



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

City Planning Commission

JANUARY 8, 2018
3:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ELECTION OF OFFICERS
- IV. ITEMS NOT FOR PUBLIC HEARING
 1. *Rezoning application PLRZ20170000259, filed by Jayne Reynolds., requesting to rezone from N-C, Neighborhood Commercial to HR-C, Highway Retail Commercial District, 498 Arnett Blvd, otherwise known as Grid 1816, Block 001, Parcel 000005, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow automobile sales at this location.*
 2. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 10: entitled "Signs"; Section N entitled "Permitted signs in the CB-C Central Business Commercial District" and Section O entitled "Permitted Signs in the TW-C, Tobacco Warehouse Commercial District" to address the number and size of signs permitted per building.*
- V. APPROVAL OF MINUTES FROM OCTOBER 9, 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 January 8, 2018

Subject:

Rezoning application PLRZ20170000259, filed by Jayne Reynolds., requesting to rezone from N-C, Neighborhood Commercial to HR-C, Highway Retail Commercial District, 498 Arnett Blvd, otherwise known as Grid 1816, Block 001, Parcel 000005, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow automobile sales at this location

Background:

The applicant, Jayne Reynolds, is requesting to rezone 498 Arnett Boulevard from N-C, Neighborhood Commercial to HR-C, Highway Retail Commercial. The applicant would like to pursue an automobile sales business at this location, this is not a permissible use within the N-C District, and therefore the applicant has requested a rezoning to HR-C.

498 Arnett Boulevard has limited parking capacity for the operation of automobile sales and the businesses that currently operate at the existing building. The applicant also owns Parcel ID # 01600 that is located on Wendell Scott Drive, directly across from 498 Arnett Blvd. A separate parking lot must be constructed on vacant lot ID #01600 for use with all operations at 498 Arnett Blvd. Article 8 Section B Item 4c of the Zoning Code allows additional off-street parking to be located at a cooperative location within three hundred (300) feet of the entrance of the use it serves.

Twenty-four (24) 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 January 8, 2018.

Recommendation:

Staff recommends approval of rezoning application PLRZ20170000259, filed by Jayne Reynolds, requesting to rezone 498 Arnett Boulevard from N-C, Neighborhood Commercial to HR-C, Highway Retail Commercial.

This rezoning will allow the operation of an automobile sales at this location as desired by the applicant.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning application PLRZ20170000259 as submitted.
2. Recommend approval of Rezoning application PLRZ20170000259 subject to conditions by the Planning Commission.
3. Recommend denial of Rezoning application PLRZ20170000259 as submitted.
4. Recommend postponement of Rezoning application PLRZ20170000259 by Planning Commission.

Attachments:

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

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

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

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

Please provide a brief description of the proposed development:

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

REZONE PROPERTY AT 498 ARNETT BLVD FOR USE AS
USED CAR LOT WITH EXTENSION PARKING AT PARCEL 01600
WENDELL SCOTT DR,

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

EXPLANATION OF REQUEST:

Rezoning

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:

RE ZONE PROPERTY FOR
USED CAR LOT AT 498 ARNETT BLVD, DANVILLE VA.
PARKING EXTENSION TO PROPERTY WILL BE LOCATED AT PARCEL
01608 WENDELL SCOTT DR

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

1. NAME: JAYNE REYNOLDS RHONDA WORNACK TELEPHONE: (434) 251-3226
 MAILING ADDRESS: 498 ARNETT BLVD
 SIGNATURE: Jayne D. Reynolds DATE: 12-11-17
 SIGNATURE: Rhonda Wornack DATE: 12-11-17
 EMAIL ADDRESS: jaynerelive.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: _____

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).

PARCEL 01600 WENDELL SCOTT DR

Gross Area/Net Area: _____ Property Address: 498 ARNETT BLVD

Property Location: N S E W Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): LOT AT WENDELL SCOTT DRIVE WILL BE EXCAVATED AND LANDSCAPED TO PROVIDE AT LEAST 10 PARKING SPACES (PAVED) FOR EMPLOYEE/AUTO PARKING. DRIVE WAY TO BE WIDENED TO 30' EGRESS.

Parcel ID: 01600
Address: WENDELL SCOTT DR

Owner: WOMACK RHONDA D
 498 ARNETT BLVD
 DANVILLE, VA 24540

Mail-To: WOMACK RHONDA D
 498 ARNETT BLVD
 DANVILLE, VA 24540

Value Information	
Land / Use:	\$8,200
Improvement:	\$0
Total:	\$8,200.00

Additional Information			
State Code:	4091 Vac Com Buildable - 1	Approx Acres:	0.2
Land Use:	Commercial	Legal Description:	60 FT WENDELL SCOTT DR
Tax Map:	1816-002-000007.000	Zone:	HRC Highway Retail Comm
Notes:	Avg Lot: 62.0 X 142.0 (Map 126-6-16)		

Building

There is no building information.

