



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

## ***City Planning Commission***

FEBRUARY 12, 2018  
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 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. *Special Use Permit application PLSUP20180000021, filed by PARCO International, requesting a Special Use Permit for an indoor commercial recreation establishment in accordance with Article 3: K, Section C, Item 5 of the Code of the City of Danville, Virginia 1986, as amended at 620 North Main Street, otherwise known as Grid 2710, Block 032, Parcel 000006, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a teaching kitchen at this location.*
  3. *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 Q entitled "Permitted signs in the CP-1, Cyber Park One District, LED-I, Light Economic Development District and the M-I, Manufacturing Industrial District" to address the number and size of development name signs.*
- IV. APPROVAL OF MINUTES FROM JANUARY 8, 2018
- V. OTHER BUSINESS
- VI. ADJOURNMENT



## City of Danville

427 Patton Street, Suite 208  
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# City Planning Commission

## City Planning Commission

Meeting of February 12, 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:

This item was postponed during the January 8, 2018 meeting.

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 was 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)

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: \_\_\_\_\_  
PROPOSED ZONING: \_\_\_\_\_ TAX MAP NUMBER: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_  
PLANNING COMMISSION DATE: \_\_\_\_\_ CITY COUNCIL DATE: \_\_\_\_\_

**INFORMATION TO BE PROVIDED BY THE APPLICANT**

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

Gross Area/Net Area: \_\_\_\_\_ Property Address: \_\_\_\_\_

Property Location: N S E W Side of: 498 ARNETT BLVD

Between: \_\_\_\_\_ and \_\_\_\_\_

Proffered Conditions (if any, please attach): \_\_\_\_\_

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

1. NAME: JAYNE D REYNOLDS TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: 498 ARNETT BLVD

SIGNATURE: Jayne D. Reynolds DATE: 10-16-17

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

EMAIL ADDRESS: jayner@live.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: \_\_\_\_\_

**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:

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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:

REZONE PROPERTY TO HR-C FOR OPERATION OF A  
USED CAR LOT (LIMITED VOLUME)

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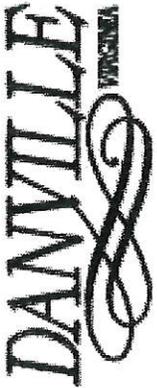
**3. RESIDENTIAL REZONING:**

Please provide a brief description of the request:

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Parcel ID: 01600



- Buildings
- Parcels
- Street Names
- House Numbers

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Date: 12/1/2017

**Parcel ID:** 04533  
**Address:** 498 ARNETT BLVD

**Owner:** POTEAT RHONDA DOBY &  
REYNOLDS JAYNE D  
498 ARNETT BLVD  
DANVILLE, VA 24540

**Mail-To:** POTEAT RHONDA DOBY &  
REYNOLDS JAYNE D  
498 ARNETT BLVD  
DANVILLE, VA 24540



Value Information	
Land / Use:	\$10,000
Improvement:	\$126,700
Total:	\$136,700.00

Additional Information			
<b>State Code:</b>	4601 Bank, RE, Ins, Fin Office	<b>Approx Acres:</b>	0
<b>Land Use:</b>	Commercial	<b>Legal Description:</b>	APPROX 123 FT PT NO B ARNETT BLVD
<b>Tax Map:</b>	1816-001-000005.000	<b>Zone:</b>	NC Neighborhood Retail Commercial
<b>Notes:</b>	Nationwide Insurance Company & Accounting Management Services & Private Moments Studio (Map 136-2-1)		

## Building



- Buildings
- Parcels
- Street Names
- House Numbers
- Parcel Numbers

**Parcel ID: 04533**



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**Date: 11/6/2017**

## MEMORANDUM

**DATE:** January 8, 2018

**TO:** PLANNING COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** RESPONSE FROM NEIGHBORING PROPERTY OWNERS.

**REQUEST:**

*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.*

**RESPONSES:**

Twenty-four (24) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Ten (10) responses were received. Four (4) responses were not opposed (Waddell, Spain, Poteat, Womack). Six (6) responses were opposed (Cooke, Cobbs, Harlow, Hairston, Muhammad, Banks).

