



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

City Planning Commission

JANUARY 7, 2019
3:00 P.M.
CITY COUNCIL CHAMBERS

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ELECTION OF OFFICERS
- IV. ITEM FOR PUBLIC HEARING

Special Use Permit application PLSUP20180000330, filed by Cameron and Gerri Jewell, requesting a Special Use Permit to waive yard requirements for a yard setback waiver in accordance with Article 3.Q, Section B, Item 23 and Article 3.O, Section C, Item 25 of the Code of the City of Danville, Virginia 1986, as amended at 1716 Lanier Ave, otherwise known as Grid 0612, Block 004, Parcel 00001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to reduce the side yard setback to 0 ft. and the front yard setbacks to 30 ft.
- V. OTHER BUSINESS
- VI. APPROVAL OF MINUTES FROM DECEMBER 12, 2018
- VII. ADJOURNMENT



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City Planning Commission

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Meeting of January 7, 2019

Subject:

Special Use Permit application PLSUP20180000330, filed by Cameron and Gerri Jewell, requesting a Special Use Permit to waive yard requirements for a yard setback waiver in accordance with Article 3.Q, Section B, Item 23 and Article 3.O, Section C, Item 25 of the Code of the City of Danville, Virginia 1986, as amended at 1716 Lanier Ave, otherwise known as Grid 0612, Block 004, Parcel 00001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to reduce the side yard setback to 0 ft. and the front yard setbacks to 30 ft.

Background:

An application has been filed by Cameron and Gerri Jewell, requesting a Special Use Permit to waive yard requirements for a yard setback waiver in accordance with Article 3.Q, Section B, Item 23 and Article 3.O, Section C, Item 25 of the Code of the City of Danville, Virginia 1986, as amended at 1716 Lanier Ave, otherwise known as Grid 0612, Block 004, Parcel 00001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to reduce the side yard setback to 0 ft. and the front yard setbacks to 30 ft.

The property has begun to be used to store trucks and similar equipment. There is one unused building along Lanier Ave. A separate building immediately north of the property in the right-of-way is not currently associated with this property. The property was previously used as a coal yard.

The existing building on the property is approximately four (4) ft. from the right-of-way at Lanier Ave., and considered to be legal nonconforming regarding the required fifty (50) ft. front yard setback. This front setback requirement applies to three sides of the property because of road frontage along Augusta Ave., Lanier Ave., and Stokesland Ave. The applicant wishes to reduce the setback from Augusta Ave. (eastern front lot line) and Stokesland Ave. (western front lot line) from fifty (50) ft. to thirty (30) ft.

The northern property line abuts the right-of-way associated with the railroad. Because all other property lines are front lot lines, this northern property line is considered to be a side lot line. The property contains no rear lot line, nor a rear yard. The applicant wishes to reduce this side yard setback from fifty (50) ft. to zero (0) ft.

The applicant wishes to use the property for a storage yard and an associated office for a construction company. This use is permitted within the M-I, Industrial Manufacturing District, but is not permitted within any surrounding residential district. The current higher yard setbacks of fifty (50) ft. can help separate this use from surrounding

residential property. However, the reductions still maintain the separation while also respecting the topography of the site.

The requested setback reductions are not explicitly permitted in the M-I, Industrial Manufacturing District. Instead, these reductions are permitted by Special Use Permit in the LED-I, Light Economic Development District. However, any use permitted by right or by Special Use Permit in the LED-I District is permitted within the M-I District.

Thirty-four (34) notifications were sent to surrounding property owners within 300 feet of the subject property. A full report will be presented to Planning Commission on January 7, 2019

Recommendation:

The Planning staff recommends approval of Special Use Permit application PLSUP20180000330, filed by Cameron and Gerri Jewell, requesting a Special Use Permit to waive yard requirements for a yard setback waiver in accordance with Article 3.Q, Section B, Item 23 and Article 3.O, Section C, Item 25 of the Code of the City of Danville, Virginia 1986, as amended at 1716 Lanier Ave, otherwise known as Grid 0612, Block 004, Parcel 00001 of the City of Danville, Virginia Zoning District Map, subject to the following condition:

- The existing trees along the western property line shall be maintained to provide a buffer between the property and nearby residential properties. If the trees are removed, they shall be replaced with similar vegetation or screening to maintain a buffer.
- The required front yard setback along Lanier Ave. shall remain fifty (50) ft., although the existing structure will continue to be considered legal nonconforming.
- No commercial vehicles, tractor trailers, or heavy work trucks shall enter or leave the property between the hours of 11:00 P.M. and 6:00 A.M.