Improvements

There are no improvements.

Land

Land Code:	C08 Comm FF (150)	Rate:	\$150
Acres:	0.2	Adj. Rate:	\$147
Sq. Ft.:	8,804	Base Value:	\$9,110
Front:	62	Adj. Amount:	-\$910
Effective Front:	62	Value:	\$8,200
Depth:	142		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 00	3552	\$5,000	7/28/2000	GANT FRANK H	WOMACK RHONDA D
D 95	3009	\$0	8/8/1995	<i>No Data</i>	<i>No Data</i>

Search

Results

Details

Map

 [Printer-Friendly](#)

[View In Map](#) 

Parcel ID

01600

Address

WENDELL SCOTT DR

Summary

Buildings

Improvements

Land

Transfers

Image

Assessments

Owner Information

Owner:

WOMACK RHONDA D
498 ARNETT BLVD
DANVILLE, VA 24540

Mail-To:

WOMACK RHONDA D
498 ARNETT BLVD
DANVILLE, VA 24540

Value Information

Land / Use: \$8,200
Improvement: \$0
Total: \$8,200

Building Data

There is no building information.

Additional Information

State Code: 4091 Vac Com Buildable - 1

Approx Acres: 0.2

Land Use: Commercial

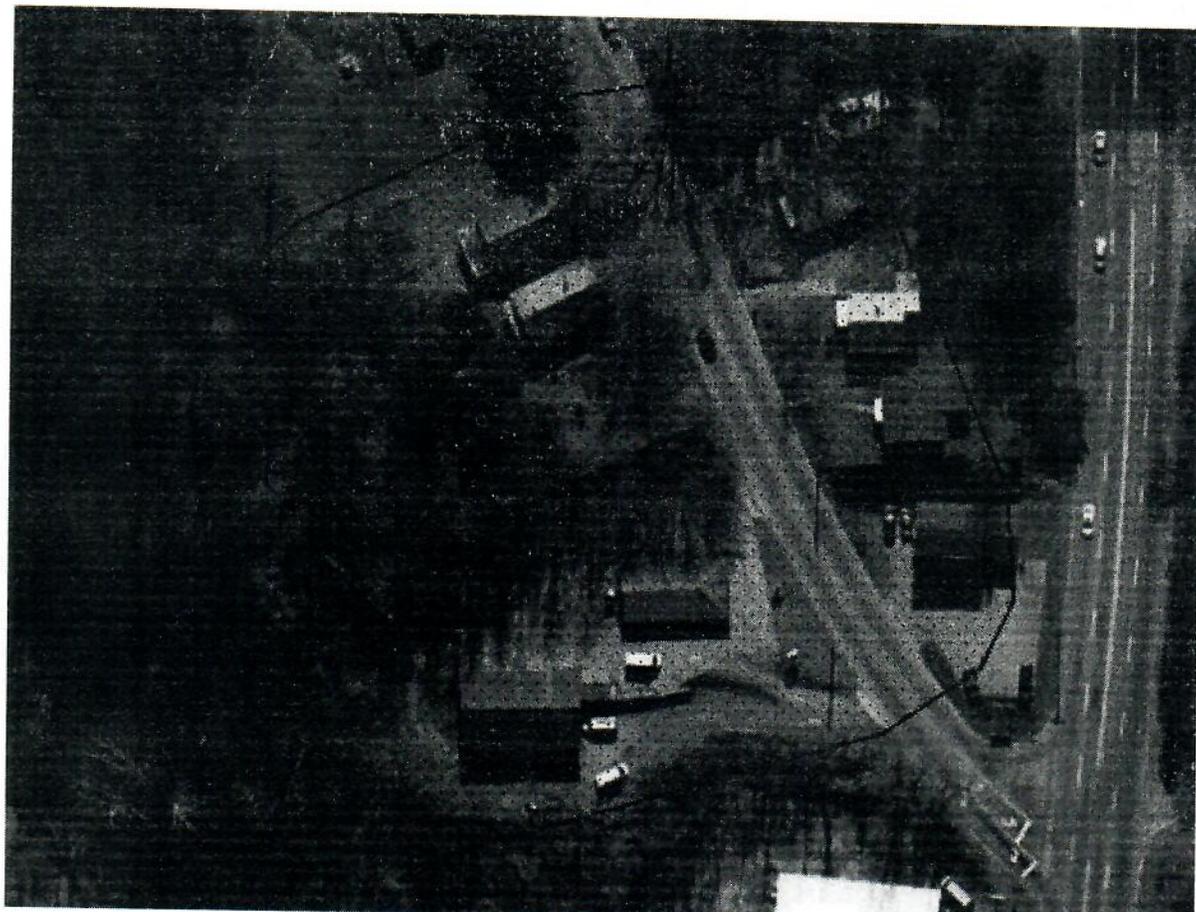
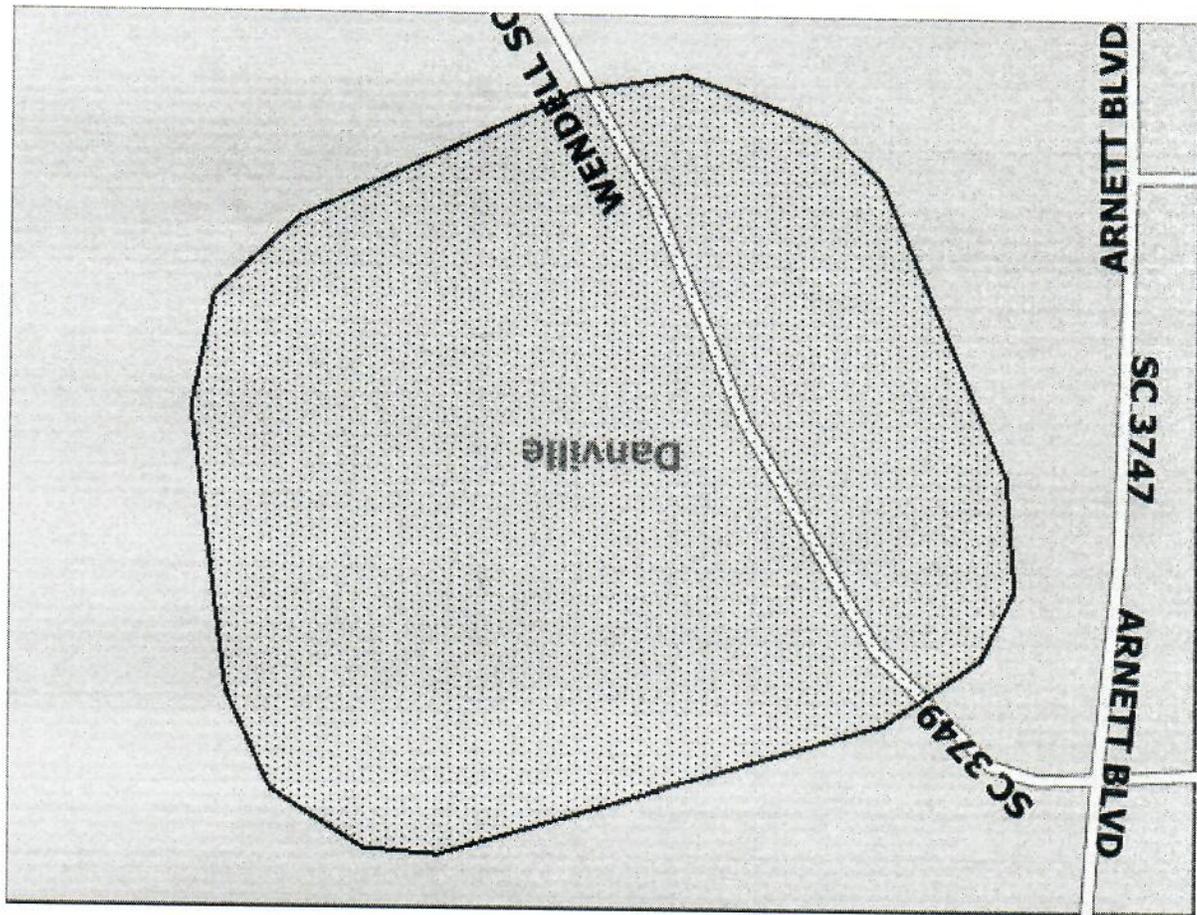
Legal Description: 60 FT WENDELL SCOTT DR

