



## City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

# City Planning Commission

APRIL 9, 2018

3:00 P.M.

CITY COUNCIL CHAMBERS

## AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEM FOR PUBLIC HEARING

*Special Use Permit application PLSUP20180000076, filed by the City of Danville (Utilities), requesting a Special Use Permit for storage conducted outside of an enclosed building in accordance with Article 3:L, Section C, Item 1 of the Code of the City of Danville, Virginia 1986, as amended at 864 Monument Street, otherwise known as Grid 2718, Block 008, Parcel 000001.001, of the City of Danville, Virginia Zoning District Map. The City Utilities Department is proposing to use the warehouse with accompanying exterior storage.*

- IV. APPROVAL OF MINUTES FROM MARCH 12, 2018
- V. OTHER BUSINESS
- VI. ADJOURNMENT



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# City Planning Commission

## City Planning Commission

Meeting of April 9, 2018

### Subject:

*Special Use Permit application PLSUP20180000076, filed by the City of Danville (Utilities), requesting a Special Use Permit for storage conducted outside of an enclosed building in accordance with Article 3:L, Section C, Item 1 of the Code of the City of Danville, Virginia 1986, as amended at 864 Monument Street, otherwise known as Grid 2718, Block 008, Parcel 000001.001, of the City of Danville, Virginia Zoning District Map. The City Utilities Department is proposing to use the warehouse with accompanying exterior storage.*

### Background:

The City of Danville (Utilities) is requesting a Special Use Permit for storage conducted outside of an enclosed building in accordance with Article 3:L, Section C, Item 1 of the Code of the City of Danville, Virginia 1986, as amended at 864 Monument Street, otherwise known as Grid 2718, Block 008, Parcel 000001.001, of the City of Danville, Virginia Zoning District Map.

The City Utilities Department is proposing to use an existing warehouse with accompanying exterior storage. The City is proposing to relocate the storage area currently along the Dan River to a location that is outside of the 100-year flood plain.

As part of this request, the City is also asking for a waiver to the requirements that the storage area be paved. The Planning Commission may grant this waiver as permitted under Article 8, Section B 6 (b).

Fifty-five (55) 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 April 9, 2018.

### Recommendation:

The Planning Staff recommends approval of Special Use Permit application PLSUP20180000076, filed by the City of Danville (Utilities), requesting a Special Use Permit for storage conducted outside of an enclosed building in accordance with Article 3:L, Section C, Item 1 of the Code of the City of Danville, Virginia 1986, as amended at

864 Monument Street, otherwise known as Grid 2718, Block 008, Parcel 000001.001, of the City of Danville, Virginia Zoning District Map.

The Planning staff also recommends that as part of this request, the City Planning Commission grant a waiver to the requirements that the storage area be paved in accordance with Article 8, Section B 6 (b).

**City Planning Commission Alternatives:**

1. Recommend approval of Special Use Permit application PLSUP20180000076 as submitted.
2. Recommend approval of Special Use Permit application PLSUP20180000076 subject to conditions by the Planning Commission
3. Recommend denial of Special Use Permit application PLSUP20180000076 as submitted.
4. Recommend postponement of Special Use Permit application PLSUP20180000076 by Planning Commission.

**Attachments:**

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

CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

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

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

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

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).

See attached Subdivision Plat

Gross Area/Net Area: 4.438 Acres Property Address: 864 Monument Street

Property Location: N S E W Side of: South Side of Monument Street

Between: Lee Street and Industrial Avenue

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:

Renovations of existing warehouse, grading and installation of a gravel storage yard with a chainlink fence enclosure.

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

1. NAME: City of Danville TELEPHONE: 434-799-5270

MAILING ADDRESS: P O Box 3300 Danville VA 24543

SIGNATURE: *Jason Grey* DATE: February 12, 2018

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

EMAIL ADDRESS: greyjc@danvilleva.gov

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

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

NAME: (Same as above) TELEPHONE: \_\_\_\_\_

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

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

SIGNATURE: \_\_\_\_\_ DATE: 02/12/2018

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

**DATE:** April 9, 2018

**LOCATION OF PROPERTY:** 864 Monument Street

**PRESENT ZONE:** TW-C Tobacco Warehouse Commercial

**PROPOSED ZONE:** Same

**ACTION REQUESTED:** The applicant is requesting Special Use Permits to have warehouses with accompanying exterior storage.

