

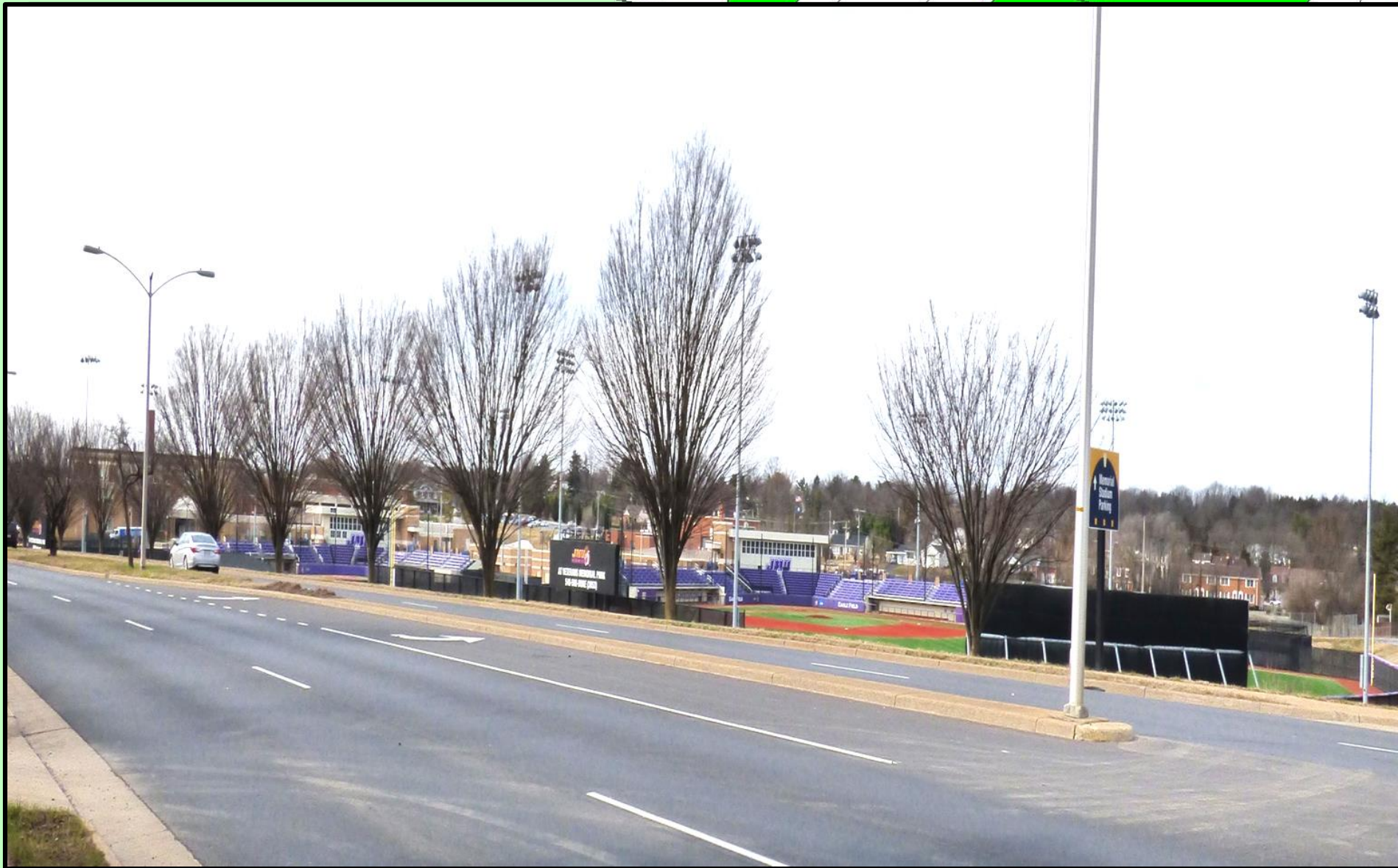


# Special Use Permit – 257 Old South High St (To Allow Occupancy of Not more than 4)

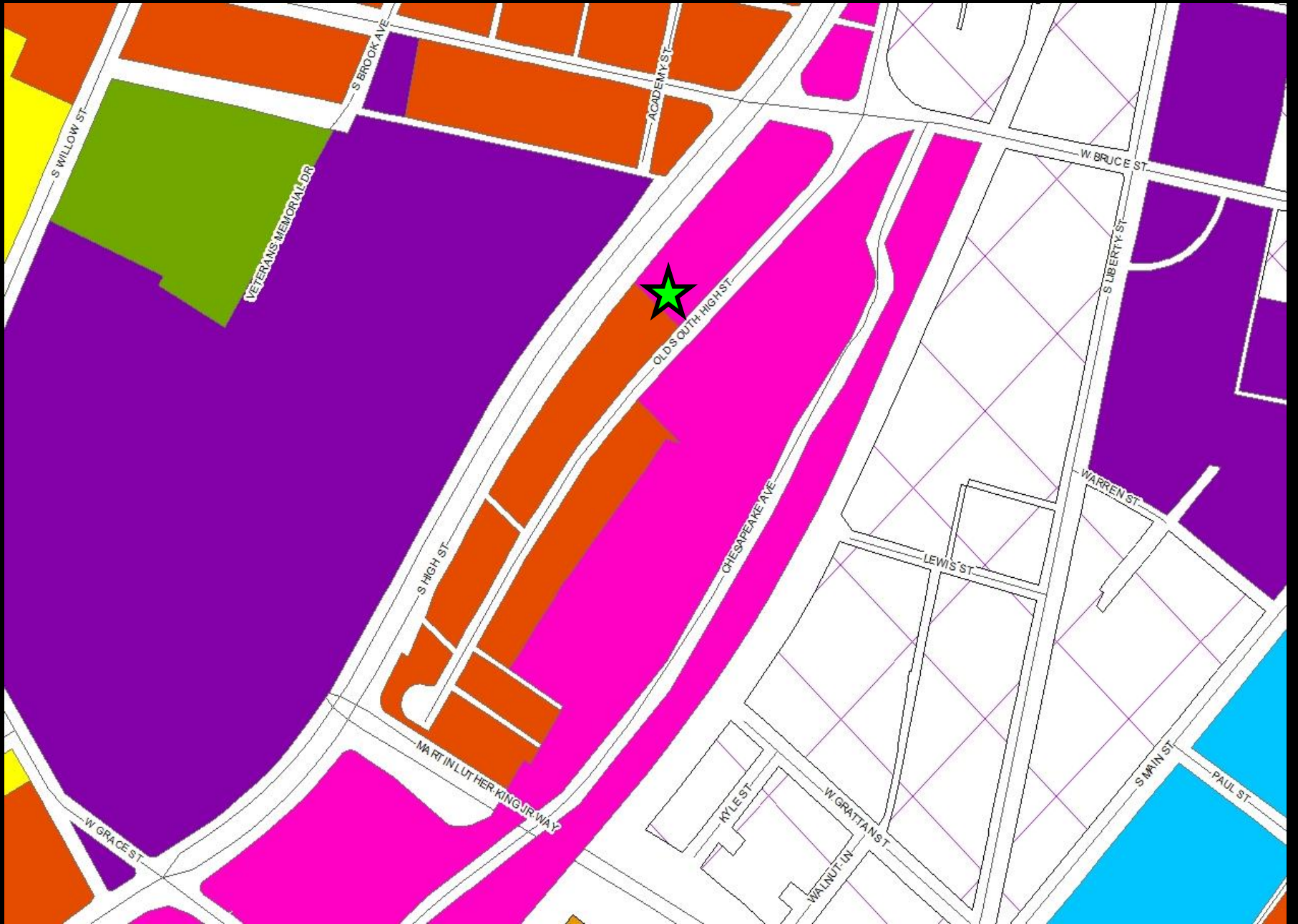












S WILLOW ST

VETERANS MEMORIAL DR

S BROCK AVE

ACADEMY ST

W BRUCE ST

S LIBERTY ST

OLDSOUTH HIGH ST

S HIGH ST

CHESAPEAKE AVE

WARREN ST

LEWIS ST

S MAIN ST

PAUL ST

W GRACE ST

MARTIN LUTHER KING JR WAY

WILE ST

W GRATTAN ST

WALNUT LN



S HIGH ST

ACADEMY ST

S HIGH ST

OLD SOUTH HIGH ST

CHESAPEAKE AVE

W LEST

W GRATTAN ST

LEWIS ST

SUBERTY ST

WARR



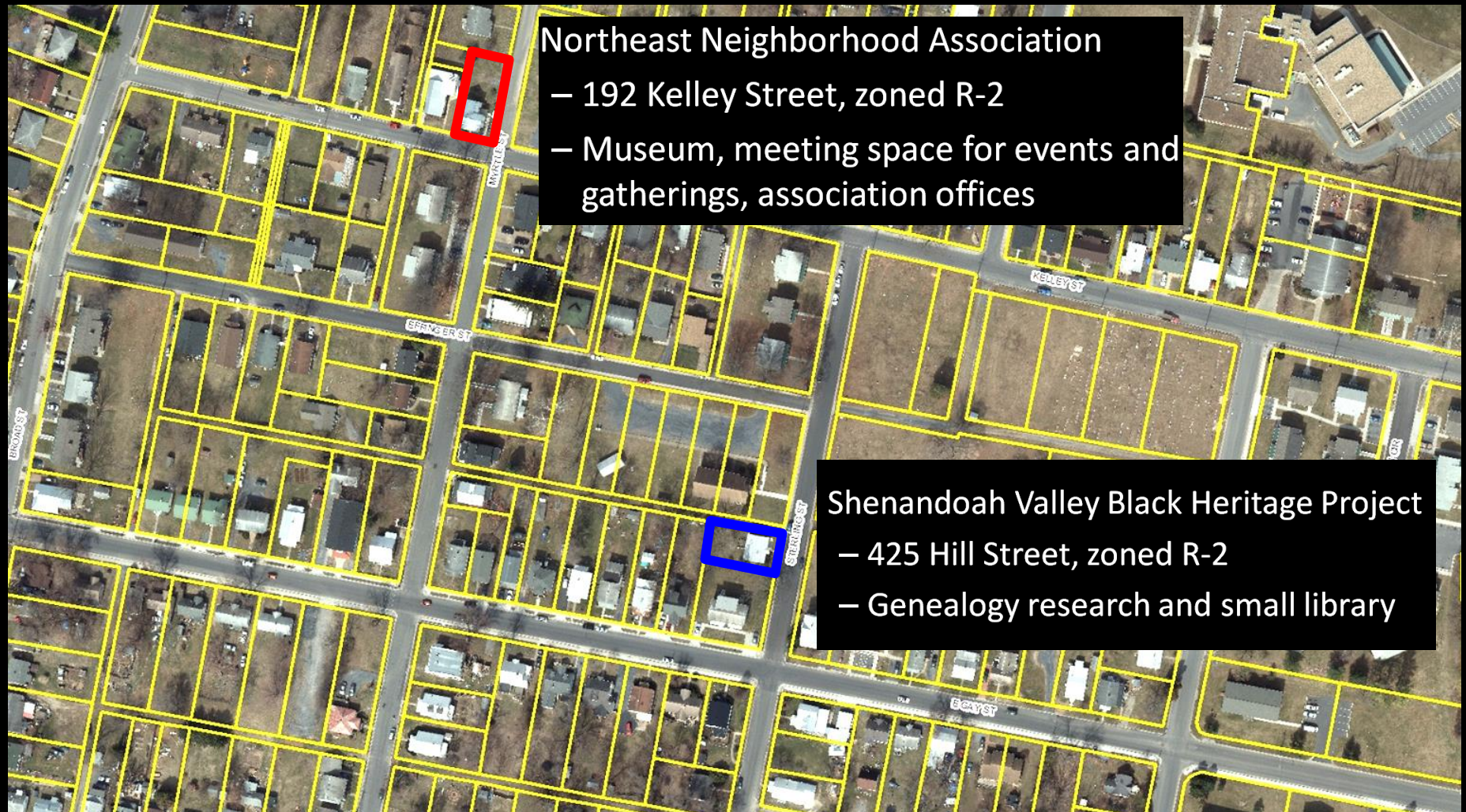
# Recommendation

PC recommended (7-0) approval of the SUP with the following condition:

The owner, or owner's representative, shall follow the yearly inspection process as defined by the Zoning Ordinance for boarding and rooming houses. This involves an inspection by Community Development staff conducted between October 1st and 31st to ensure compliance with the SUP and with the Virginia Maintenance Code. The SUP may be revoked by the Zoning Administrator if the inspection does not take place every twelve months.