Tax Map: 1816-002-000007.000

Zone: HRC Highway Retail Comm

Notes:

Avg Lot: 62.0 X 142.0



Ortho view for ticket A733501556-00A

REZONING REQUEST
DATA SHEET

DATE:	January 8, 2017
LOCATION OF PROPERTY:	498 Arnett Blvd
PRESENT ZONE:	N-C, Neighborhood Commercial to HR-C, Highway Retail Commercial
PROPOSED ZONE:	HR-C, Highway Retail Commercial and I-M, Industrial Manufacturing
ACTION REQUESTED:	The applicant is proposing to rezone 498 Arnett Blvd from N-C to HR-C
PRESENT USE OF PROPERTY:	Office complex
PROPOSED USE OF PROPERTY:	Automobile dealership
PROPERTY OWNER (S):	Rhonda Poteat and Jayne Reynolds
NAME OF APPLICANT (S):	Rhonda Poteat and Jayne Reynolds
PROPERTY BORDERED BY:	Commercial development to north, east, south and west
ACREAGE/SQUARE FOOTAGE:	~ 0.25 acre total
CHARACTER OF VICINITY:	Commercial
INGRESS AND EGRESS:	Arnett Blvd
TRAFFIC VOLUME:	High
NEIGHBORHOOD REACTION:	To be reported at the Planning Commission meeting of January 8, 2017



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/14/2017

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





YEAR 2020 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
 Planning Division
 12/14/2017

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City Planning Commission

City Planning Commission
Meeting of January 8, 2018

Subject:

Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 10: entitled "Signs", Section N entitled "Permitted signs in the CB-C Central Business Commercial District" and Section O entitled "Permitted Signs in the TW-C, Tobacco Warehouse Commercial District" to address the number and size of signs permitted per building.