**PRESENT USE OF PROPERTY:** Vacant

**PROPOSED USE OF PROPERTY:** Warehouse and exterior storage

**PROPERTY OWNER (S):** City of Danville, VA

**NAME OF APPLICANT (S):** City of Danville, VA

**PROPERTY BORDERED BY:** Vacant and mixed commercial to the north, Mixed commercial and residential development to the east, Industrial and railroad to the west, Railroad, Industrial and residential to the south.

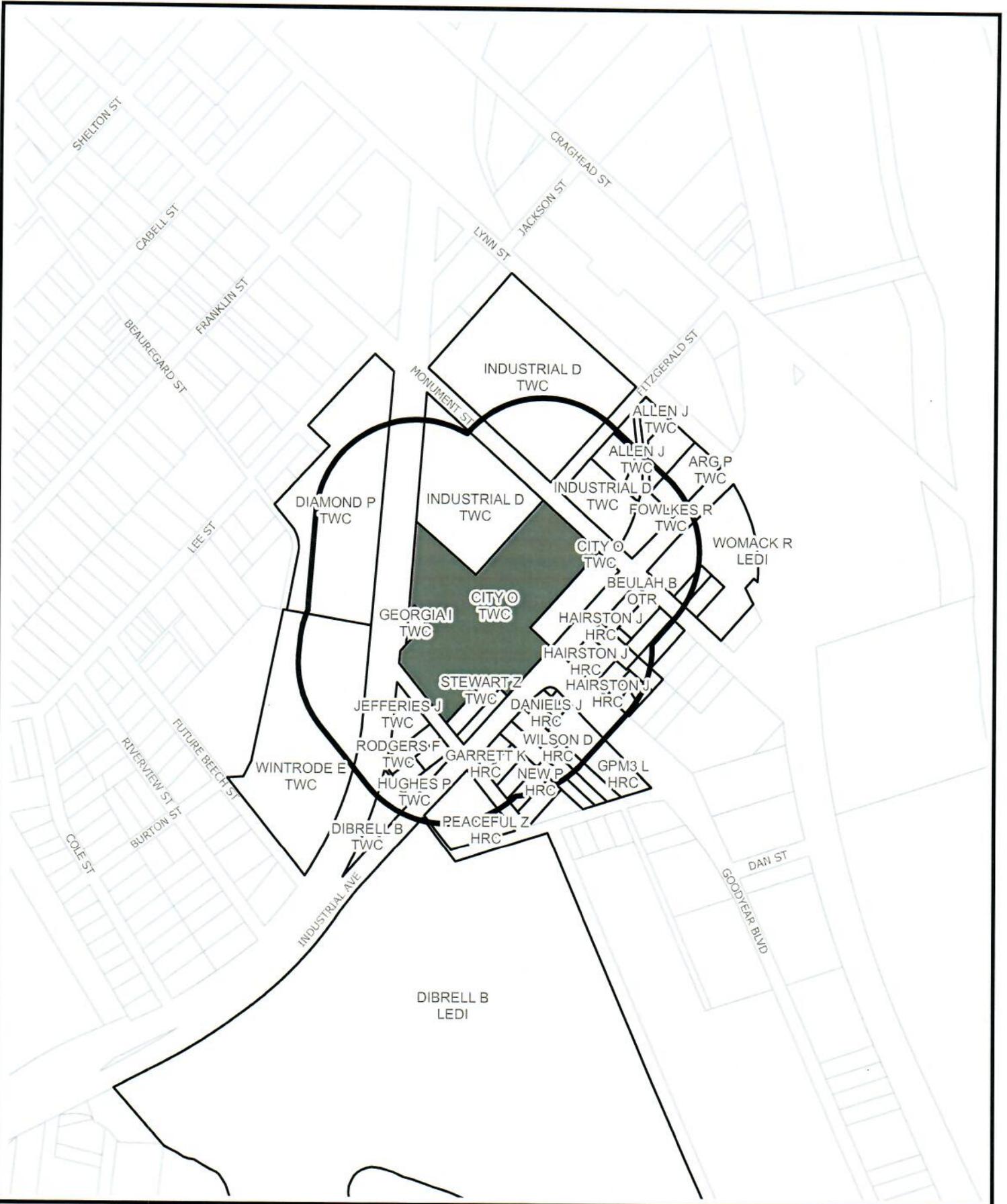
**ACREAGE/SQUARE FOOTAGE:** 4.44 Acres

**CHARACTER OF VICINITY:** Industrial/Commercial

**INGRESS AND