

PLANNING COMMISSION MINUTES
July 7, 2014

MEMBERS PRESENT

Mr. Searce
Mr. Laramore
Mrs. Evans
Mr. Jones
Mr. Wilson
Mr. Bolton

MEMBERS ABSENT

STAFF

Clarke Whitfield
Ken Gillie
Renee Burton
Scott Holtry

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

Mr. Jones stated as many of you know we lost a member of this Commission over the weekend unexpectedly. Bill sat in this chair for 10 years. I believe he sat as Chairman for 4 years. He will be missed. He loved this Commission. He loved his City and his Country. He loved his Hokies. He loved his family. He loved golf and not necessarily in that order. On the golf course, to many of us he was known as the Admiral. The Admiral will be missed. This Committee will miss him also. Thank you.

I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit Application PLSUP20140000158, filed by Jefferson Smith requesting a Special Use Permit to operate a veterinary clinic and commercial kennel in accordance with Article 3.M; Section C, Item's 7 & 19 and of the Code of the City of Danville, Virginia, 1986, as amended, at 270 Piney Forest Rd, otherwise known as Grid 1706, Block 002, Parcel 000003 of the City of Danville, Virginia, Zoning District Map. The applicant is requesting to operate a veterinary clinic with pet boarding at this location.*

Mr. Holtry read the staff report. Twenty-three notices were sent to surrounding property owners within 300 feet of the subject property. Four responses were not opposed, three responses were opposed.

Open the Public Hearing.

Present on behalf of the request was Mr. Jefferson Smith. I am a veterinarian at Mount Herman Animal Clinic. I am looking to move my practice to this location at 270 Piney Forest Road. I have a site plan here. I am here to answer any questions that you may have.

Mr. Wilson asked is it the same site plan that we have in our packet?

Mr. Smith responded yes.

Mr. Searce stated the only objection we have is concerns about the noise. Would you like to address that?

Mr. Smith responded part of the great asset of this building is that it is all concrete block. Concrete block is very good at eliminating noise transmission. It may bounce around inside and we will do some things to help with the interior noise, but it doesn't transmit noise very well; so that is good. The size of this building allows us to do a lot of indoor play areas. The outdoor

yard is very small. That is going to limit some of that as well. What we do as doggy day care and the boarding facility is have staff in charge of keeping those pets entertained, exercise them, and even behavioral enrichment to calm any problems that would cause them to bark. If a dog is barking they usually have a need that hasn't been met. Staff will control that.

Close the Public Hearing.

Mrs. Evans made a motion to recommend approval of PLSUP20140000158 with conditions per staff. Mr. Bolton seconded the motion. The motion was approved by a 5-0-1 vote (Mr. Laramore abstained).

2. *Rezoning Application PLRZ20140000162, filed by Dan Setliff on behalf of Roman Eagle requesting to amend the 2020 Land Use Plan from SSR, Suburban Single Family Residential to RL, Retirement Living and to rezone from T-R, Threshold Residential to TO-C, Transitional Office Commercial, Parcel Id#78440, otherwise known as a Grid 2810, Block 003, Parcel 000020 of the City of Danville, Virginia, Zoning District Map and to rezone from HR-C, Highway Retail Commercial to TO-C, Transitional Office Commercial Parcel ID #s 54565 and 52020, otherwise known as Grid 2810, Block 003, Parcel 000011 and Parcel 000010, respectively of the City of Danville, Virginia, Zoning District Map and to rezone from M-R, Multi-family Residential to TO-C, Transitional Office Commercial Parcel ID #59951, otherwise known as Grid 2810, Block 003, Parcel 000018 of the City of Danville, Virginia, Zoning District Map.*
3. *Special Use Permit Application PLSUP20140000163, filed by Dan Setliff on behalf of Roman Eagle requesting a Special Use Permit for a waiver of minimum yard requirements in accordance with Article 3.I; Section C, Item 19 of the Code of the City of Danville, Virginia, 1986, as amended, at Parcel ID #54565, otherwise known as Grid 2810, Block 003, Parcel 000011 of the City of Danville, Virginia, Zoning District Map. The applicant is requesting a waiver of minimum yard requirements to allow a ten (10) foot side yard setback where fifteen (15) feet is required.*

Mrs. Burton read the staff report. Thirteen notices were sent to surrounding property owners within 300 feet of the subject property. Three responses were not opposed, one response was opposed.