**COMMENTS:**

Waddell "Maybe a stop light will be put in".

Cooke "We are definitely opposed to this desire to have an automobile sales located in our community. This is a disgrace to the late Wendell Scott for whom the street was named after. This is a historical family community where Scott and his family lived. He wouldn't nor they would want this. Let's be real".

Hairston "Too much traffic now. Sometimes people park cars on both side of the street. Cars travel through the street too fast".

Harlow "Intersection and streets are already very busy, speeding and dangerous. This type of venture would be unsuitable for this area".

Cooke "This is a historic neighborhood where Wendell Scott lived and I cannot see this neighborhood used for automobile sales purpose. He's family is trying to have his name as a (hero) used for entrance and exit as people see Danville not for commercial purposes or for some individual desire. The request can be used most effectively along where auto lots are located not in a community where people live"



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

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



**YEAR 2020 LAND USE PLAN FOR 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.





## 2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
12/14/2017

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## ***City Planning Commission***

**City Planning Commission**  
Meeting of February 12, 2018

**Subject:**

*Special Use Permit application PLSUP20180000021, filed by PARCO International, requesting a Special Use Permit for an indoor commercial recreation establishment in accordance with Article 3: K, Section C, Item 5 of the Code of the City of Danville, Virginia 1986, as amended at 620 North Main Street, otherwise known as Grid 2710, Block 032, Parcel 000006, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a teaching kitchen at this location*

**Background:**

The applicant, PARCO International, is requesting a Special Use Permit to operate an indoor commercial recreation facility at 620 North Main Street in accordance with Article 3:K., Section C, Item 5 of the Zoning Code. PARCO International owns the property and plans to operate a teaching kitchen on the second floor. The operation will charge a fee for attendees and therefore requires a Special Use Permit.

Twenty-seven (27) 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 February 12, 2018.

**Recommendation:**

The Planning Staff recommends approval of Special Use Permit Application Number PLSUP20180000021 to operate a commercial recreation facility in accordance with Article 3.N., Section C, Item 4. Staff recommends approval with the following conditions:

1. The operation of a commercial recreation facility at this location is to be limited to indoor use.
2. The hours of operation are to be limited between 8:00 a.m. and 10:00 p.m. Sunday through Friday and 8:00 a.m. and 11:00 p.m. on Saturday.

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

1. Recommend approval of Special Use Permit application PLSUP20180000021 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20180000021 subject to conditions per Staff.
3. Recommend approval of Special Use Permit application PLSUP20180000021 subject to conditions by the Planning Commission
4. Recommend denial of Special Use Permit application PLSUP20180000021 as submitted.
5. Recommend postponement of Special Use Permit application PLSUP20180000021 by Planning Commission.

### **Attachments:**

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

**EXPLANATION OF REQUEST:**

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

Please provide a site plan with the following information: *ON FILE*

- 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:

BUILDING WILL BE RENOVATED TO HOUSE A FRESH MARKET RETAIL SPACE ON FIRST FLOOR AND A PRODUCTION AND TEACHING KITCHEN ON SECOND FLOOR.

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

1. NAME: PARCO INTERNATIONAL TELEPHONE: (615) 626-8705

MAILING ADDRESS: 830 MAIN ST, DANVILLE 24541

SIGNATURE:  DATE: 10-25-17

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: \_\_\_\_\_

#340

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: FRESH MARKET DOWNSTAIRS, PRODUCTION KITCHEN AND TEACHING  
KITCHEN UPSTAIRS