EGRESS:** Monument Street/Industrial Ave

**TRAFFIC VOLUME:** Medium

**NEIGHBORHOOD REACTION:** To be reported at the Planning Commission meeting of April 9, 2018



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



Prepared by:  
 Planning Division  
 3/26/2018

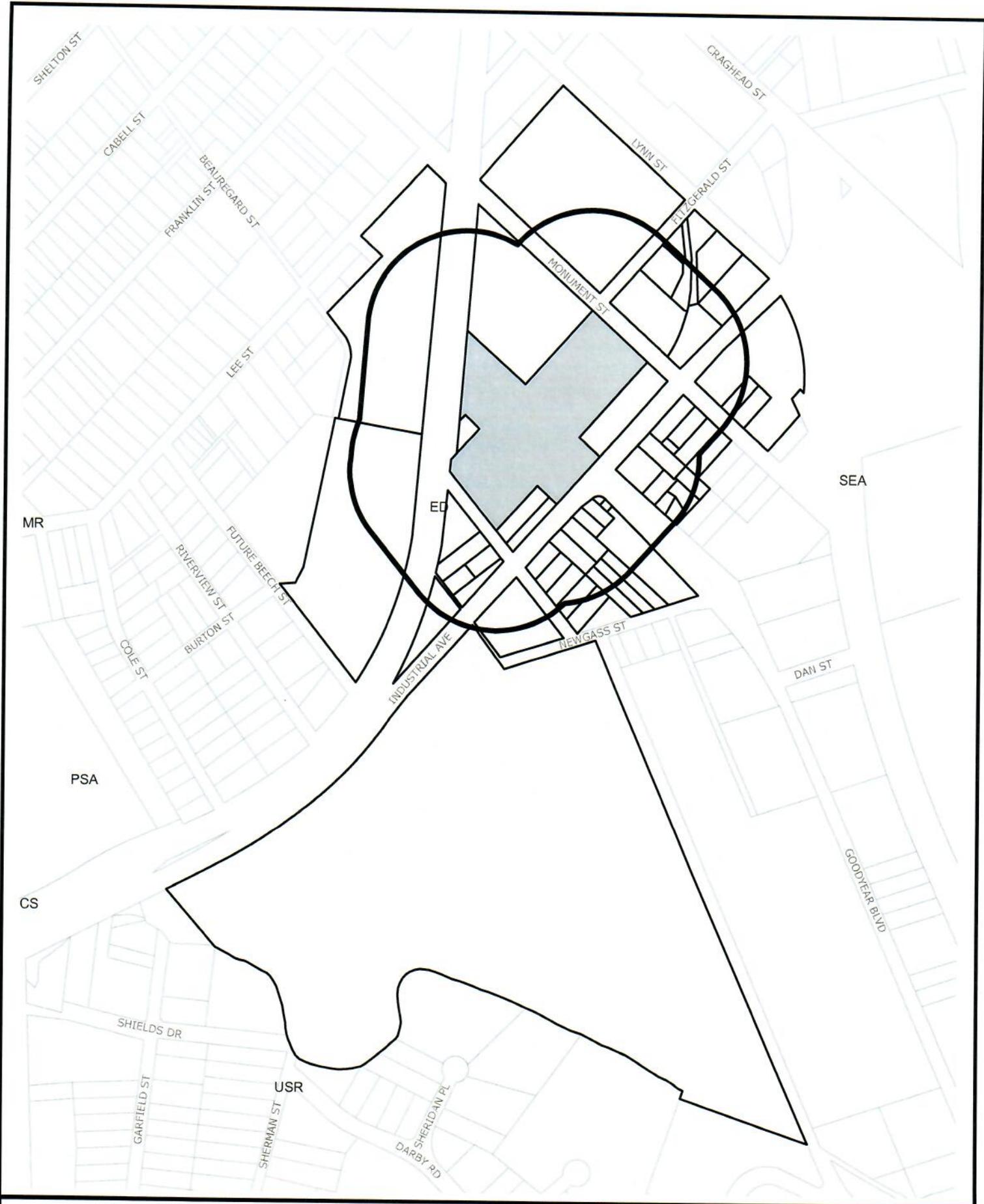
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, 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  
3/26/2018

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  
 3/26/2018

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.



