

PLANNING COMMISSION MINUTES

July 9, 2018

MEMBERS PRESENT

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

MEMBERS ABSENT

Mr. Jones

STAFF

Lisa Jones
Ken Gillie
Clarke Whitfield

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

I. ITEMS FOR PUBLIC HEARING

1. *Rezoning application PLRZ20180000156, filed by Present Help Ministries, requesting to rezone from OT-R Old Town Residential to "Conditional" TO-C Transitional Office District, 711 Jefferson Street, otherwise known as Grid 2717, Block 023, Parcel 000004, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone for the operation of a community facility.*
2. *Special Use Permit application PLSUP20180000151, filed by Present Help Ministries, requesting a Special Use Permit for a Community Facility in accordance with Article 3:1, Section C, Item 4 of the Code of the City of Danville, Virginia 1986, as amended at 711 Jefferson Street, otherwise known as Grid 2717, Block 023, Parcel 000004, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a community facility*

Mr. Searce opened the Public Hearing.

Ms. Alfrieta Bennett Reaves stated I'm the visionary for Present Help Ministries. The first thing that I need to do is apologize for last month, because I got my days mixed up. I'm here to answer any questions, and I want to explain to you what we would like to do with this property. It has four bedrooms, two full bathrooms, there is a dining room that we are going to turn into a rec room, kitchen and waiting area. What our vision is for that property, is like Grace's house next door that is the home for homeless women and their children. Then when we put the Grandma's house in place that is for battered women and their children with us covering Pittsylvania County, Halifax County, City of Danville and the overflow of Caswell County. When the families come the children will have to go to school and they will have to get their education. What we want is to have four classrooms up stairs and we have some volunteer retired teachers that have volunteered to reach out to schools and get their work. We have to make them feel special and make them feel at home and we don't call our homes shelters. Our goal is to temporarily help them to forget where they are, bring a child a new light and fresh air, because by the time that these children get to Grace's house homeless, they have already been through a lot.

Mr. Scarce stated how far along have you gotten on the other project that you are on?

Ms. Reaves stated the big house, we have not started the carriage house behind. We have gotten the vinyl siding on it and we have replaced all the floor joists, and all the sub floors. We raised money this past weekend so we can get our HVAC system installed. Then it's just a matter of getting the drywall done and upstairs is good.

Mr. Scarce stated so progress is being made.

Ms. Reaves stated yes, hopefully in the next forty-five to sixty days this project will be complete.

Mr. Scarce closed the Public Hearing.

Mr. Garrison stated is it going to be used as a school because she marked school off in the permit uses.

Mr. Gillie stated it's not supposed to be used as a school. If that is her intention that is not what we discussed. Now, providing after school tutoring and other things does not classify it as a school according to the zoning code.

Mr. Wilson stated that's how I understood it to be is a tutoring program while they are not in school.

Mr. Wilson made a motion for approval for Rezoning of application PLRZ201870000156 with conditions set by the Planning Department. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

Mr. Wilson made a motion for approval for Special Use Permit of application PLSUP20180000151 as subject conditions set by the Planning Department. Mr. Garrison seconded the motion. The motion was approved by a 6-0 vote.

3. Rezoning application PLRZ20180000164, filed by Danville Dental Properties, LLC, requesting to rezone from N-C Neighborhood Commercial to "Conditional" HR-C Highway Retail Commercial District, 5011 Riverside Drive, otherwise known as Grid 9712, Block 005, Parcel 0000046, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for additional uses of the property.

Mr. Scarce opened the Public Hearing.

Mr. Chris Payne with Danville Dental Properties stated the reason for the request today, we have no immediate plans to change the use of the property in any way. It's being used as a dental office and that's our intention to keep it that way. The reason for the request, as you know recently there was a tornado that went through the area, and did a lot of damage to the area of 58 West. It did some damage to the building and in the process it destroyed our sign. We have always had some visibility issues with our sign. There is of way service road in front of that property, which limits where we can place the sign and there's always been some visibility issues. We had a consultation with Mr. Gillie on what was the best way to approach replacing the sign and found that changing the zoning designation would increase the visibility when we replace the sign. The property next to the Dental office is a hair salon

and I own that property and on the other side of the office is used as a day care. The reason for the request is to help us replace the sign..

Mr. Searce closed the Public Hearing.

Mr. Wilson stated does this mean that the sign is able to go closer to the road?

Mr. Gillie stated it will not be able to go closer to the road, on the screen that is up above you can see there is a rather large right of way for that portion of 58, in case a frontage road system was ever built similar to what is there now. Placing a sign out on the right of way is not possible. It would allow for a larger sign, and also allow for a taller sign, as you are aware, this building sits kind of down on a hill. The N-C District does have height as well as size restrictions that the HR-C doesn't have, and this will bring the sign up a little taller and allow a larger sign.

Mr. Bolton made a motion for approval for Rezoning application PLRZ20180000164 as submitted with the condition of the two uses added by staff. Mr. Garrison seconded the motion. The motion was approved by a 6-0 vote.

- 4 *Rezoning application PLRZ20180000170, filed by Danny Marshall, requesting to rezone from S-R Suburban Residential to LED-I Light Economic Development District, Parcel ID#s 78315 & 75881, otherwise known as Grid 2505, Block 001, Parcel ID's 0000011 & 00008, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for construction of a parking lot.*

Mr. Searce had to abstain due to a conflict of interest.

Mr. Wilson opened the Public Hearing.

Mr. Danny Marshall stated so thank you for your time and let me give you a little background. These two warehouses were built by my family for Dan River. At that time Dan River only had six employees, and this was the distribution center for their shipment of cloth. Dan River is gone, so we have rented one of the spaces to American Phoenix and they have about twenty employees. The other building has about 110,000 square feet. What we are trying to do now is to have this rezoned for potential parking lot, and I don't know how many spaces it will have. Just want to have it rezoned, so the next person that comes, and wants to rent this building we will have this behind us.

Mr. Wilson closed the Public Hearing.

Mr. Petrick made a motion for approval for Rezoning application PLRZ20180000170 as submitted. Mr. Bolton seconded the motion. The motion was approved by a 5-0 vote. Mr. Searce abstained

5. *Rezoning application PLRZ20180000176, filed by Brandon P. Farmer, et al., requesting to rezone from S-R Suburban Residential to HR-C Highway Retail Commercial District, Parcel ID# 60407 (3.32 acres on Terry Ave) otherwise known as Grid 2913, Block 001, Parcel 000001, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone to allow for development with adjacent property located within Pittsylvania County.*

Mr. Searce open the Public Hearing.

Jeff Davis stated I'm here on behalf of Brandon Farmer. I'm just here for any questions or concerns that you may have.

Mr. Searce closed the Public Hearing.

Mr. Bolton made a motion for approval for Rezoning application PLRZ20180000176 as submitted. Mr. Wilson seconded the motion. The motion was approved by a 6-0 vote.

I. MINUTES

The June 11, 2018 minutes were approved by unanimous vote.

II. OTHER BUSINESS

With no further business, the meeting adjourned at 3:30 p.m.

APPROVED