

# PLANNING COMMISSION MINUTES

JULY 12, 2021

## MEMBERS PRESENT

Mr. Khan  
Mr. Garrison  
Mr. Bolton  
Mr. Dodson

## MEMBERS ABSENT

Mr. Craft  
Ms. Evans  
Mr. Petrick

## STAFF

Doug Plachcinski  
Lisa Jones  
Clarke Whitfield

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

## ITEMS FOR PUBLIC HEARING

1. *Text Amendment PLRZ2021-223, initiated by the City of Danville Planning Director requests to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended. Specifically updating, reorganizing, and clarifying Article 8, Parking and Loading Requirements into subsections Purpose; General Parking and Loading Provisions; Off-Street Parking Area Construction and Maintenance; Off-Street Parking Area Layout and Dimensions; Off-Street Loading; Required Parking Spaces Computation; Minimum Parking Spaces; Stacking Lanes; Private Streets, Drive Aisles, and Combined Drive Aisles and Parking Bays; and Electric Vehicle Parking.*

Mr. Garrison opened the Public Hearing.

Mr. Doug Plachcinski, Planning Director, with the City of Danville summarized the Text Amendment PLRZ2021-223.

## **ARTICLE 8. - PARKING AND LOADING REQUIREMENTS**

### **A. - Purpose.**

These regulations establish off-street parking and loading requirements for buildings and uses governed by this Article. These requirements coincide with the intensity of buildings or uses. Parking and loading requirements prevent congestion on public streets by clearly defining and separating parking areas from roadways; remove hazards to pedestrians in parking areas and public streets; facilitate proper storm-water runoff; and make clear the availability and arrangement of spaces to all users.

### **B. - General Parking and Loading Area Regulations.**

1. Whenever a use or an activity requiring off-street parking is created, enlarged or increased in activity or intensity, off-street parking areas must be provided on-site and maintained.
2. Available on-street parking spaces may be counted toward the required number of off-street parking spaces if:
  - a. They are within 300' of the proposed use; and
  - b. They are in the TW-C or CB-C zoning districts.

3. Required off-street parking and loading areas for new uses, additions to existing uses, and accessory uses must be determined by the regulations in effect when the change or modification occurs. Required parking areas must not be changed to any other use unless and until equal facilities are provided and approved.
4. All off-street parking areas are solely for the parking operating vehicles by patrons, occupants, or employees of the associated use.
5. No vehicle, equipment, materials, or supply repair, dismantling, or servicing is allowed in off-street parking areas.
6. All required off-street parking and loading areas must be on the same property as the associated use except where otherwise allowed by this Article, where circumstances prevent such location, or where the public safety or the public convenience would be better served by an alternate location. The Zoning Administrator may authorize alternative and/or cooperative locations of required parking spaces subject to the following:
  - a. An alternative location must be in the same zoning district as the property on which the use is located.
  - b. If a development does not include on-site parking, then handicapped accessible spaces must be furnished as required by the current Virginia Uniform Statewide Building Code.
  - c. A shared parking location that provides parking for two (2) or more uses must be in the same ownership of at least one (1) of the properties and must have combined parking spaces equal to the sum required for the separate uses, unless the normal hours of the uses do not overlap.
  - d. The entrance to an alternative parking location must be within three hundred (300') feet along an accessible pedestrian walking route to the associated use.
  - e. A recorded covenant or agreement, approved as to form and content by the City Attorney, and recorded in the Danville Circuit Court Clerk's Office, must establish right to use an alternative parking location.
  - f. If an alternative parking location become unavailable, an equal number of parking spaces must be provided on either the principal property or an alternative parking location within ninety (90) days from the date on which the alternative parking location ceased.