City Planning Commission Options:

1. Recommend approval of Special Use Permit application PLSUP20180000330 as submitted.
2. Approval of Special Use Permit application PLSUP20180000330 subject to conditions by staff.
3. Approval of Special Use Permit application PLSUP20180000330 subject to conditions by the Planning Commission.
4. Denial of Special Use Permit application PLSUP20180000330 as submitted.
5. Tabling of Special Use Permit application PLSUP20180000330 by Planning Commission.

Attachments:

- A. Application
- B. Property Ownership/Zoning Map
- C. Data Sheet
- D. 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: construction office + storage (permitted by right), and
waiver for entire rear setback

CASE NUMBER: PLSUP20180000330

EXISTING ZONING: I-M, Industrial Manufacturing

PROPOSED ZONING: no change

TAX MAP NUMBER: 0612-004-000001

RECEIVED BY: Bryce Johnson

DATE FILED: 12/4/2018

PLANNING COMMISSION DATE: 1/2/19

CITY COUNCIL DATE: 2/15/19

INFORMATION TO BE PROVIDED BY THE APPLICANT

(PLEASE TYPE OR PRINT)

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

Gross Area/Net Area: 1.398 Ac Property Address: 1716 LANIER AVE.

Property Location: SE Side of: LANIER AVE.

Between: STOKELAND and AUGUSTA

Proffered Conditions (if any, please attach): NONE

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:

CONSTRUCTION OFFICE AND STORAGE FACILITY
REQUESTING WAIVER FOR REAR SET BACK
AND REDUCTION IN SIDE SETBACK BY 20' TO 30'

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

1. NAME: Cameron + GERRI JEWELL TELEPHONE: 305 797-0239
MAILING ADDRESS: 1502 SOUTH ST KEY WEST, FL 33040
SIGNATURE:  DATE: 12/4/18
SIGNATURE: _____ DATE: _____
EMAIL ADDRESS: CAMERONRJEWELL@GMAIL.COM

APPLICANT (PLEASE TYPE OR PRINT):

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

NAME: _____ TELEPHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____
SIGNATURE: _____ DATE: _____

Parcel ID: 51500
Address: 1716 LANIER AVE

Owner: JEWELL CAMERON R &
 GERALDINE L
 1502 SOUTH ST
 KEY WEST, FL 33040

Mail-To: JEWELL CAMERON R &
 GERALDINE L
 1502 SOUTH ST
 KEY WEST, FL 33040



Value Information	
Land / Use:	\$10,500
Improvement:	\$8,700
Total:	\$19,200.00

Building Information	
Year Built:	1946
Total Rooms:	0
Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	0
Finished Square Feet:	1,782

Additional Information			
State Code:	4321 Textile Manufacturing	Approx Acres:	1.4
Land Use:	Commercial	Legal Description:	1.398 AC TRACT NO 45 COAL YARD LANIER AVE
Tax Map:	0612-004-000001.000	Zone:	IM Manufacturing District
Notes: Storage Building (Coal Yard)DB 18-969: Same 2 lists.WB 17-22: George died 10/3/16 & 6 lists.DB 08-3953: 2 lists incl acct#51500 & 51499.DB 08-96: 5 lists.(Map 40-1-1)			

Building

Building Information - 1			
Property Class:	Commercial	Finished Square Feet:	1,782
Style:	No Data	Basement Square Feet:	0
Year Built:	1946	Total Rooms:	0
Condition:	No Data	<i>* Bathrooms are not included in total room count.</i>	
Story Height:	No Data		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		
Features:	Concrete Block	Size:	100 %