SUBJECT

During the October 9, 2017 City Planning Commission meeting Planning Staff was directed to forward a request for CB-C, Central Business Commercial District Sign Code amendments to the River District Design Commission. The City Planning Commission acknowledged the effect that potential changes to the Sign Code would have on development within the River District and determined that the review should begin with the River District Design Commission.

On November 9, 2017, the River District Design Commission reviewed the proposed amendments to the CB-C, Central Business Commercial Sign Code as requested. The River District Design Commission made a motion to approve changes to both the CB-C, Central Business Commercial and TW-C, Tobacco Warehouse Commercial Sign Codes as presented below in Staff Recommendations. The Code Amendments would create identical regulations for both zones.

The Sign Code for CB-C, Central Business Commercial and TW-C, Tobacco Warehouse Commercial currently state:

N. - Permitted Signs in the CB-C, Central Business Commercial District.

The following signs shall be permitted in the CB-C, Central Business Commercial District.

- 1. Freestanding Signs.*
 - a. Business identification sign for a single occupant commercial building. One freestanding sign for identification of a single business establishment shall be permitted. Such sign shall be limited in area to sixteen (16) square feet. An additional area not exceeding twenty-two (22) square feet may be devoted to architectural*

elements which serve as support or base for such sign and which are not part of the message portion of the sign.

b. *Business identification sign for a group of two or more contiguous stores or businesses per building. Permitted sign area shall be combined into a single freestanding sign advertising all businesses on the premises. The combined sign shall not exceed twenty-four (24) square feet in area. An additional area not exceeding thirty-two (32) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.*

c. *Directional signs. Directional signs limited in area to four (4) square feet shall be permitted as accessory signs and not included in any computation of sign area. One per entrance not to exceed three (3) feet in height nor located within (5) feet of any street right-of-way line.*

2. Building Mounted Signs.

a. *Wall signs. One wall sign shall be permitted for each wall of the building facing a public street on the premises.*

b. *Projecting signs. One projecting sign shall be permitted for each establishment on the premises. Sign area limited to eighteen (18) square feet of area.*

c. *Awning, canopy, or marquee signs. One awning, canopy or marquee sign shall be permitted for each establishment on the premises. Sign identification affixed to an awning, canopy, or marquee sign is allowed by right.*

d. *The total square footage permitted for all wall and/or signage shall not exceed two (2) square feet of sign per linear foot of building frontage.*

e. *Outdoor advertising signage will be permitted by the issuance of a Special Use Permit. Such permit may only be granted in conjunction with an approved application for Historic Rehabilitation Tax Credits and only for use on a building occupied by a non-profit corporation. Any and all such building signage, including wall, canopy, projecting and outdoor advertising, located on a building that meets the above listed criteria shall not exceed two (2) times the permitted total wall signage for said building or use.*

[f.]d. *Murals as located within the Danville Mural District and approved by the Downtown Danville Association Mural Committee and Zoning Administrator. There shall be no square footage limitations on Murals that are approved as listed above.*

3. Directory Signs.

a. *Business directories. One directory sign is allowed per commercial building. Such directory signs shall not exceed eight (8) square feet in area. When directory is freestanding, an additional area not exceeding twelve (12) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.*

4. Additional Regulations.

a. *All freestanding signs in these districts shall have a maximum height of ten (10) feet and shall not be located within five (5) feet of any public street right-of-way, property line, alley, private street or driveway intersecting a public or private street.*

b. Historic Preservation Overlay District (HP-O). In the HP-O District, the Review Commission shall approve the design compatibility of signs in accordance with Article 3.Q and may authorize an alternative signage plan that does not strictly adhere to the area, number, height and location criteria within the HP-O District if it is determined that the design is more consistent with the architectural character of the building to which it relates and other surrounding properties and as guided by the City of Danville's Historic District Guidelines for signs.

c. Non-illuminated signs permitted in all residential districts shall be permitted in the CB-C Commercial District, provided that signs identifying uses which are permitted in the residential districts shall be subject to the regulations set forth in that section.

O. - Permitted Signs in the TW-C, Tobacco Warehouse Commercial District.

The following signs shall be permitted in the TW-C, Tobacco Warehouse Commercial District.