CASE NUMBER: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_

PROPOSED ZONING: \_\_\_\_\_

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

RECEIVED BY: \_\_\_\_\_

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

PLANNING COMMISSION DATE: \_\_\_\_\_

CITY COUNCIL DATE: \_\_\_\_\_

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

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

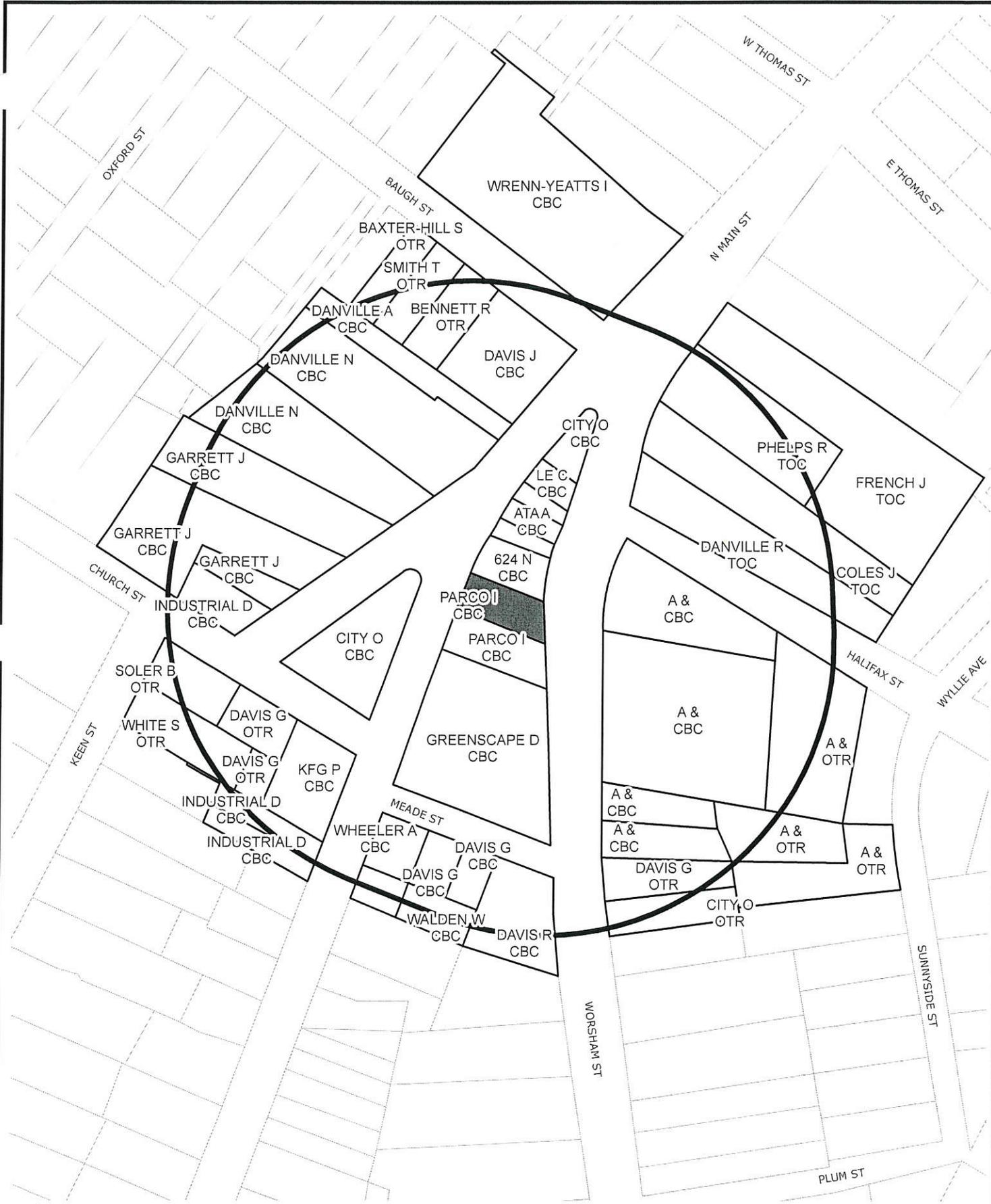
Gross Area/Net Area: \_\_\_\_\_ Property Address: 620 N. MAIN ST