Improvements

Bldg #:	Improvement:	Size:
1	Fence 8 ft	600

Land

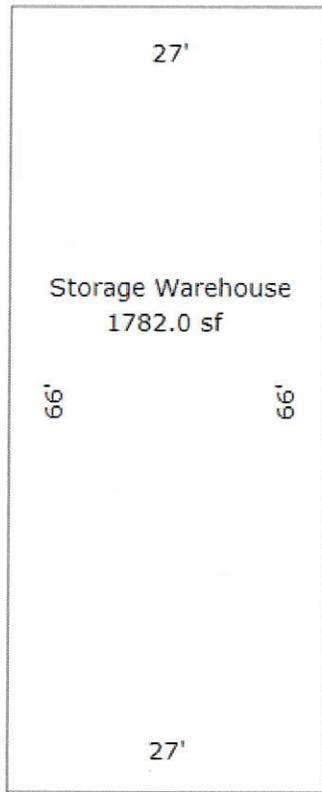
Land Code:	CA30 CA30 7500	Rate:	\$7,500
Acres:	1.4	Adj. Rate:	\$7,500
Sq. Ft.:	60,897	Base Value:	\$10,490
Front:	0	Adj. Amount:	\$20
Effective Front:	0	Value:	\$10,500
Depth:	0		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 18	969	\$36,000	3/7/2018	CRAFT ARTHUR	JEWELL CAMERON R & GERALDINE L
D 18	967	\$15,000	3/7/2018	GAMMON GEORGE R HEIRS	CRAFT ARTHUR
W 17	22	\$0	1/26/2017	GAMMON GEORGE R	GAMMON GEORGE R HEIRS
D 08	3953	\$28,000	10/9/2008	DAN RIVER PROPERTIES LLC	GAMMON GEORGE
D 08	96	\$0	1/9/2008	DAN RIVER INC	DAN RIVER PROPERTIES LLC
D 887	26	\$0	10/21/1992	<i>No Data</i>	<i>No Data</i>
D 836	368	\$0	6/15/1990	<i>No Data</i>	<i>No Data</i>

Assessments

Year	Land	Use	Improvements	Total
2018	\$10,500	\$0	\$8,700	\$19,200
2017	\$10,500	\$0	\$8,800	\$19,300
2016	\$10,500	\$0	\$8,800	\$19,300
2015	\$10,500	\$0	\$9,300	\$19,800
2014	\$10,500	\$0	\$9,300	\$19,800
2013	\$10,500	\$0	\$10,400	\$20,900
2012	\$10,500	\$0	\$10,400	\$20,900
2011	\$10,500	\$0	\$10,100	\$20,600
2010	\$10,500	\$0	\$10,100	\$20,600
2009	\$10,500	\$0	\$8,000	\$18,500
2008	\$11,000	\$0	\$8,000	\$19,000
2007	\$11,000	\$0	\$7,300	\$18,300
2006	\$11,000	\$0	\$7,300	\$18,300
2005	\$11,000	\$0	\$7,000	\$18,000
2004	\$11,000	\$0	\$7,000	\$18,000
2003	\$11,000	\$0	\$7,000	\$18,000
2002	\$11,000	\$0	\$7,000	\$18,000
2001	\$11,000	\$0	\$4,000	\$15,000
2000	\$11,000	\$0	\$4,000	\$15,000



Sketch by Apex Medina™

Parcel ID: 51500



- Buildings
- Parcels
- Street Names
- House Numbers



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, it's accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Date: 12/4/2018

SPECIAL USE PERMIT REQUEST
DATA SHEET

PUBLIC HEARING DATE: January 7, 2019

LOCATION OF PROPERTY: 1716 Lanier Ave.

PRESENT ZONE: M-I, Industrial Manufacturing District

PROPOSED ZONE: Unchanged

ACTION REQUESTED: Special Use Permit to reduce rear yard setback to 0 ft. and side yard setbacks to 20 ft.

PRESENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Construction office and storage space

PROPERTY OWNER (S): Cameron R. and Geraldine L. Jewell

NAME OF APPLICANT (S): Cameron R. and Geraldine L. Jewell

PROPERTY BORDERED BY: Commercial to the North; vacant to the immediate south; residential to the East, South, and West.

