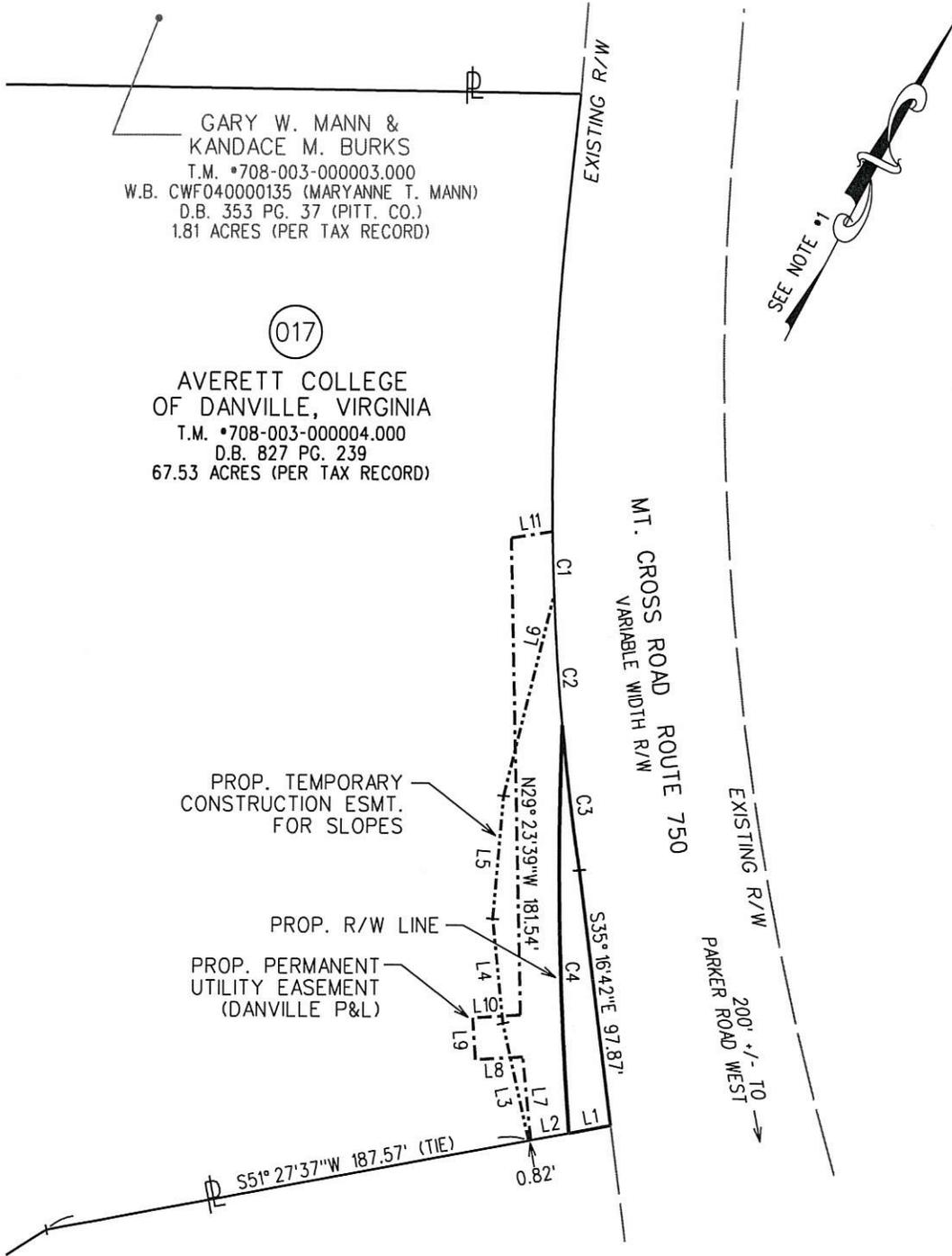
PLAT SHOWING				
PROPOSED RIGHT-OF-WAY ACQUISITIONS AND EASEMENTS ON PARCEL ID: 708-003-000004.000				
CITY OF DANVILLE, VIRGINIA				
		Engineers, Surveyors Construction Managers		
114 east cary street, suite 200 richmond, virginia 23219 (804) 644-4600				
FILE NAME	SCALE	DATE	JOB NO.	SHEET
017-708003000004000	N.T.S.	NOV. 6, 2015	1311052T	1 OF 2
REVISION: CITY COMMENT			DATE: JUNE 21, 2016	

GARY W. MANN &
KANDACE M. BURKS
T.M. *708-003-000003.000
W.B. CWF040000135 (MARYANNE T. MANN)
D.B. 353 PG. 37 (PITT. CO.)
1.81 ACRES (PER TAX RECORD)

017

AVERETT COLLEGE
OF DANVILLE, VIRGINIA
T.M. *708-003-000004.000
D.B. 827 PG. 239
67.53 ACRES (PER TAX RECORD)

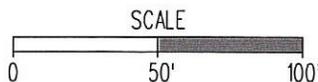
SEE NOTE #1



SEE SHEET 1 FOR
NOTES, CURVE TABLE, AND LINE TABLE

LEGEND
(AS APPLICABLE)