# Zoning Ordinance Amendment – Community Buildings



Northeast Neighborhood Association  
– 192 Kelley Street, zoned R-2  
– Museum, meeting space for events and gatherings, association offices

Shenandoah Valley Black Heritage Project  
– 425 Hill Street, zoned R-2  
– Genealogy research and small library

# Background

## 1987 Zoning Ordinance

**Building community:** A building for social, educational and recreational activities for a neighborhood or community, provided any such use is not operated primarily for commercial gain.

# 1994 Zoning Ordinance

*“Building, community”*

## R-1 and R-2 SUP Listed Use

Community buildings and facilities used for recreational, social, educational and cultural activities which are intended to benefit the residents of the subdivision.

## R-4 SUP Listed Use

Community buildings and facilities intended to benefit the residents of the subdivision (other than those permitted by right as an accessory to a multifamily development).

# Current Zoning Ordinance

**R-2, Section 10-3-40 (5), Uses permitted only by special use permit:**

**Community buildings and facilities used for recreational, social, educational and cultural activities which are intended to benefit the residents of the subdivision.**

# Requested Amendments

**Building, community:** A building for social, educational, cultural, and recreational activities for a neighborhood or community, provided any such use is not operated primarily for commercial gain.

R-2, Section 10-3-40 (5), Uses permitted only by special use permit:

Community buildings ~~and facilities used for recreational, social educational and cultural activities which are intended to benefit the residents of the subdivision.~~

# Additional Staff Proposed Amendments

**That Section 10-3-34 (5), Uses permitted only by special use permit is amended as shown:**

~~(5) Community buildings and facilities used for recreational, social, educational and cultural activities which are intended to benefit the residents of the subdivision.~~

**That Section 10-3-48.3, Uses permitted only by right is amended to by adding subsection (18) as shown:**

Community buildings for associated townhouse and multiple-family developments.

**That Section 10-3-48.4, Uses permitted only by special use permit is amended by adding subsection (10) as shown:**

Community buildings (other than those permitted by right).

**That Section 10-3-51, Uses permitted only by special use permit is amended by adding subsection (10) as shown:**

Community buildings for associated townhouse and multiple-family developments.

**That Section 10-3-52, Uses permitted only by special use permit is amended by adding and deleting the text within subsection (2) as shown:**

~~Community buildings (other than those permitted by right) and facilities intended to benefit the residents of the subdivision (other than those permitted by right as an accessory to a multi-family development).~~



