

PLANNING COMMISSION MINUTES

January 7, 2019

MEMBERS PRESENT

Mr. Wilson
Mr. Garrison
Mr. Bolton
Mr. Petrick
Mr. Searce
Mr. Jones

MEMBERS ABSENT

Mr. Dodson

STAFF

Lisa Jones
Ken Gillie
Clarke Whitfield
Bryce Johnson
Holley Preston

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

The meeting was turned over to Mr. Whitfield for the election of officers.

I. ELECTION OF OFFICERS

Mr. Whitfield called for nominations for Chairman.

Mr. Jones nominated Mr. Searce as Chairman. The nomination was approved by a 6-0 vote.

Mr. Whitfield called for nominations for Vice Chairman.

Mr. Jones nominated Mr. Wilson as Vice Chairman. The nomination was approved by a 6-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mr. Jones nominated Mr. Bolton for Secretary. The nomination was approved by a 6-0 vote.

II. ITEMS FOR PUBLIC HEARING

1. *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.*

Mr. Fred Shanks spoke on behalf of property owners, the Jewell's as they reside in Key West, Florida. Mr. Jewell owns the property and he also owns a construction company that does road construction with Virginia Department of Transportation and also with North Carolina Department of Transportation. This site is a good location for him to locate some of his equipment storage which he needs. The property is probably zoned as it is for this type of use, but however with three road frontages that require front yard setbacks for each and the rear setback for that particular zoning property is pretty much eating that setback. We are here today for you to request these grants to make this property more feasible to use. The request is to reduce the setback on the railroad to zero and the other request is to reduce the side yards to 30 feet. The owner has no problem with the conditions except for number two and I want to ask you to consider this, the legal nonconforming building is in fact 5 feet back off the property and where the building is we could use that land. Immediately south of the property in other words if you have the building at the bottom of the page and you look across Lanier Avenue there is another piece of property and that is also owned by the Jewell's that property is also zoned for manufacturing which has those excessive front yard setbacks. There is one lot that is actually across from the intersection of Augusta Avenue and Lanier at that one lot that fronts Augusta Avenue. Other than that there are no residential properties south of Lanier. My hope is that it will allow the setback to be thirty feet and the developer had no issues with one or three.

Mr. Scarce closed the public hearing.

Mr. Petrick stated is there any objection to the 2nd requirement or the condition about the fifty foot along Lanier Avenue?

Mr. Johnson stated I think that is something that is up to you guys. Like he pointed out there is that residential structure there but fifty feet is quite a lot and that would be up to you guys.

Mr. Petrick stated so we could eliminate that all together.

Mr. Johnson stated it sounds like he wanted to change it to thirty feet.

Mr. Garrison stated I would see probably changing 30 feet along Lanier and I don't see how it would impact anyone.

Mr. Garrison made a motion to approve and that we change the 2nd condition by staff to thirty feet instead of fifty feet. Mr. Bolton seconded the motion. The motion was approved by a 6-0 vote.

III. MINUTES

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

Mr. Garrison stated he would like to make a motion that staff bring a recommendation on changing Article 2 Section T Item 10 of the Zoning Code to our next meeting. If this item is needed and if so can we increase the number or percentage of space allowed to be used for a home based business. Mr. Bolton seconded the motion.

III. OTHER BUSINESS

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

APPROVED