1. Freestanding Signs.

a. Business identification sign for a single occupant commercial building. One freestanding sign for identification of a single business establishment shall be permitted. Such sign shall be limited in area to sixteen (16) square feet. An additional area not exceeding twenty-two (22) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.

b. Business identification sign for a group of two or more contiguous stores or businesses per building. Permitted sign area shall be combined into a single freestanding sign advertising all businesses on the premises. The combined sign shall not exceed twenty-four (24) square feet in area. An additional area not exceeding thirty-two (32) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.

c. Directional signs. Directional signs limited in area to four (4) square feet shall be permitted as accessory signs and not included in any computation of sign area. One per entrance not to exceed three (3) feet in height nor located within five (5) feet of any street right-of-way line.

2. Building Mounted Signs.

a. Wall signs. One wall sign shall be permitted for each wall of the building facing a public street on the premises.

b. Projecting signs. Four (4) projecting signs (including projecting banners) shall be permitted for each establishment on the premises with a maximum of fifty (50) square feet per projecting sign or banner, no more than two (2) projecting signs or banners per wall frontage per street or internal parking area, and a maximum total of one hundred (100) square feet per wall frontage may be used for projecting wall or banner signs. The minimum height of a projecting wall or banner type signage shall be ten (10) feet over any area accessible to a pedestrian or automobile.

c. Awning, canopy or marquee signs. One awning, canopy or marquee sign shall be permitted for each establishment on the premises.

The combined sign area of wall, canopy, awning, and marquee signs shall not exceed the sum of the following:

- Two (2) square feet of sign per linear foot of primary wall frontage of the first two hundred (200) linear feet; and

- One (1) square foot per each linear foot beyond two hundred (200) total linear feet; and

- Two (2) square feet per one (1) vertical foot for every foot over twenty (20) feet in building height.

3. Directory Signs.

a. Business directories. One directory sign is allowed per commercial building. Such directory signs shall not exceed sixteen (16) square feet in area. When directory is freestanding, an additional area not exceeding twenty-four (24) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.

4. Additional Regulations.

a. All freestanding signs in these districts shall have a maximum height of twelve (12) feet and shall not be located within five (5) feet of any public street right-of-way, property line, alley, private street or driveway intersecting a public or private street.

b. Historic Preservation Overlay District (HP-O). In the HP-O District, the Review Commission shall approve the design compatibility of signs in accordance with Article 3.Q and may authorize an alternative signage plan that does not strictly adhere to the area, number, height and location criteria within the HP-O District if it is determined that the design is more consistent with the architectural character of the building to which it relates and other surrounding properties and as guided by the City of Danville's Historic District Guidelines for signs.

c. Non-illuminated signs permitted in all residential districts shall be permitted in the TW-C Commercial District, provided that signs identifying uses which are permitted in the residential districts shall be subject to the regulations set forth in that section.

d. Additional regulations for establishments with gasoline sales when permitted by right or special use permit.

(1) Types of signs permitted shall be flat, canopy, detached, and pump island. See regulations for this zoning district for size requirements for flat, canopy, and detached signs.

(2) Gasoline Pump Island signs are subject to the following additional conditions:

- a. Two non-illuminated "self-serve" or "full-serve" signs per pump island not to exceed 2 square feet each; and

- b. One fuel price or promotional information sign per fuel pump not to exceed two square feet.

STAFF RECOMMENDATION

Staff recommends that the Sign Code be amended to reflect the proposed amendments below. The amendments create a Sign Code where the regulations for CB-C, Central

Business Commercial now mimic those of the TW-C, Tobacco Warehouse Commercial district with the exception of Item 2a. Item 2a currently reads *One wall sign shall be permitted for each wall of the building facing a public street on the premises.* The amendment would read *Wall signs shall be permitted for each establishment on the premises based on allowable square footage.*

Permitted Signs in the CB-C, Central Business Commercial District and TW-C, Tobacco Warehouse Commercial District.

The following signs shall be permitted in the CB-C, Central Business Commercial and TW-C, Tobacco Warehouse Commercial Districts.

1. Freestanding Signs.

a. *Business identification sign for a single occupant commercial building.* One freestanding sign for identification of a single business establishment shall be permitted. Such sign shall be limited in area to sixteen (16) square feet. An additional area not exceeding twenty-two (22) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.

b. *Business identification sign for a group of two or more contiguous stores or businesses per building.* Permitted sign area shall be combined into a single freestanding sign advertising all businesses on the premises. The combined sign shall not exceed twenty-four (24) square feet in area. An additional area not exceeding thirty-two (32) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.

c. *Directional signs.* Directional signs limited in area to four (4) square feet shall be permitted as accessory signs and not included in any computation of sign area. One per entrance not to exceed three (3) feet in height nor located within five (5) feet of any street right-of-way line.