- ### PROJECT PARCEL NUMBER ASSOCIATED WITH DESIGN PLANS SEE NOTE #6
- P — EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT
- o IPF/IRF IRON PIN / ROD FOUND



PLAT SHOWING

PROPOSED RIGHT-OF-WAY ACQUISITIONS
AND EASEMENTS ON
PARCEL ID: 708-003-000004.000

CITY OF DANVILLE, VIRGINIA



Engineers, Surveyors
Construction Managers

114 east cary street, suite 200
richmond, virginia 23219
(804) 644-4600

FILE NAME	SCALE	DATE	JOB NO.	SHEET
017-708003000004000	1"=50'	NOV. 6, 2015	1311052T	2 OF 2
REVISION: CITY COMMENT			DATE: JUNE 21, 2016	

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2017-____.____

A RESOLUTION APPROVING A FINAL MINOR SUBDIVISION PLAT FOR THE DEDICATION OF RIGHT-OF-WAY FOR THE WIDENING OF MOUNT CROSS ROAD UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF DANVILLE, VIRGINIA.

BE IT RESOLVED by the Planning Commission of the City of Danville, Virginia that a final minor subdivision plat for the dedication of right-of-way for the widening of Mount Cross Road, is approved under the provision of the subdivision code of the City of Danville, Virginia, 1986 as amended, said plat being more fully described as follows:

PLAT(S) SHOWING RIGHT-OF-WAY BEING GRANTED TO THE CITY OF DANVILLE BY AVERETT COLLEGE OF DANVILLE, VIRGINIA, as drawn by NXL, dated NOVEMBER 6, 2015 and shown as file names 016-708003000005000 and 017-708003000004000 and shown as attached exhibits 016 and 017.

APPROVED

Chairman, City Planning Commission

PLANNING COMMISSION MINUTES

February 13, 2017

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF

Tracie Lancaster
Ken Gillie
Renee Burton
Anna Levi
Clarke Whitfield

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

The meeting was turned over to Mr. Whitfield for the election of officers.

I. ELECTION OF OFFICERS

Mr. Whitfield called for nominations for Chairman.

Mr. Jones nominated Mr. Scearce as Chairman. The nomination was approved by a 6-0 vote.

Mrs. Evans entered at 3:02PM.

Mr. Whitfield called for nominations for Vice Chairman.

Mr. Dodson nominated Mr. Wilson as Vice Chairman. The nomination was approved by a 7-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mr. Jones nominated Mrs. Evans for Secretary. The nomination was approved by a 7-0 vote.

II. ITEMS NOT FOR PUBLIC HEARING

- *Waiver requested for paved parking with curb and gutter on Parcel ID #26711 in accordance with Article 8.; Section B, Item 6(c)*

Ms. Levi read the staff report.

Mr. Bolton stated is this like the machine on Piney Forest Rd on the left?

Ms. Levi stated yes.

Mr. Bolton made a motion to grant the wavier to Jon Billings for Parcel ID# 26711. Mr. Jones seconded the motion. The motion was approved by a 7-0 vote.

- Mt Cross Rd. R-O-W expansion project

Mrs. Burton read the staff report.

Mr. Searce stated one question that I had was is this the first step or has there already been easements obtained from the land owners?

Mr. Gillie stated this is the first step additional properties will be coming to you. These are the first ones we have been able to work out everything with and you have to approve the right of way.

Mr. Bolton stated is this under the subdivision ordinance because it is changing the size of the lots or because they are creating a new lot?

Mr. Gillie stated yes.

Mr. Bolton stated both.

Mr. Gillie stated if you accept the right of way, that would change the lot that then creates the new lot after the removal of the property.

Mr. Bolton stated and that's why it's in there?

Mr. Gillie stated yes.

Mr. Jones stated is this the road that most of the Averett College students take?

Mr. Gillie stated if they are going to the north campus it's really the only way to get there.

Mr. Jones stated well they can go by Walmart.

Mr. Gillie stated this is the portion out by Walmart, the City Engineer and consultant for this project are here if you have any questions for them on the road construction.

Mr. Searce stated it doesn't really look like it is impacting anybody or anybody's business too much.

Mr. Gillie stated it will impact the properties because they will lose some for the widening but the businesses we seem to have it worked out already.

Mr. Searce stated okay.

Mr. Bolton made a motion to adopt the resolution as read. Mr. Garrison seconded the motion.

Mr. Whitfield stated is he asking to adopt all of the resolutions?

Mr. Bolton stated all of the resolutions as presented.

Mr. Searce stated all of those presented today.

The motion was approved by a 7-0 vote.

III. MINUTES

The December 12, 2016 minutes were approved by unanimous vote.

IV. OTHER BUSINESS

Mrs. Burton informed the Commission that they didn't have any items before City Council in their last meeting. We do have items for next month so plan on being here. We are also working on some Zoning Code changes so you will see that coming in the next couple of months.

With no further business, the meeting adjourned at 3:10 p.m.

APPROVED