18-44  
 INSTRUMENT NO.  
 CITY OF DANVILLE, VA

RETURN TO and PREPARED BY:

Robert H. Whitt, Jr.  
 217 Lynn Street  
 Danville, VA 24541

TAX PIN: 22693, 20646, 26581, 24989,  
 24916 & 24160  
 CONSIDERATION: \$650,000  
 ASSESSED VALUE: \$408,700  
 MAIL TAX BILL TO: P. O. Box 3300  
 Danville, VA 24543

THIS INSTRUMENT IS EXEMPT FROM THE GRANTOR TAX IMPOSED BY VA. CODE § 58.1-802 PURSUANT TO THE PROVISIONS OF VA. CODE § 58.1-811(C) (4) AND FROM THE GRANTEE TAX IMPOSED BY VA. CODE § 58.1-801 PURSUANT TO THE PROVISIONS OF VA. CODE § 58.1-811(A) (3).

Title insurance provided through First American Title Insurance Company

THIS DEED made this 19th day of December, 2017, by and between

**INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA, a political subdivision of the Commonwealth of Virginia, Grantor, and CITY OF DANVILLE, VIRGINIA, Grantee,**

WITNESSETH

THAT for and in consideration of the sum of TEN DOLLARS (\$10), cash in hand paid by the Grantee unto the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, with general warranty and English covenants of title, unto the Grantee, in fee simple, absolute, all that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the City of Danville, Virginia, and more particularly described as follows:

**NEW LOT B2**, containing 4.438 acres, fronting on the northwest margin of **Industrial Avenue**, as shown on Plat of Subdivision Showing New Lots B1 and B2 For Industrial Development Authority of Danville, VA, prepared by Robert H. Bengtson, Land Surveyor, dated October 31, 2017, recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, as Instrument #17-4058; and BEING, IN FACT, the same property conveyed to Industrial Development Authority of Danville, VA, by deed dated

ROBERT H WHITT, JR.  
 ATTORNEY AT LAW  
 DANVILLE, VIRGINIA

June 21, 2017, from PR Acquisition Corp., recorded in the aforesaid Clerk's Office as Instrument #17-2338; part of the same property conveyed to Industrial Development Authority of Danville, VA, by deed dated June 21, 2017, from Leggett Investment Corp., recorded in the aforesaid Clerk's Office as Instrument #17-2339; and the same property conveyed to Industrial Development Authority of Danville, VA, by Deed of Gift dated September 14, 2017, from Fred B. Leggett, Jr. and Sue Leggett Miller, Trustees in Dissolution of Leggett's Realty Company of Danville, VA, Incorporated, recorded in the aforesaid Clerk's Office as Instrument #17-3384, to which map and deeds reference is here made for a more particular description of the property herein conveyed This conveyance is made subject to all easements, rights of way and restrictive covenants now of record or affecting said property.

WITNESS the following signatures and seals:

INDUSTRIAL DEVELOPMENT AUTHORITY  
OF DANVILLE, VIRGINIA

By: *T. Neal Morris* (SEAL)  
T. Neal Morris, Chairman

STATE OF VIRGINIA

CITY OF DANVILLE, to-wit

The foregoing deed was acknowledged before me this 4/5 day of January,

2018, by T. NEAL MORRIS, as Chairman of the INDUSTRIAL DEVELOPMENT  
AUTHORITY OF DANVILLE, VIRGINIA.

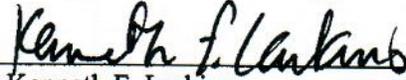
My commission expires: 7/31/19/  
Notary registration number: 199384.