#### **C.- Off-Street Parking Area Construction and Maintenance**

1. For all uses, other than single-family residential, all required off-street parking and loading areas must be constructed of an all-weather, stabilized, dust free surface paving with curb, gutters, and drainage improvements.
2. The Zoning Administrator may approve an alternate parking area surface only for areas used by heavy equipment.
3. For parking areas of six (6) spaces or less, the Zoning Administrator may waive the requirement for paved parking with curb and gutter if the parking surface is constructed with a minimum of six (6") inches of crushed stone with adequate compaction and stormwater drainage.
4. Accessible spaces must be furnished as required by the current Virginia Uniform Statewide Building Code.
5. Parking and loading area lighting must comply with Article 11. Outdoor Lighting and Illumination Regulations.

**D. Off-Street Parking Area Layout and Dimensions**

1. All parking spaces must prevent vehicles from extending over any property line, right-of-way, or sidewalk.
2. Required off-street parking areas must be consistent with the following standards:
  - a. Ninety-degree pattern: Parking spaces and maneuvering lanes must be provided as follows:

| Space Width | Space Length | Maneuvering Lane Width | Two Tiers of Parking + Maneuvering Lane |
|-------------|--------------|------------------------|---|
| 9.0'        | 20' feet     | 24' feet               | 64' feet                                |
| 9.5' feet   | 20' feet     | 22' feet               | 62' feet                                |
| 10' feet    | 20' feet     | 20' feet               | 60' feet                                |

- b. Sixty-degree pattern: 58' feet for two (2) tiers of spaces, and one (1) aisle/maneuvering lane, with minimum aisle width of twelve (12') feet.
    - c. Forty-five-degree pattern: 56' feet with two (2) tiers of parking spaces, and one (1) aisle/maneuvering lane, with minimum aisle width of twelve (12') feet.
    - d. Drive or maneuvering lanes must not be less than 20' feet wide to permit two-way traffic.
3. Required off-street parking areas may be in garages, carports, or enclosed buildings if dimension, layout, and accessibility standards are met.
4. Non-residential use parking areas in any SR-R, T-R, S-R, NT-R, OT-R, A-R, M-R, or MHP-R zoning district must be screened by a visual separation of at least six (6') feet in width between parking and adjoining residential uses by landscaping and/or fencing. No more than 50% of required front yards are may be parking area.

**E. – Off-Street Loading**

Off-street loading spaces are not required. However, if off-street loading spaces are provided, they must meet the following standards:

1. No loading space may be in a front yard, except for industrial uses.
2. Off-street loading spaces do not count toward off-street parking space requirements.
3. No loading space may be less than 15' feet wide, 25' feet long, and 15' feet tall, provided that the depth accommodates the largest delivery trucks supplying the establishment.
4. No off-street loading space may necessitate maneuvering from a public right-of-way.
5. All off-street loading spaces must be located on the same property as the associated use.
6. All off-street loading space must be provided with a clear route to a public right-of-way.
7. No motor vehicle repair work, with the exception of emergency service, is permitted in any space designated as off-street loading area.
8. All off-street loading areas, including aisles and driveways, must be constructed and maintained with a dustless paved surface, except as otherwise permitted for heavy equipment.

**F. - Required Parking Spaces Computation.**

1. Net floor area, as defined in Article 15, is the basis for required parking spaces unless otherwise indicated.
2. When the calculation determining the number of required parking spaces results in a fractional space, one (1) space must be provided for that fraction.

3. Mixed use development parking space requirements are the sum of the required spaces computed for different uses.
4. The Zoning Administrator may waive or reduce the number of required parking spaces when the following conditions are met:
  - a. An applicant demonstrates fewer spaces are necessary because the current or proposed use does not need the required spaces or the development provides an alternative parking location;
  - b. The development meets Virginia Uniform Statewide Building Code accessible space requirements;
  - c. The provisions of Article 8 of the Zoning Ordinance apply to alternate parking locations used instead of required on-site parking;
  - d. The absence or reduction of onsite parking spaces will not negatively impact surrounding properties;
  - e. The applicant or property owner complies with any additional conditions applied when the Zoning Administrator waives or reduces required off-street parking spaces.