Property Location: N S E W Side of: E SIDE OF N MAIN; NEXT DOOR TO 616

Between: CHURCH and WORSHAM

Proffered Conditions (if any, please attach): \_\_\_\_\_

\_\_\_\_\_



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

Prepared by:  
 Planning Division  
 1/22/2018

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

**DATE:** February 12, 2018

**LOCATION OF PROPERTY:** 620 North Main Street

**PRESENT ZONE:** CB-C Central Business Commercial

**PROPOSED ZONE:** same

**ACTION REQUESTED:** The applicant is requesting a Special Use Permit for Indoor Commercial Recreation to operate a teaching kitchen

**PRESENT USE OF PROPERTY:** vacant

**PROPOSED USE OF PROPERTY:** teaching kitchen on upper level

**PROPERTY OWNER (S):** PARCO International LLC

**NAME OF APPLICANT (S):** PARCO International LLC

**PROPERTY BORDERED BY:** Commercial development to north, east, south and west

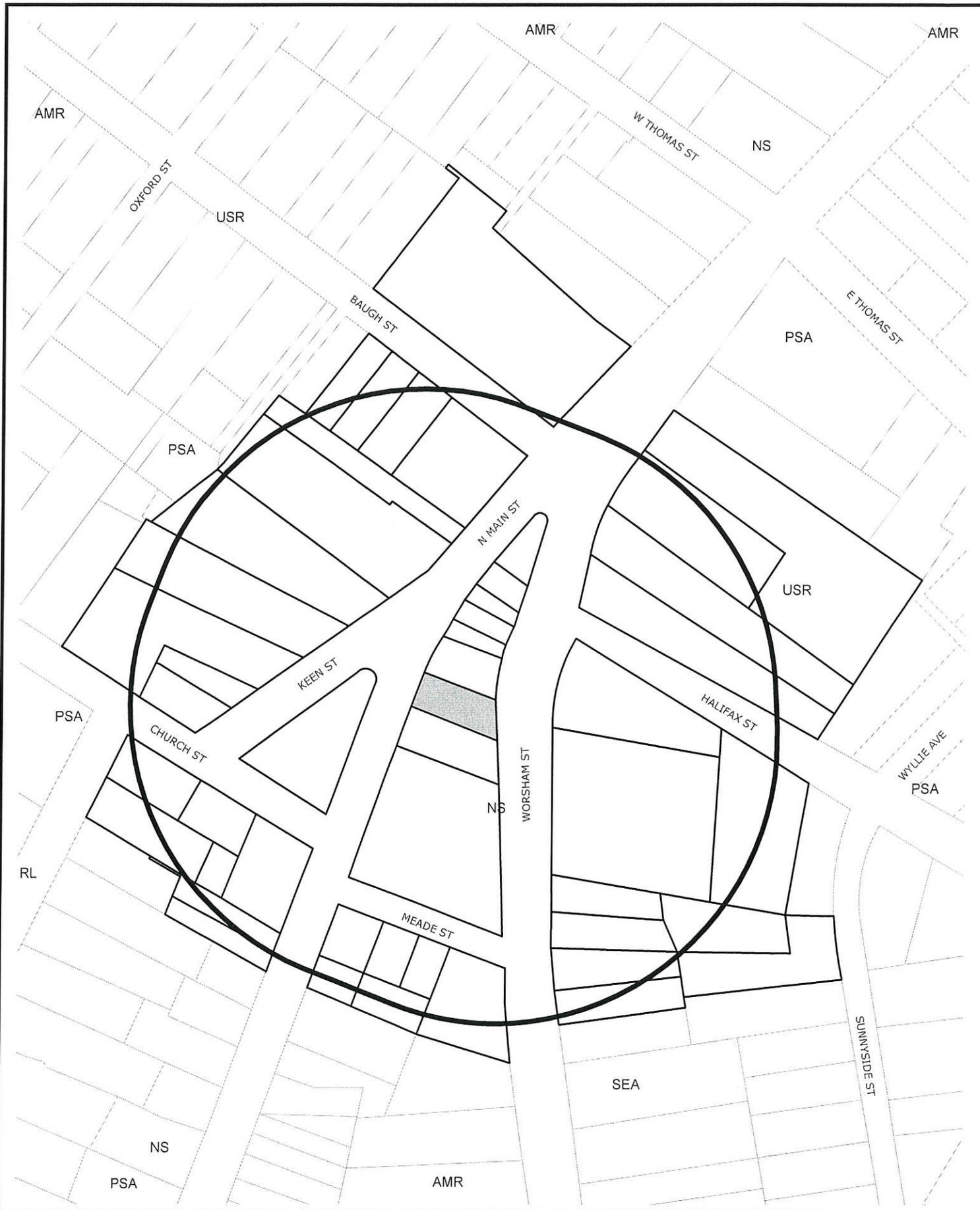
**ACREAGE/SQUARE FOOTAGE:** ~ 0.8 acre total