*Wendy M. Page*  
Notary Public

ROBERT H WHITT, JR.  
ATTORNEY AT LAW  
DANVILLE, VIRGINIA

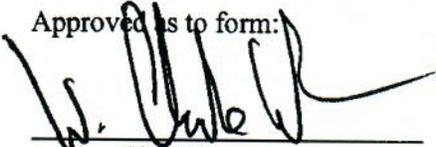
The City, acting by and through its City Manager, duly authorized by resolution adopted by the City Council of the City of Danville, Virginia, accepts the conveyance of this property pursuant to Virginia Code § 15.2-1803, as evidenced by the City Managers signature hereto and the recordation of this Deed.



BY: Kenneth F. Larking

TITLE: City Manager

Approved as to form:

  
City Attorney

PRESENTED: July 25, 2017

ADOPTED: July 25, 2017

RESOLUTION NO. 2017- 07. 01

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE SALE OF PROPERTY LOCATED AT 816 MONUMENT STREET FOR \$650,000.

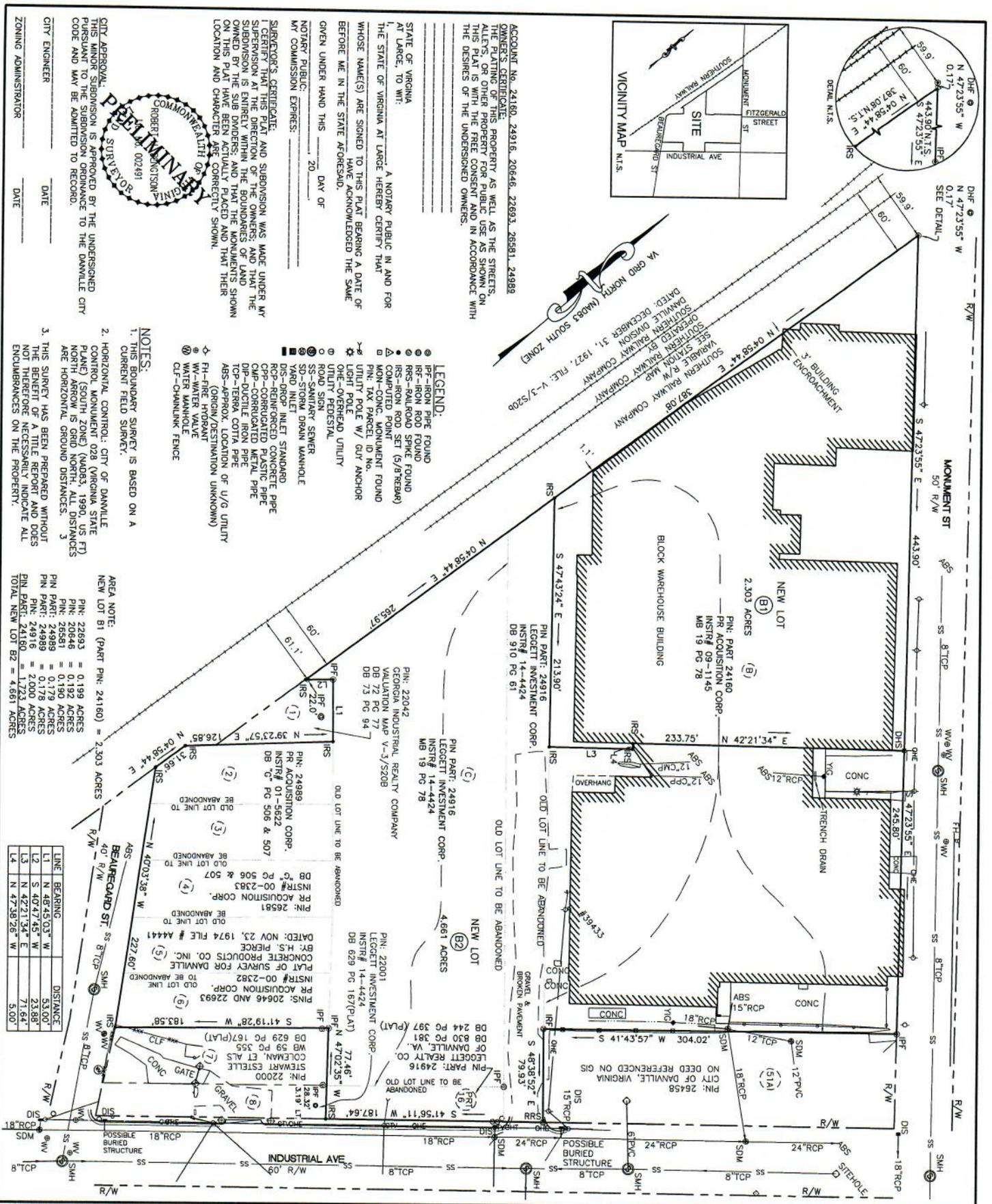
WHEREAS, the Industrial Development Authority of Danville, Virginia (IDA) Purchased the former Leggett Warehouses located at 816 Monument Street; and