2. Building Mounted Signs.

a. *Wall signs.* Wall signs shall be permitted for each establishment on the premises based on allowable square footage.

b. *Projecting signs.* Four (4) projecting signs (including projecting banners) shall be permitted for each establishment on the premises with a maximum of fifty (50) square feet per projecting sign or banner, no more than two (2) projecting signs or banners per wall frontage per street or internal parking area, and a maximum total of one hundred (100) square feet per wall frontage may be used for projecting wall or banner signs. The minimum height of a projecting wall of a projecting wall or banner type signage shall be ten (10) feet over any area accessible to a pedestrian or automobile.

c. *Awning, canopy or marquee signs.* One awning, canopy or marquee sign shall be permitted for each establishment on the premises.

The combined sign area of wall, canopy, awning, and marquee signs shall not exceed the sum of the following:

- Two (2) square feet of sign per linear foot of primary wall frontage of the first two hundred (200) linear feet; and

- One (1) square foot per each linear foot beyond two hundred (200) total linear feet; and
- Two (2) square feet per one (1) vertical foot for every foot over twenty (20) feet in building height.

3. *Directory Signs.*

a. *Business directories.* One directory sign is allowed per commercial building. Such directory signs shall not exceed sixteen (16) square feet in area. When directory is freestanding, an additional area not exceeding twenty-four (24) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.

4. *Additional Regulations.*

a. All freestanding signs in these districts shall have a maximum height of twelve (12) feet and shall not be located within five (5) feet of any public street right-of-way, property line, alley, private street or driveway intersecting a public or private street.

b. Historic Preservation Overlay District (HP-O). In the HP-O District, the Review Commission shall approve the design compatibility of signs in accordance with Article 3.Q and may authorize an alternative signage plan that does not strictly adhere to the area, number, height and location criteria within the HP-O District if it is determined that the design is more consistent with the architectural character of the building to which it relates and other surrounding properties and as guided by the City of Danville's Historic District Guidelines for signs.

c. Non-illuminated signs permitted in all residential districts shall be permitted in the CB-C and TW-C Commercial Districts, provided that signs identifying uses which are permitted in the residential districts shall be subject to the regulations set forth in that section.

d. Additional regulations for establishments with gasoline sales when permitted by right or special use permit.

(1) Types of signs permitted shall be flat, canopy, detached, and pump island. See regulations for this zoning district for size requirements for flat, canopy, and detached signs.

(2) Gasoline Pump Island signs are subject to the following additional conditions:

a. Two non-illuminated "self-serve" or "full-serve" signs per pump island not to exceed 2 square feet each; and

b. One fuel price or promotional information sign per fuel pump not to exceed two square feet.

**PLANNING COMMISSION MINUTES
OCTOBER 9, 2017**

MEMBERS PRESENT

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

MEMBERS ABSENT

Mr. Jones
Mr. Dodson

STAFF

Ken Gillie
Lisa Jones
Alan Spencer

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

I. ITEMS FOR PUBLIC HEARING

1. *Rezoning application PLRZ20170000241, filed by Davis Storage and Warehouse, Inc., requesting to rezone from HR-C, Highway Retail Commercial to I-M, Industrial Manufacturing, a portion of Parcel IDs #50968, #57335 and #57360, otherwise known as Grid 1808, Block 011, Parcel 000034, Grid 1808, Block 011, Parcel 000035 and Grid 1808, Block 011, Parcel 000033 respectively of the City of Danville, Virginia Zoning District Map and to rezone from I-M, Industrial Manufacturing to HR-C, Highway Retail Commercial, a portion of Parcel ID 70042, otherwise known as Grid 1808, Block 011, Parcel 000032 of the City of Danville, Virginia Zoning District Map and to rezone from OT-R, Old Town Residential to I-M, Industrial Manufacturing, a portion of Parcel IDs #70251 and #70252, otherwise known as Grid 1807, Block 001, Parcel 000005 and Grid 1807, Block 001, Parcel 000001, respectively of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the aforementioned properties so that properties lines may be adjusted.*

Mr. Gillie read the staff report. 20 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 the request was Mr. George W. Davis III, President of Davis Storage and Warehouse.

Mr. Davis stated this is all being precipitated by the Danville Fire Department. When the building was built no regard was given as to the amount of land needed on either side of the building for fire trucks to be able to go down. Now they are demanding there is at least 20 feet on either side of the building and that side that we are trying to acquire some of the land from Mr. Farlow. That side would be 20 feet if we are able to get these parcels that we are requesting.

Mr. Searce asked are there any questions?

Mr. Wilson asked who is Mr. Farlow?

Mr. Davis stated Jimmy Farlow he owns Mary's Dinner. We have some land directly behind his parking lot and that is why it's an in kind switch. He would like to have that land and we would like to have this other to satisfy the Fire Department.

Mrs. Evans asked is he otherwise known as the Dodson Group?

Mr. Davis stated that's what he wrote down in the letter that he gave me requesting that. That is correct.

Mr. Gillie stated it's a family corporation.

Mr. Searce closed the Public Hearing.

Mr. Wilson stated I have a clarification maybe I'm not reading this correctly. It sounded like we were going to rezone to the same designation all the way down. Is that correct?