**CHARACTER OF VICINITY:** Commercial

**INGRESS AND EGRESS:** North Main Street

**TRAFFIC VOLUME:** Medium to High

**NEIGHBORHOOD REACTION:** To be reported at the Planning Commission meeting of February 12, 2018



**YEAR 2020 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY**

Prepared by:  
 Planning Division  
 1/22/2018

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## 2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
1/22/2018

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Phone: (434) 799-5260

## ***City Planning Commission***

**City Planning Commission**  
Meeting of February 12, 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 Q entitled "Permitted signs in the CP-1, Cyber Park One District, LED-I, Light Economic Development District and the M-I, Manufacturing Industrial District" to address the number and size of development name signs.*

**SUBJECT**

The City has received a request to allow for the renovation of the existing ground sign located at Airside Industrial Park. This is the main park sign, announcing the tenants that are located within the park. The Zoning Code adopted in 2004 does not address the installation of these types of signs in industrial parks. It does allow for development name signs for residential subdivisions as well as shopping centers to a certain extent.

The previous (prior to 2004) edition of the Zoning Code allows for a Development Name Sign provided that it was:

- a. Located on private property
- b. Is erected permanently as a marker at the entrance to a development
- c. Denotes the name of the development only
- d. Did not exceed 16 square feet

The City currently allows for signage of large Commercial facilities as follows:

*Business identification sign for a group of two or more contiguous stores or businesses per building and more than 60,000 gross leasable square feet. Permitted sign area shall be combined into a single freestanding or monument sign advertising all businesses on the premises. The combined sign shall not exceed one hundred and seventy-five (175) square feet in area. An additional area not exceeding two hundred (200) 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.*

**RECOMMENDATION**

It is recommended that City Planning Commission recommend amending Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 10: entitled "Signs", Section Q entitled "Permitted signs in the CP-1, Cyber Park One District, LED-I, Light Economic Development District and the M-I, Manufacturing Industrial District" to address the number and size of development name signs by adding the following allowable signage:

**Q. - Permitted Signs in the CP-1, Cyber Park One District, the LED-I, Light Economic Development District and the M-I, Manufacturing Industrial District.**

The following illuminated or non-illuminated signs shall be permitted in the CP-1, Cyber Park One District, the LED-I, Light Economic Development District and the M-I, Manufacturing Industrial District:

1. *Freestanding Signs.*

**d. Development Name Sign for Business/Industrial Park provided that it is:**

1. Located on private property
2. Is erected permanently as a marker at the entrance to a development
3. Denotes the name of the development and existing tenants within the boundaries of that specific development or park only
4. Permitted sign area shall be combined into a single freestanding or monument sign advertising all businesses/industries on the premises. The combined sign shall not exceed one hundred and seventy-five (175) square feet in area. An additional area not exceeding two hundred (200) 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.
5. Existing businesses/industries shall be permitted individual signage as permitted in subsection's a., b., or c. as applicable to the individual lot development.

