

# PLANNING COMMISSION MINUTES

October 10, 2016

## MEMBERS PRESENT

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

## MEMBERS ABSENT

Mr. Jones

## STAFF

Ken Gillie  
Anna Levi  
Clarke Whitfield  
Tracie Lancaster

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

## I. ITEMS FOR PUBLIC HEARING

- 1. Rezoning application PLRZ20160000200, filed by JEB Realty LLC, requesting to rezone from LED-I, Light Economic Development District to HR-C, Highway Retail Commercial, a portion of 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone 35.67 acres of the subject parcel so that it may be subdivided and developed into a convenience store with food, restaurant, hotel, and baseball fields.*
- 2. Special Use Permit application PLSUP20160000201, filed by JEB Realty LLC requesting a Special Use Permit for outdoor commercial recreation in accordance with Article 3:M, Section C, Item 4 of the Code of the City of Danville, Virginia 1986, as amended at 1750 S Main Street, otherwise known as Grid 1508, Block 005, 000002 of the City of Danville, Virginia Zoning District Map. The applicant is proposing three (3) youth baseball fields with concessions, parking, and picnic areas.*

Ms. Levi read the staff report. 9 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 this request was Mr. RJ Lackey, an attorney with Woods Rogers. I am here on behalf of JEB Realty which is the developer of this project. We are very excited about this particular project especially the ball field aspect. Jay Barker who is the owner of JEB Realty has a son who participates in travel ball. He goes to Oxford, Myrtle Beach and Greensboro and seeing the economic impact that these ball fields have. We estimated that we will have 30 teams 35 times a year. That is roughly 27 to 30 thousand people when you are counting coaches, parents, umpires that will be visiting our City. So we are very excited about this. The rest of the infrastructure the gas station, the convenience store, and the fast

food restaurant, hotel are designed to support that infrastructure and those ball fields. I am here to answer any questions that you may have.

Mr. Dodson stated the baseball fields will they be full size or high school age? Will they be little league size or will there be fields for different age groups?

Mr. Lackey stated they will be scalable but they will be able to handle full size high school teams.

Mr. Dodson stated is that who you anticipate coming in that particular age group? I know 10 and 12 year olds travel too.

Mr. Lackey stated that's it, it is a lot of different age groups. It won't just be high school age but we anticipate from relatively young 8, 9, 10 on up.

Mr. Dodson stated so it could be like a little league field.

Mr. Lackey stated yes sir.

Mrs. Evans stated why are you not proposing to change the designation for the other portion of the acre?

Mr. Lackey stated you are probably not familiar with that land but it drops off pretty significantly to a creek and then goes across to more dry ultimately we are not sure what we want to do with that property. Whether it is better being Light Industrial for Economic Development purposes warehouses that type of thing or it makes more sense to expand the recreation facilities. So we didn't see any need to go through that process for that acreage when we might turn around and say it doesn't work for soccer fields or field hockey fields. We would need to step back and come back in front of you. So if we do get to the point where the recreation is taking off then we would be back to rezone that.

Mr. Bolton stated have you seen the four conditions from staff?

Mr. Lackey stated I have. We have worked long and hard with Staff to come up with a plan that works for the developer and the City, so Yes Sir.

Mr. Wilson stated so is that a yes those conditions are acceptable?

Mr. Lackey stated yes Sir.

Mr. Wilson stated the hotel is that specifically designed to serve those ball fields and the events that would take place there or would this be like a general commercial hotel that anybody could stay at. Would it be inclusive in this venue?

Mr. Lackey stated no, it would be open to all. Obviously this property is on 29 so it is visible to all so it would be capture traffic going up and down 29 to Greensboro. It would not be exclusive to the ball fields. But we didn't think that economical it made sense to put one there at this time except for the recreational use; because that will drive a lot of families to spend the night there.

Mr. Searce closed the Public Hearing.

Mr. Garrison stated it says conditional HRC will that conditional be taken off once these four things are met?

Mr. Gillie stated no the property will always have the conditional designation but as long as these are met that will allow the approval of it. It ties back to if anyone in the future looks back they will see that those were required and make sure they were met.

Mr. Bolton stated do we know exactly where the traffic light will be at? You mention a traffic light signal to allow access. Do we know exactly where?

Mr. Gillie stated the intersection where Goodyear comes out. There was a study done a few years ago and I don't believe I presented a copy in your packet. We are going to update that with the consultants and VDOT to go over revising that plan and it's just that they will agree to do whatever the impact of that is. It's anticipated being at Goodyear that's why the project that occurred further on South Main Street last time the neighbors had concerns with traffic this signal should help create that gap that should allow people to get in and out of that other street.

Mr. Wilson stated do you anticipate all of this infrastructure development that this intersection is going to continue to be developed? This isn't far from where the other hotel is that we talked about. It seems to me like we are running a lot of stuff out there. Do you anticipate that intersection to develop a lot more?

Mr. Gillie stated we feel that there should be some additional development in that area as well. Again, I'm limited because it is almost to the border of NC and my rules stop there. So there could be development that occurs in NC that's why the City is asking for that easement to extend the sewer to the border. We feel that area has potential on both sides of the bypass basically.

Mrs. Evans stated there were two opposed Anderson and Clarence I don't see them anywhere on the map.

Ms. Levi stated they are in North Carolina.

Mr. Gillie stated we notify all property owners within 300 feet but we don't have the ability to put them on the map because our map stops at that point.

Mrs. Evans stated okay. I was just confused.

**Mr. Wilson made a motion to approve *PLRZ20160000200* with the conditions per staff. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Garrison made a motion to approve *PLSUP20160000201* with the conditions per staff. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.**

## **II. ITEMS NOT FOR PUBLIC HEARING**

*Request a waiver in accordance with Article 8, Section B, Item 6(c) at 2014 Carter Street for an 6 space unpaved parking lot. For parking areas of six (6) spaces or*

*less, the requirement for paved parking with curb and gutter may be waived by the Planning Commission, provided that the parking surface be constructed with a minimum surface of six (6) inches of crushed stone with adequate compaction and storm drainage provisions.*

Ms. Levi read the staff report.

Mr. Gillie stated he is here to answer any questions if you have any, that's the applicant.

Mr. Bolton stated we are starting to see more of these. Are we getting any feedback from the first one that was experimental or are most of these working out pretty good?

Mr. Gillie stated most of them have worked out very well. The first one that came to us they actually didn't build. The second one they did and we haven't has any problems with it. So it seems like it has potential. We are looking to maybe change the rules in the future to address this type of thing.

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

### **III. MINUTES**

**The September 12, 2016 minutes were approved by a unanimous vote.**

### **IV. OTHER BUSINESS**

Mr. Gillie stated the items that your forwarded to City Council they followed your recommendations last month. We do have cases for next month. If anyone is watching this today, today was supposed to be the deadline for turning in cases and I forgot that it's Columbus Day and most people think that the Government offices are closed we will extend that deadline for a few days. If anyone has a case out there please let me know and we will work with you on extending the deadline.

With no further business, the meeting adjourned at 3:31 p.m.

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APPROVED