Mr. Gillie stated yes, a portion of it will have the same designation. There is going to be a swap of land around the front. We will rezone part to match portion of front and remainder along the edge will have the updated zoning so it can be consolidated with what is the warehouse. The city has been working with adaptive reuse for that property for a number of years. One of the hindrance for the development of that property has been access around either side of the property. First time we discussed with the previous owners of the warehouse was probably the early mid to 90's. So we have been working for close to 20 years to obtain access around it. Thank Mr. Davis for finally being able to resolve the issue getting all the property owners to agree to allow this kind of swap so we can provide that fire access around. The building does not have a sprinkler or anything else. If there is a fire in the rear portion of building in the city it would be difficult for us to get back there and fight a fire.

Mr. Wilson stated I may not be reading this correctly. It seems like we are rezoning to IM Industrial Manufacturing on two of them and one is going to HR Highway Retail.

Mr. Gillie stated correct that's the swap between the front portions property that he has that's going to the restaurant because the Dodson Group Property is HRC so they are to swap that portion then part of it that's going around they have its either MR is going to IM. OTR is going to IM to allow that access completely around it. That's why there is IM to HRC then IM to OTR to IM and MR to IM. If you go to about the 3rd page of your request after the application you will see all the various properties and which one is going to where.

Mr. Wilson stated Okay.

Mrs. Evans stated on the oppositions were there any comments.

Mr. Gillie stated no comments provided.

Mrs. Evans stated who were the opponents?

Mr. Gillie stated not oppose Crews and Hairston and opposed Shirley R Waller and Brenda M Waller.

Mr. Wilson stated who were opposed Waller and Waller.

Mr. Gillie Correct.

Mr. Wilson made a motion for approval as submitted. Mr. Garrison seconded the motion. The motion was approved by a 5-0 vote.

- 2. Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 10: entitled "Signs", Section N entitled "Permitted signs in the CB-C Central Business Commercial District" to address the number of wall signs permitted per building.*

Mr. Gillie read the staff report.

Mr. Searce opened the Public Hearing.

Mr. Wilson stated I'm just curious about a couple procedure things. So this goes over to River District Design Commission. That makes sense but at the same time it is going to come back to us. Which elong-gates long gates the process that person that was here before this kind of started this discussion like what kind of time frame are they on?

Mr. Gillie stated since they are currently not allowed to do it. They weren't on any time frame in particular. They had already been denied. The request they were just asking could we change this to allow us to do it so they don't have a true time frame. I explained to him the process of the Planning Commission to hear this it should go to the River District for their approval then it has to come back through and then to City Council because River District may want additional changes or further time to study it. He was aware of that and understood quick as possible but the rules in place wouldn't allowed it to do it anyway so he's already presented the fact th,at you know it is a bonus if he gets it. If not he's got what he's got.

Mr. Searce stated we got to address it for more than his one specific use.

Mr. Wilson stated I understand that. I was wondering if there was any way today that we could today make the process move a little faster.

Mr. Gillie stated you can ignore the River District and just send it on to City Council. Staff would advise against that.

Mr. Wilson stated no I wouldn't recommend that. I think we have that commission for a reason.

Mr. Gillie stated their acting like you act to City Council. You're the advisory body to City Council before they make a decision. In this case since River District handles that. There what we feel is advisory body to you then you send it to Council. There getting double review of it.

Mr. Searce stated I don't think there is anything pressing on the time table right now.

Mr. Gillie stated not opposed Crews and Hairston and opposed Shirley R Waller and Brenda M Waller.

Mr. Wilson stated who were opposed Waller and Waller.

Mr. Gillie Correct.

Mr. Wilson made a motion for approval as submitted. Mr. Garrison seconded the motion. The motion was approved by a 5-0 vote.

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Mr. Scarce stated I don't think there is anything pressing on the time table right now.

Mrs. Evans stated it had to come to us to send to the River District? Is that Correct?

Mr. Gillie stated correct.

Mr. Wilson stated now all were doing today is choosing to let the people that deal with these issues all the time review it first.

Mr. Gillie stated if you don't like the concept that we are going to send them now would be your chance to tell us so we can take them a different concept. If you are in agreement with the proposal staff put forward then you send as is. They can make the corrections or modifications as they see fit and send it back to you. It would be what we presented and what they had and you can make that final decision to recommend to Council. Then Council can take what our recommendation, your recommendation and their recommendation and make the final decision.

Mr. Wilson stated I guess my only question here is if we just vote on this and send it over to them. Do we have a responsibility first to guide that decision like for example are we okay? To me it says we approve are okay with the combination of TWC standard that we use. If it goes to them wouldn't they just assume that is where we stood on that? That we kind of agree with your suggestions.

Mr. Gillie stated you could add suggestions on your own or send it to them as Planning Commission is only sending this to you to have your start making recommendations. Then we will look at your recommendations when done. Then we will present it to them, to the River District to do it before it came back.