# PLANNING COMMISSION MINUTES

January 8, 2018

## MEMBERS PRESENT

Mr. Wilson  
Mr. Dodson  
Mr. Garrison  
Mr. Bolton  
Mr. Petrick  
Mr. Searce  
Mr. Jones

## MEMBERS ABSENT

## STAFF

Lisa Jones  
Ken Gillie  
Ryan Dodson  
Clarke Whitfield

The meeting was called to order by Chairman Searce 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. Searce as Chairman. The nomination was approved by a 7-0 vote.**

Mr. Whitfield called for nominations for Vice Chairman.

**Mr. Jones 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 Mr. Bolton for Secretary. The nomination was approved by a 7-0 vote.**

### II. ITEMS 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.  
Ms. Levi read the staff report.*

Ms. Hairston stated I reside at 145 Wendell Scott Drive and I oppose the petition. My choice to oppose the petition really is because I live there in that residential area and it is such a busy place and it really is. I did know that the Womack's owned the property across from my home and that was my concern. I really thought it was just too much traffic already that we needed that type of business in that area. Wendell Scott Drive both sides from Arnett to 3<sup>rd</sup> Avenue and from Arnett to Piney Forest it's really like a cross over for a lot of business and a lot of traffic. So we have problems getting in and getting out of our yard. Even at the end of our road between 3<sup>rd</sup> Avenue and Arnett when you try to merge into the street its really busy because Arnett itself is busy and when the cars are coming down over that hill you just don't have that vision to see. My concern is safety first of all and secondly I just wanted to know about my property taxes. I had some questions about a week or so ago and they said it wouldn't effect that but still I just wanted to say and let everyone know even Mrs. Reynolds that I'm not being ugly about it or mean about. I live there with my family and it is a residential area with small group of single homes. This is a single dwelling homes there and the traffic is just too busy now and then with that some people say that it wouldn't matter because it's already zoned for that. What is going to happen is that she has the right to put the cars right across the street from my home and on her property. I understand that this is about business but seem that there could be another selection as to where to place the business I think so. I pray that I said it properly and in the right tone of voice because I'm not a hostile person. I'm just concerned about my wellbeing and my family.

Ms. White stated I am here on behalf of my mother Rosa Banks. We are located up a little bit further from Wendell Scott garage and I'm speaking on behalf of my mother and my sister. I was very much concerned where the car lot would be. I didn't think the lot on Arnett Blvd. would be big enough to accommodate a car lot. I didn't know there was a limit for whatever but anyway I'm very concerned about the traffic on our street which is very heavy. We can't get out of our driveways people come and they won't give you the courtesy and our concerns really the traffic. Is this going to create that kind of problem in our neighborhood which we already have? Mrs. Hairston quoted our concern to be also is increase in taxes on our property.

Ms. Reynolds stated I understand my neighbors concern. I have the same concern located at 498 Arnett. We have tried to get a stop light at this intersection for over 30 years. My property which is 498 Arnett was built in 1982 and at that time we were zoned Neighborhood Commercial. Since then all of the properties across the street from me that's touching on this residential area has been zoned Highway Commercial. Both of Donald Hardison's buildings as well as the lot up closer to my neighbors is already Highway Commercial. It was given that title back when my sister bought the property. My property is already Neighborhood Commercial and to do a car lot I am following regulations that are set by the motor vehicle dealer board. They say you have to have 10 parking spaces and I had no intentions of having 10 cars there but that is their regulations. The size of my building I have to have 20 parking spaces if 10 of them are going to be dedicated to a car lot. So Mr. Gillie and I looked at where else do I have property and I explained to him that within 66 feet we measured there is room for employee parking on the space that is on Wendell Scott Drive which is already Highway Commercial. So I'm just asking to get through this thirty years of mine being zoned for limited used by saying yes I can accommodate both things a car lot on my property on 498 Arnett Blvd. If there is any employee parking it can be across at the Wendell Scott address. I'm the only person in that office. Rhonda has retired so she doesn't have any use and I want to make use of my building.