**G. - Parking Space Minimums.**

The minimum number of off-street parking spaces is determined by the following schedule:

| Use  | Minimum Number of Spaces   |
|--|--|
| <b>Residential Uses</b>  |  |
| Residential dwellings  | One (1) per dwelling unit  |
| Uses accessory to residential uses in addition to required spaces per dwelling unit: |  |
| accessory dwelling   | One (1) per dwelling unit  |
| roomers and boarders   | One (1) per boarder  |
| tourist homes or bed and breakfast   | One (1) for each guest bedroom   |
| <b>Institutional Uses</b>  |  |
| Places of worship  | One (1) for each five (5) fixed seats; benches have capacity of one (1) person per 30" linear inches of bench  |
| Arenas, auditoriums, and stadiums  | One (1) parking space per five (5) spectator seats. One (1) parking space per 20 square feet of additional spectator area provided by the establishment. One (1) parking space per employee. |
| Art galleries, libraries, museums  | Three (3) per 1,000 square feet  |
| Clubs, lodges and other recreational facilities (6830)                               | One (1) per each five (5) persons of the rated capacity of the building  |
| Schools, public and private, elementary and junior high                              | Two (2) per three (3) employees  |
| High schools, public and private   | Two (2) per three (3) employees plus one (1) per ten (10) students   |
| Colleges   | Two (2) per three (3) employees plus one (1) per five (5) students   |
| Child Care Center, Nursery school, or Adult Day Care Center.                         | One (1) space per employee plus one (1) space per four (4) children or clients   |
| Group homes  | Two (2) per home plus one (1) per eight (8) residents plus one (1) per three (3) employees on main shift   |

|  |  |
|--|--|
| Hospitals  | One (1) per three (3) patient beds, plus one (1) per resident doctor, plus one (1) per three (3) three other employees   |
| <b>Commercial uses</b>   |  |
| Business, banking, professional and similar offices                        | Two (2) per 1,000 square feet  |
| Medical, dental, veterinary and similar offices                            | Three (3) per 1,000 square feet  |
| Retail sales and personal services establishments                          | Three (3) per 1,000 square feet  |
| Commercial and trade schools   | One (1) per five (5) students and one (1) per two (2) employees  |
| Hotels and motels  | One (1) per guest room plus one (1) for each three (3) employees   |
| Mortuaries and funeral parlors   | One (1) space for every four (4) seats in assembly rooms with fixed seats or one (1) space for each 100 square feet of floor area for assembly rooms without fixed seats.  |
| Restaurants, night clubs, taverns, places of assembly (including theaters) | One (1) per each four (4) persons of the rated capacity of the building plus one (1) for each three (3) employees on main shift  |
| Vehicle Sale, Rental, and Ancillary Service Establishment.                 | One (1) space per 500 square feet of enclosed sales/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot area, plus two (2) spaces per service bay, plus one (1) space per employee, but not less than five (5) spaces minimum. |
| Automobile service stations  | Two (2) per three (3) employees on main shift plus two (2) for each service bay  |
| All others   | One (1) per each four (4) persons of the building's rated capacity.  |
| <b>Industrial uses</b>   |  |
| Manufacturing, warehousing, wholesale and other industrial uses            | One (1) per three (3) employees on main shift  |

#### **H. - Stacking Lane Requirements.**

1. Stacking spaces are required for drive-through windows.
2. Stacking spaces must be at least ten (10') feet wide, 18' long, and must not block traffic movements.
3. Stacking lanes and spaces must be separate from other circulation aisles and parking spaces.
4. The following minimum stacking spaces are required:
  - a. Eating and fast-food establishments: Ten (10) stacking spaces, measured from the last drive-through window.
  - b. Car washes: Three (3) stacking spaces per car wash bay.
  - c. Financial institutions: Six (6) stacking spaces for the first drive-through window and three (3) stacking spaces for each additional window.

#### **I. - Private Streets, Drive Aisles, and Combined Drive Aisles and Parking Bays.**

1. Private streets in any residential single-family subdivision may be approved by the Planning Commission. Private drive aisles and combined drive aisles/parking bays in townhouse, apartment and non-residential development may be allowed as a part of the site plan approval process.
2. Emergency vehicles must be able to access private streets.