Mr. Scearce stated so it would go to River District and they would make changes they saw necessary and we would still have the opportunity to change it again.

Mr. Gillie stated correct.

Mr. Wilson stated here is where I'm getting bogged down. So if we do that do we just ignore what their suggestions are? Not ignore like if we start changing their suggestions and say we don't like what you did here and here. Then what do we do with it? Send it back to them?

Mr. Gillie stated we would have the opportunity to send it back to them. If they send you something that you feel is not appropriate for the code. The way to look at if it is a code related and they look at it as exterior design. That exterior design also has to be code related. You have the luxury of not looking at it the exterior design portion of it. So what we are sending to them specify code related. This is what the code says and the number you can have. They can either agree with that code section, modify it and send it back to you. When it comes back to this body it will have more detail of why they did what they did. So then you can look at it from a code stand point and also understand why they made it so you can agree with their recommendations or not. Then you can make your own recommendations and forward it on to Council. If you really don't like it and don't feel it's ready to go to Council you can recommended it back to them for further study. We just felt to get the process rolling, as you had to make the recommendation for us to look at changing it. We're bringing those recommendations would like to take that to the River District as it is and you're the body to send it back to them from a staff respective we can't just send it to the River District that has to come from you.

Mr. Garrison stated Mr. Gillie aren't there some people on the River District Commission that are owners of businesses in the downtown section?

Mr. Gillie stated yes.

Mr. Garrison stated so they are the people living with this every day?

Mr. Gillie stated that is correct.

Mr. Garrison stated and I think they might have a better idea of whether or not they can live with this than we do right now. Then they can explain to us if they have problems with this and then we can then look at it from the standpoint of well is that something we really want to do.

Mr. Gillie stated that is correct.

Mr. Bolton stated follow up question I guess so when they send their recommendation back to us do you review it first and then you make a recommendation to us that you like what you see or does it simply come to us without any filter from the staff?

Mr. Gillie stated it will come to you if there's something that the staff feels is detrimental to the city plan. We will not amend or alter their result. The recommendation will come to you as they made it. Staff will say we think this is a good thing or we think it shouldn't be because of the following reasons but we won't alter the recommendation same as when your recommendation is to City Council. I don't alter your recommendation at all. It's very infrequent that staff may disagree with your recommendation or maybe a time or two but otherwise we presented as you did.

Mrs. Evans stated how does this compare to other Cities?

Mr. Gillie stated that's a really hard question to answer because each locality is different. They all treat their downtowns differently. We don't really have a River District per say. There are other areas that have historic districts and some of them are much more restrictive than us sign wise. There are a few that are little more open than what we have. We feel it's comparable based on our unique circumstances. We feel this will work for Danville itself. We try to look at what others have, but we don't always know everything they do. Signage is really specific to an area it's not just general across. It's when you go to Richmond to see some of those areas and others that are wide open. It's not something I can say yes this matches everybody else.

Mr. Scarce stated Mr. Garrison pointed out I think the people that deal with it every day being owners and I'll certainly have their input to add to it because they know what from a merchant stand point you might say what they like to have. Yet also being on that committee they'll try to keep it in uniform with everything else is going on in the city.

Mr. Wilson stated yeah I'm fine with that. It just kind of goes back to the idea of like how it would be nice to sit down with both group together. Rather than hitting the ball back and forth like this.

Mr. Gillie stated you are welcome to do that. You can remand us to do it and the Chairman or someone can volunteer and attend the River District and be there as a Planning Commission representative and discuss that with them and then it'll bring it back. Staff can bring back the recommendation but you'd also be able to or whoever.

Mr. Wilson stated I think the problem with me let's say that group even for the reason you said say let's go with most sign usage plan we want then we come back and say that's not really what we want. Now you get into that thing of like why does that group even exist for just going to kind of like we've run into this before with our own decision making process. I like your idea maybe us being aware of this meeting and being able to go and at least listening to the discussions there and being a little aware of that.

Mr. Scearce stated is it a closed meeting.

Mr. Gillie stated no. I will notify you on what agenda it is on so any one can attend.

Mr. Wilson stated I would like that. That would be great.

Mr. Gillie stated okay not a problem.

Mr. Bolton stated when do they meet?

Mr. Gillie stated second Tuesday of the Month if they have items on the agenda.

Mr. Bolton stated so it will be next month before they will meet?

Mr. Gillie stated that is correct.

Mrs. Evans stated what time?

Mr. Gillie stated at 4:00 in the afternoon.

Mr. Harrison stated where?

Mr. Gillie stated across the hall from here.

Mr. Bolton made I move that we forward this item to the Riverview District Design Commission for a review and an motion. Mr. Garrison seconded the motion. The motion was approved by a 5-0 vote.

II. MINUTES

Mr. Scearce made a motion to approve the September 11, 2017 minutes. The motion was approved by a 5-0 vote.

With no further business, the meeting adjourned at 3:30 p.m.


APPROVED