WHEREAS, the Utility department is currently leasing a 20,000 square foot warehouse on Goodyear Blvd. which does not have adequate indoor storage options for storage of material; and

WHEREAS, purchasing a portion of the warehouse space would allow the department to relocate material and equipment that is identified in the flood plain; and

WHEREAS, the proposed sale at 816 Monument Street would include parcel ID numbers 24160, 24916, 24989, 22693, 20646, 26581.

NOW THEREFORE, BE IT RESOLVED by the by the Industrial Development Authority of Danville, Virginia, that it hereby approves and authorizes the sale of parcel ID numbers 24160, 24916, 24989, 22693, 20646, 26581 located at 816 Monument Street to the Danville Utility Department; and



**CITY APPROVAL:**  
 THIS MINOR SUBDIVISION IS APPROVED BY THE UNDERSIGNED PURSUANT TO THE SUBDIVISION ORDINANCE TO THE DANVILLE CITY CODE AND MAY BE ADMITTED TO RECORD.

**CITY ENGINEER** \_\_\_\_\_ DATE \_\_\_\_\_

**ZONING ADMINISTRATOR** \_\_\_\_\_ DATE \_\_\_\_\_



**OWNER'S CERTIFICATE:**  
 THE PLATTING OF THIS PROPERTY AS WELL AS THE STREETS, ALLEYS, OR OTHER PROPERTY FOR PUBLIC USE AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

ACCOUNT NO. 24180, 24916, 20646, 22693, 26581, 24989

STATE OF VIRGINIA  
 AT LARGE, TO WIT: \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA AT LARGE HEREBY CERTIFY THAT WHOSE NAME(S) ARE SIGNED TO THIS PLAT BEARING A DATE OF BEFORE ME IN THE STATE AFORESAID, HAVE ACKNOWLEDGED THE SAME GIVEN UNDER HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_ 20 \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SUBJECT'S CERTIFICATE:**  
 I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE UNDER MY SUPERVISION IN THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THE SUB DIVIDERS, AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY PLACED AND THAT THEIR LOCATION AND CHARACTER IS CORRECTLY SHOWN.

- LEGEND:**
- IRF—IRON PIPE FOUND
  - RR—RAILROAD SPIKE FOUND
  - RRS—RAILROAD SET (S/R/RR/R)
  - ▲ COMPUTED POINT
  - △ PIN-TAG PARCEL ID FOUND
  - ✳ UTILITY POLE W/ GUY ANCHOR
  - ✳ LIGHT POLE
  - ONE-OVERHEAD UTILITY
  - UTILITY PEDESTAL
  - ROAD SIGN
  - SS—SANITARY SEWER
  - SD—STORM DRAIN MANHOLE
  - DIS—DRAIN INLET STANDOFF
  - RCP—RINGED CONCRETE PIPE
  - CMP—CORRUGATED PLASTIC PIPE
  - DIP—DUCTILE IRON PIPE
  - T—TERRA COTTA PIPE
  - ABS—APPROX. LOCATION OF U/G UTILITY
  - (ORIGIN/DESTINATION UNKNOWN)
  - HW—HYDROFRAC
  - W—WATER
  - WM—WATER MANHOLE
  - CF—CHAINLINK FENCE

- NOTES:**
- THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.
  - HORIZONTAL CONTROL: CITY OF DANVILLE CONTROL MONUMENT 028 (VIRGINIA STATE PLANE) (SOUTH ZONE) (NAD83, 1990, US FT) NORTH ARROW IS GRID NORTH. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