Mr. Searce stated so you're looking to just clarify the building on the corner lot and the two vacant lots and you are going to use those for employee parking.

Ms. Reynolds stated yes.

Mr. Searce stated the car lot will be where?

Ms. Reynolds stated 498 Arnett.

Mr. Bolton stated where is the property located?

Mr. Gillie stated yes Womack R that is correct, that is the lot.

Ms. Walker stated I reside at 122 Wendell Scott Drive and I live with my mother she is 102 years old and thank God and bless her. She don't need no other noise and traffic on this street. We have enough already coming off Third Avenue and Arnett Blvd. I don't see no way do we need a car lot down there. We need some peace on this earth while we are here and we don't need any more disturbance or traffic. I wish that we could do something else better.

Ms. Hairston stated as I heard every one speak I'm concerned for safety and different reasons. I have a question and don't know if I have a right to ask. I want to ask Ms. Reynolds is there possibly if there is a vacant building where it has twice as much space as she desires right down the street. Is it possible would she consider perhaps purchasing that? It's right on Arnett Blvd. I do know that she owns what she owns but I do know at the same time I see that property there and it is a good location and it is accessible. That is what I wanted to ask.

Mr. Wilson stated I'm having a little difficulty visualizing the usage of this proposal. I see the corner lot there and apparently across the street there is a property that is going to be used for something. None of that is actually laid out very well in this proposal. There are no pictures that would give us of what we are actually approving. Like sitting right here now I am really not actually sure I've heard Hardison, Womack name and I'm not sure where those parking lots are actually going to go. So that lack of clarity not knowing the impact here make me reluctant to support this at this time. Till we kind of see something more to clarify this. Always concern when we have this number of neighbors step forward and say they are concern about things especially about traffic. Not opposed to it this idea and I certainly think Ms. Reynolds has made a good case given the zoning around it. I think for me if we make a decision yes at this point it would be impacting a lot of neighbors around. I'm a little concern if we can take this a little bit further into detail it would help the clarity. I do have a question for Ms. Reynolds have you had any kind of meeting with your neighbors to possibly work out some of these concerns that would be simple for all parties involved?

Ms. Reynolds stated since I have made the application and the letters went out now that is fault on our part but both of these two houses represented on that short stretch of Wendell Scott up to 3<sup>rd</sup> Avenue. My neighbors, their oppositions, I only heard about it today. I could have talked to them and make them understand what we are trying to do. Now on this property on Arnett Blvd. We are not destructing anything that if we had people coming in for tax season and they are parked to stay all day. I'm not obstructing or creating any more traffic than it is already at this intersection.

Mr. Scarce stated if it's going to be a car lot how many cars are you planning on having?

Ms. Reynolds stated its going to be a car lot but the state laws say you have to have spaces for ten cars but you don't even have to have one car.

Mr. Scarce stated what is the purpose of having a car lot?

Ms. Reynolds stated my son has worked the post office in Nor Dan Shopping Center for 10 years and he has since closed that location. He has gone to work for Brockway and we were talking about him coming in to help me with my business and developing something else and that location to make use of our building as he comes to join me in my tax practice. So we wanted a couple of different things and Rhonda and her Nationwide Office traffic was there too but she has retired so I'm the only person in the building. I understand their frustration but I have it too. There are more cars that come up and turn around in my lot and go right back out. Hopefully if I have some cars they will stop doing that for fear of hitting them. Even wrecker trucks come through turn around on my lot and go back out. Across the street there is a heating and air condition place now that gentleman has tractor trailers coming in and I have had to ask them in the heat of the summer not to pull up on my lot to back into their narrow driveway because his big wheels are tearing up my pavement. So I do understand their frustration but this won't add anymore to the problems that Wendell Scott and Arnett that it always been. We have asked for a stop light there back in the 80's and the 90's the City has studied it a number of times but they have done nothing about it including last year. But having 3 cars on a lot and having someone come in and see if they wanted to buy a car will not change the traffic on Arnett Blvd. or Wendell Scott Drive. Right now my address is Arnett but you cannot enter my lot from Arnett and that is because of the traffic. So we have dealt with this problem for all of these years.

