

# Council Letter

## City of Danville, Virginia



CL - 860

NEW BUSINESS J.

### City Council REGULAR MEETING

**Meeting Date:** October 5, 2023

**Subject:** Consideration of a Special Use Permit Application filed by Seth Francis on behalf of SOVAH Health, Requesting a Special Use Permit at 142 South Main Street (Parcel 26338) to Allow Waiver of Minimum Yard Requirements.

**From:** Renee Burton, Division Director of Planning

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### COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23- 00291, filed by Seth Francis on Behalf of Sovah Health, Requesting a Special Use Permit to Allow a Waiver of Minimum Yard Setbacks at Parcel ID 25586 (142 South Main Street) in Accordance with Article 3.I. Section C Item 19.

### SUMMARY

SOVAH Health has requested a building permit to construct an addition to an existing health care facility located at 142 South Main Street. The addition will be located on South Main Street on the north side of the existing Emergency Room. The addition will extend into the required fifteen (15) foot side yard, creating an approximate five (5) foot side yard setback. The reduction of the side yard setback requires a Special Use Permit.

Article 3.I Section C Item 19 allows a Special Use Permit to waive the minimum side yard setback in the TO-C, Transitional Office Commercial Zoning Classification. The encroachment is adjacent to the parking lot of Mount Vernon United Methodist Church, set back from the street not to create a visual obstruction.

Fifty-three (53) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Three (3) response was received, and three (3) were unopposed.

On September 11, 2023, the City Planning Commission voted 6 - 0 to recommend approval of Special Use Permit request PZ23-00291 to allow a waiver of the minimum yard requirements in accordance with Article 3.I Section C Item 19.

### RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to allow a waiver of the minimum yard requirements to create a side yard setback of five (5) feet at 142 South Main Street (Parcel ID #26338) in accordance with Article 3.I. Section C Item 19.

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## **Attachments**

1. Ordinance
  2. 142 South Main Application
  3. Site Plan
  4. 142 South Main Street - Aerials
  5. 142 South Main Street - Owners
  6. 142 South Main Street - Landuse
  7. Neighbor Responses - 142 South Main Street
  8. Planning Commission Recommendation
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