**AREA NOTE:**  
 NEW LOT B1 (PART PIN: 24180) = 2.303 ACRES

PIN: 22693	= 0.199 ACRES
PIN: 20846	= 0.192 ACRES
PIN: 26581	= 0.190 ACRES
PIN: 24989	= 0.178 ACRES
PIN: 24916	= 2.178 ACRES
PIN PART: 24180	= 1.1723 ACRES
TOTAL NEW LOT B2	= 4.661 ACRES

LINE	BEARING	DISTANCE
L1	N 48°45'03" W	53.00'
L2	S 40°47'45" E	23.88'
L3	N 42°21'34" E	71.64'
L4	N 47°38'26" W	5.00'

PLAT OF SUBDIVISION SHOWING NEW LOTS B1 AND B2 FOR  
**CITY OF DANVILLE, VIRGINIA AND LEGGETT INVESTMENT CORP.**  
 CITY OF DANVILLE, VIRGINIA



SCALE: 1" = 30'

NO.	DATE	BY	DESCRIPTION

DRAWN BY	WJP/RCL
APPROVED BY	RHB
CHECKED BY	RHB
PARTY CHIEF	CSM/BMC
DATE	3-20-17

PROJECT NO. 50085445  
 SHEET NO. 1 of 1  
 FILE NO. V3281B

# PLANNING COMMISSION MINUTES

March 12, 2018

## MEMBERS PRESENT

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

## MEMBERS ABSENT

Mr. Searce

## STAFF

Lisa Jones  
Ken Gillie  
Clarke Whitfield

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

## I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit application PLSUP20180000051, filed by Garrett Shifflett on behalf of Lynn Street LLC, requesting a Special Use Permit for residential uses in a structure with non-residential use on the first floor in accordance with Article 3:L, Section C, Item 9 of the Code of the City of Danville, Virginia 1986, as amended at 523 Lynn Street, otherwise known as Grid 2713, Block 004, Parcel 0000014, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to have residential units above a first floor commercial use.*

Mr. Wilson opened the Public Hearing.

Mr. Garrett Shifflett, speaking on behalf of Lynn Street LLC, stated I am the developer of the project in question. I am basically here to answer any questions.

Mr. Jones stated what square footage are we talking about for one, two and three bedroom?

Mr. Shifflett stated so, they range from 650 up to I would say and I don't know the exact square footage probably to 1200 or 1300 for a three bedroom unit. Again, this is a historic property so putting the apartments, in they are not exactly the same. You could have one bedroom at 800 and another at 650.

Mr. Jones stated and you can get forty in on that first floor?

Mr. Shifflett stated it's actually the top two floors and the first floor will be Commercial.

Mr. Wilson closed the Public Hearing.

Mr. Petrick stated Ken you did say that all five were unopposed.

Mr. Gillie stated thirteen were sent out and five were received and they were all unopposed.

Mr. Jones stated one question for the staff are there any problems with parking?

Mr. Gillie stated no sir. There are lots constructed around the building. There is a waiver for the parking requirement so they have plenty of parking according to all regulations.

**Mr. Dodson made a motion for approval for Special Use Permit application PLSUP20180000051 as submitted. Mr. Garrison seconded the motion. The motion was approved by a 6-0 vote.**

2. *Special Use Permit application PLSUP20180000052, filed by Garrett Shifflet on behalf of Lynn Street, LLC, requesting a Special Use Permit for residential uses in a structure with non-residential use on the first floor in accordance with Article 3:L, Section C, Item 9 of the Code of the City of Danville, Virginia 1986, as amended at 525 Lynn Street, otherwise known as Grid 2713, Block 004, Parcel 0000013, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to have residential units above a first floor commercial use*

Mr. Wilson opened the Public Hearing.

Mr. Shifflett stated I just want to make a clarification that forty units will be going into two buildings not just one.

Mr. Wilson closed the Public Hearing.

**Mr. Garrison made a motion for approval for special use permit application PLSUP20180000052 as submitted. Mr. Petrick seconded the motion. The motion was approved by a 6-0 vote.**

## **II. MINUTES**

**The March 12, 2018 minutes were approved by unanimous vote.**

## **III. OTHER BUSINESS**

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

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**APPROVED**