Open the Public Hearing.

Present on behalf of the request was Mr. Dan Setliff. I am the Administrator for Roman Eagle. Roman Eagle plans to construct a state of the art rehabilitation and wellness center on property contiguous to Roman Eagle. We have a number of lots that are part of Roman Eagle but they have various zoning. We are requesting to consolidate them all into one plat with the same zoning that Roman Eagle has now. I would be happy to answer any questions that you may have.

Mr. Jones stated you know we send out notices to people within 300 feet of your property. There was opposition from Post 325. Did they comment to you or show any reason why they were opposed to this?

Mrs. Burton responded there were no comments.

Mr. Jones asked did they ever approach you?

Mr. Setliff responded frankly it is on the other side. It is not even close to their property. I do know that.

Mr. Jones stated ok thank you.

Close the Public Hearing.

Mr. Jones stated looking at the map it looks like they are outside of the circle.

Mr. Gillie stated the rear of the property catches the corner of it. They have a rather deep lot and the computer says it does.

Mr. Bolton made a motion to recommend approval of PLRZ20140000162 as submitted. Mr. Laramore seconded the motion. The motion was approved by a 6-0 vote.

Mr. Wilson made a motion to recommend approval of PLSUP20140000163 as submitted. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

4. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 15: entitled "Definitions", to create the definition of Child Therapeutic Day Treatment, amend the definition of family, and various sections of Article 3 to allow for these uses, to amend Article 3:R. regarding appeals in the HP-O District.*

Mrs. Burton read the staff report.

Open the Public Hearing.

No one was present to speak.

Close the Public Hearing.

Mr. Laramore made a motion to approve the Code amendments as submitted by staff. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.

5. *Review and adoption of the City of Danville Year 2030 Comprehensive Plan. This plan is an update to the Year 2020 Comprehensive Land Use Plan and establishes goals and plans for future land use decision by the City.*

Mrs. Burton read the staff report.

Open the Public Hearing.

No one was present to speak.

Close the Public Hearing.

Mr. Wilson stated I felt that the title on page 71 "Blight Elimination" has an error.

Mr. Gillie stated it should be *Ag* not *Age*, thank you.

Mr. Wilson made a motion to recommend adoption the 2030 Comprehensive Plan. Mr. Laramore seconded the motion. The motion was approved by a 6-0 vote.

II. ITEMS NOT FOR PUBLIC HEARING

1. *Blair Construction, on behalf of First Piedmont Inc. is requesting a waiver to allow a 102,217sf parking area be completed with stone instead of pavement with curb and gutter in accordance with Article 8, Section B, Item 6a at 2174 South Boston Road.*

Mrs. Burton read the staff report.

Mr. Jones asked is there an advantage over stone verses pavement?

Mr. Laramore responded I am not sure. With their new trucks in these parking lots, I just don't think there is any advantage to having asphalt.

Mr. Scarce stated I think it has to do with, number one it is less costly.

Mr. Gillie stated it is less costly. The other problem with the continuous turning with the vehicles, the asphalt has a tendency to start to tear. With their existing facility they are having some issues with the asphalt failing due to the weight of the trucks. They are asking for this to eliminate that. Also, with the new storm water management regulations the State is really looking at the use of this type of material to help control water runoff and allow it to filter. We may come back with some additional changes for possibly regular commercial parking lots to allow this type of material as long as we have some length of asphalt to knock the stone off of the tires so it doesn't get into the street and become a danger for motorcyclist, pedestrians, and those kinds of things.

Mr. Bolton made a motion to approve the waiver as submitted. Mrs. Evans seconded the motion. The motion was approved by a 6-0 vote.

III. MINUTES

Mr. Wilson made a motion to approve the June 9, 2014 minutes. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.

IV. OTHER BUSINESS

Mr. Gillie stated we already have cases filed for next month, so we will have a meeting. City Council did deny a case that was before Planning Commission about a year ago for a special use permit on Holbrook Street, for the operation of a home. I am not sure what is going to happen with that case. That is all we have at the moment.

With no further business, the meeting adjourned at 3:27 p.m.

APPROVED