ACREAGE: 1.4 acres (60,984 square feet)

CHARACTER OF VICINITY: Mixture of residential and commercial

INGRESS AND EGRESS: Lanier Ave.

TRAFFIC VOLUME: Low



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
12/10/2018

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PLANNING COMMISSION MINUTES

December 12, 2018

MEMBERS PRESENT

Mr. Scearce
Mr. Dodson
Mr. Garrison
Mr. Bolton
Mr. Petrick
Mr. Wilson

MEMBERS ABSENT

Mr. Jones

STAFF

Lisa Jones
Ken Gillie
Bryce Johnson
Clarke Whitfield
Ryan Dodson

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

I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit application PLSUP20180000310, filed by James C Shaw, requesting Special Use Permits to operate a commercial recreational establishment (limited to indoor uses) and a restaurant in accordance with Article 3:J Section C, Item 2 and Item 13 of the Code of the City of Danville, Virginia 1986, as amended at 760, 762, 764 Westover Drive, otherwise known as Grid 0715, Block 003, Parcel 000007. The applicant is proposing to operate a tabletop, virtual reality, playstation and xbox gaming room; a small bistro / sandwich shop; and a retail sales establishment.*

Mr. Wilson opened the Public Hearing.

Mr. James Shaw, owner of commercial recreational establishment, stated the concept of our business is to provide a safe environment and we are going to be an alcohol free establishment. We want to provide a safe environment for people to come and do gaming. Currently, the game community in Danville gathers in various restaurants around town and homes. They really don't have a good place to go, and there were some card shops here before but most of them have closed down. Most of the people have to travel at least thirty five miles away to go to the events. We want to provide something where people can come and have a safe environment to sit down and enjoy games and anything from a game of chess to table top games to playing a new game of PS4 and also be able to purchase the game as well as tee shirts, and hats. In addition we would like to have a bistro where people can come in and have a sandwich. Most of the game shops that we have explored from here to Florida during our travels serve not the healthiest foods and our concept is to serve something a little more healthier, we would like to do pita sandwiches and things like that.

Mr. Dodson stated to do the participants bring their own game system with them?

Mr. Shaw stated the participants will be able to bring in as far as if they are going to play Pokemon, something along those lines they will be able to bring their own things in. We will sell memberships for people that want to lease blocks of times to enjoy the table. The memberships will be a nominal charge and the table fees will be very reasonably priced.

Mr. Wilson closed the Public Hearing.

Mr. Dodson stated do you have any problems with the recommendations made by staff?

Mr. Shaw stated no, we actually applied for permits last night online.

Mrs. Wendy Shaw stated I noticed it said that we had 27 parking spaces available and we actually have 31 available. We have updated the map if you would like a copy of it.

Mr. Bolton stated when I hear gaming I just want to make sure we are not talking about gambling.

Mrs. Shaw stated there will be absolutely no gambling and our internet will be set with restrictions on it so you cannot go to gambling. If we catch you, first offense we will ask you to stop and if you continue to violate then you will be asked to leave.

Mr. Shaw stated thank you and that was a good question. We are absolutely not interested in being one of the sweep stakes centers and we want to give people a place to go and friends to gather and have a good time and play a good game. We welcome overview.

Mrs. Shaw stated and we will be an alcohol free establishment also.

Mr. Bolton made a motion for approval for Special Use Permit application PLSUP20180000310 as submitted subject to conditions recommended by staff and no alcohol. Mr. Dodson seconded the motion. The motion was approved by a 5-0-1 vote. (Mr. Scearce abstained)

II. Minutes

The November 12, 2018 minutes were approved by unanimous vote.

III. OTHER BUSINESS

Mr. Dodson stated that he has a neighbor that has a question about parking Boats and RV's in driveways. I was going to ask if planning staff could take a look at the code and see if anything can be done about having a boat parked in your driveway.

There was discussion among Planning Commission and Planning Staff about whether staff should investigate the matter and if a work session should be held prior to any vote on staff recommendation. They voted for staff to consider the issue the motion was approved by a 5-1 vote and work session is scheduled for January 7, 2019 after the Planning Commission meeting.

With no further business, the meeting adjourned at 3:25 p.m.

APPROVED