#### **J. Electric Vehicle Parking Requirements**

Electric vehicle parking spaces and charging stations required by this section must meet these additional standards:

1. Except for single-family residential uses, wherever the zoning code requires an off-street parking area of 30 spaces or more for any new or increased development, one (1) electric vehicle parking space is required for each 50 required parking spaces.
2. Electric vehicle parking spaces must be equipped with an electric vehicle charging station rated at electric vehicle charging level 2.
3. All electric vehicle parking spaces are reserved exclusively for electric vehicles.
4. Electric vehicle parking spaces must be marked by green painted lines or curbs.
5. Each electric vehicle parking space must have a sign designating the parking space as an electric vehicle parking space, in accordance with the Federal Highway Administration Manual on Uniform Traffic Control Devices {MUTCD}.
6. Electric vehicle charging stations must contain a retraction device, coiled cord, or a fixture to hang cords and connectors above the ground.

Mr. Adam Vaught stated I am here on behalf of Mr. Cochran and I work for him. It was formerly a duplex with two front doors, and it is laid out as a duplex. All the hook-ups are there on the second floor for a kitchen but whoever turned it into a single family tore it out. But all the piping stuff for gas's are still there. There's are a bunch of multi-use next door and I don't think it would negatively impact at all. Formerly it was a duplex and we just want to take it back to that.

Mr. Garrison closed the Public Hearing.

**Mr. Bolton made a motion for recommendation Text Amendment PLRZ2021-223 as submitted. Mr. Kahn seconded the motion. The motion was approved by a 4-0 vote.**

2. *Rezoning Text Amendment PLRZ2021-224, initiated by the City of Danville Planning Director requests to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended. Specifically updating Article 2, Section P. 11 to provide different regulations for satellite dishes less or greater than 3'.*

Mr. Garrison opened the Public Hearing.

Mr. Doug Plachcinski Planning Director with the City of Danville summarized the Rezoning Text Amendment PLRZ2021-224.

#### **ARTICLE 2.P – ACCESSORY USES AND STRUCTURES**

1. Satellite dish antennas, satellite receiving dishes, satellite earth stations, and similar antenna structures are allowed accessory structures in any zoning district under the following conditions:

- a. Satellite dishes greater than three (3') feet in diameter:
  - i. May not be in a front yard;
  - ii. May not be closer than ten (10') feet to any property line;
  - iii. In SR-R, T-R, S-R, NT-R, OT-R, A-R, M-R, or MHP-R zoning districts, may not more than ten (10') feet tall nor exceed district height requirements if attached to a building;
  - iv. In TO-C, N-C, CB-C, TW-C, HR-C, PS-C, LED-I, CP-1, or M-I zoning districts may not be more than 20' feet tall nor exceed district height requirements if attached to a building; and
  - v. Must be black, gray, or white.
- b. Satellite dishes three (3') feet or less in diameter:
  - i. May be in any yard;
  - ii. May not be closer than five (5') feet to any property line;
  - iii. In SR-R, T-R, S-R, NT-R, OT-R, A-R, M-R, or MHP-R zoning districts, may not more than five (5') feet tall nor exceed district height requirements if attached to a building;
  - iv. In TO-C, N-C, CB-C, TW-C, HR-C, PS-C, LED-I, CP-1, or M-I zoning districts may not be more than ten (10') feet tall nor exceed district height requirements if attached to a building; and
  - v. Must be black, gray, or white.

Mr. Garrison closed the Public Hearing.

**Mr. Bolton made a motion to recommend approval of Rezoning Text Amendment PLRZ2021-224 as submitted. Mr. Kahn seconded the motion. The motion was approved by a 4-0 vote.**

II. APPROVE MINUTES FROM JUNE 7, 2021

The June 7, 2021 minutes were approved by unanimous vote.

III. ADJOURNMENT

With no further business, the meeting adjourned at 3:21 p.m.

APPROVED \_\_\_\_\_