Mr. Petrick stated so what you are saying if we do put cars here they will have to go on to Wendell Scott Drive to get into your business.

Ms. Reynolds stated yes everybody has to do it. They have to come down Arnett Blvd. and turn onto Wendell Scott Drive to turn into our lot. We do not have an entrance from Arnett.

Mr. Scarce stated there is no entrance from that side.

Mr. Petrick stated do you intend to improve that vacant lot? Are you going to pave?

Ms. Reynolds stated yes we have to for my understanding for me to do this. I have to widen the driveway for commercial 30 feet and I have to pave. I'm meeting all the rules.

Mr. Bolton stated if she doesn't plan to sell cars on this other lot right?

Mr. Gillie stated the department of motor vehicles require the cars to be sold on a lot where the actually building office is located.

Mr. Bolton stated not to sell cars lot is strictly for employee parking?

Mr. Gillie stated that is correct.

Ms. Reynolds stated I went to the class last month to be a dealer and my intentions are only cars being sold at 498 Arnett Blvd. The rules for the motor vehicles dealer board say as long

as both properties are commercial I can put cars anywhere. I'm only adding that property up there so that I can meet the rules. 498 Arnett is where I intend the cars to be. I don't intend to have ten cars but the property that my neighbors are concerned about is already highway commercial.

Mr. Scearce stated so you are going to improve it.

Ms. Reynolds stated I'm going to improve it for parking spaces only.

Mr. Bolton stated I'm leaning towards tabling this for a month in hopes that you can get together with some of these people and better explain and understand both sides and possibly coming up a change of heart on either side here.

Ms. Reynolds stated I'm not sure that I will be able to do that. We have all talked and my neighbors have talked and their concern for the traffic is a concern for the entire neighborhood. The lot that is next to them is already Highway Commercial. I'm not putting a car lot up where next where they are. I'm only trying to get my lot that currently exist rezone. Something that was built in 1982 and all around me has been Highway Commercial except mine has never been rezone.

Mr. Scearce closed the public hearing.

**Mr. Bolton made a motion to table this for a month. Mr. Petrick seconded the motion. The motion was approved by a 4-3 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" 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.*

Mr. Gillie stated what we proposed to do is matching the central Business and the Tobacco Warehouse sign regulations. We had limitations on the numbers of signs that could go in the district. What we are now just saying wall signs should be permitted on each establishment based on the allowable square footage. It used to say a single sign or one sign per wall. Now we really don't have to limit those we are just going to say this is your square footage allowed.

Mr. Scearce stated so you can have one, two, three and four signs as long as it meets guidelines.

Mr. Gillie stated as long as it meets the square footage requirements.

Mr. Scearce stated and you are doing this basically with the multi-tenant buildings.

Mr. Gillie stated yes. We are having more multi-tenant buildings. This is similar to what we have at other areas of the Highway Retail and other areas. We give you the square footage. This came about from gentleman on Main Street. We have also had issues with Tobacco Warehouse District where we have tenants on the first floor and other tenants on the upper portion of the building. We feel this is more equitable to everybody. You have a straight

square footage and it is up to the owner on how much they provide to each individual tenant. The city just says here is your number you make it work.

Mr. Scarce stated Mr. Garrison and Mr. Wilson do you have any questions or concerns?

Mr. Garrison stated I didn't sense that there was any problem with the River District Committee.

Mr. Scarce opened and closed the public hearing.

**Mr. Garrison made a motion to amending the amendment code and Mr. Wilson 2<sup>nd</sup> the motion.**

**The motion was approved by a 7-0 vote.**

### **III. MINUTES**

**The October 9, 2017 minutes were approved by unanimous vote.**

### **IV. OTHER BUSINESS**

With no further business, the meeting adjourned at 4:00 p.m.

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APPROVED