# Summary

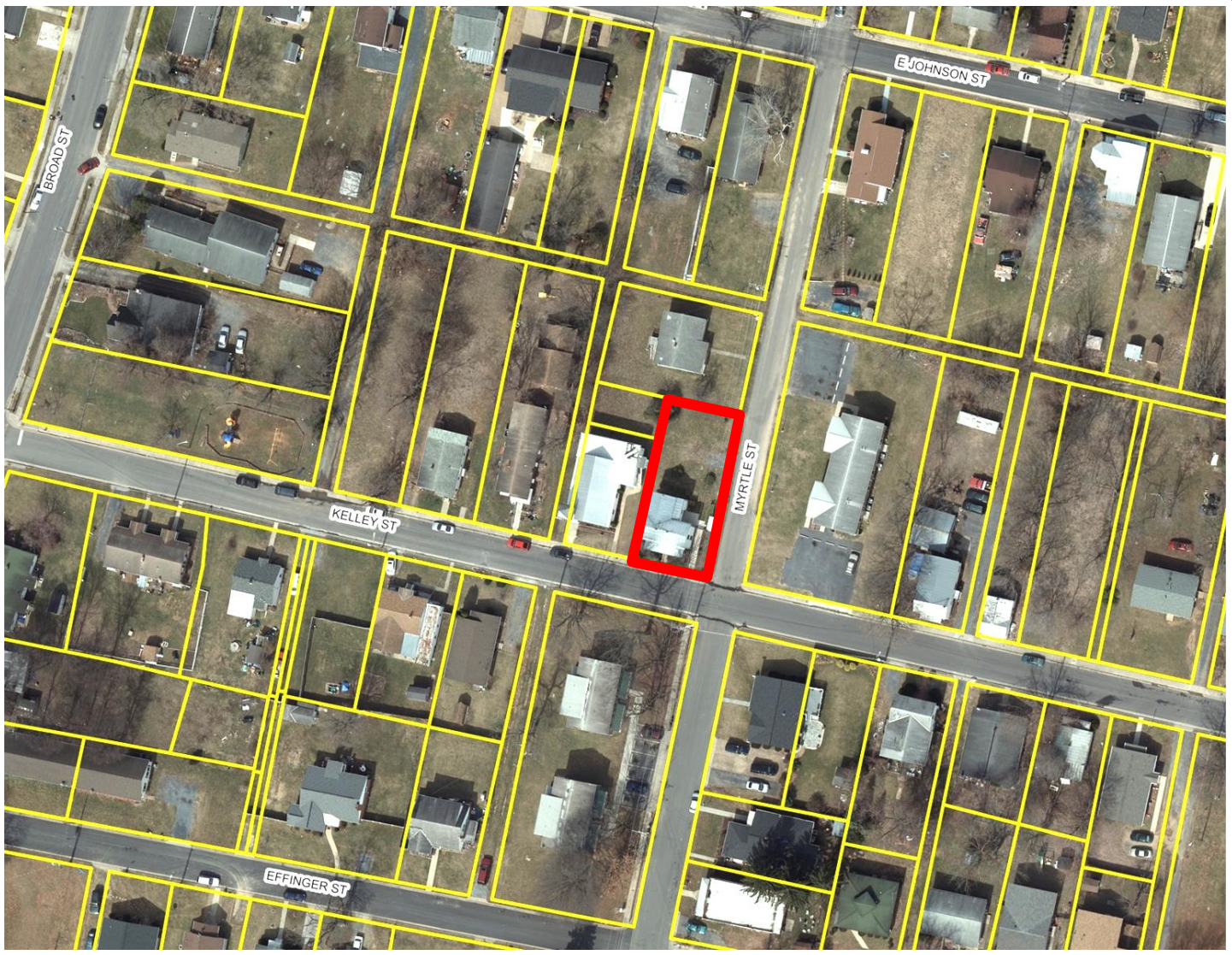
- **The amendments would:**
  - 1) Modify the definition of “community building,”**
  - 2) Modify the existing description of community buildings as a special use within the R-1 and R-2 Districts, and**
  - 3) Clarify that community buildings for associated townhouse and multiple-family developments are permitted by right in R-3 and R-4 Districts, and would allow other types of community buildings by special use permit in R-3 and R-4 Districts.**

# Recommendation

**PC recommended approval (7-0) of the proposed Zoning Ordinance amendments as presented.**



# Special Use Permit – 192 Kelley Street (To Allow Community Buildings)





# Request for Special Use Permit

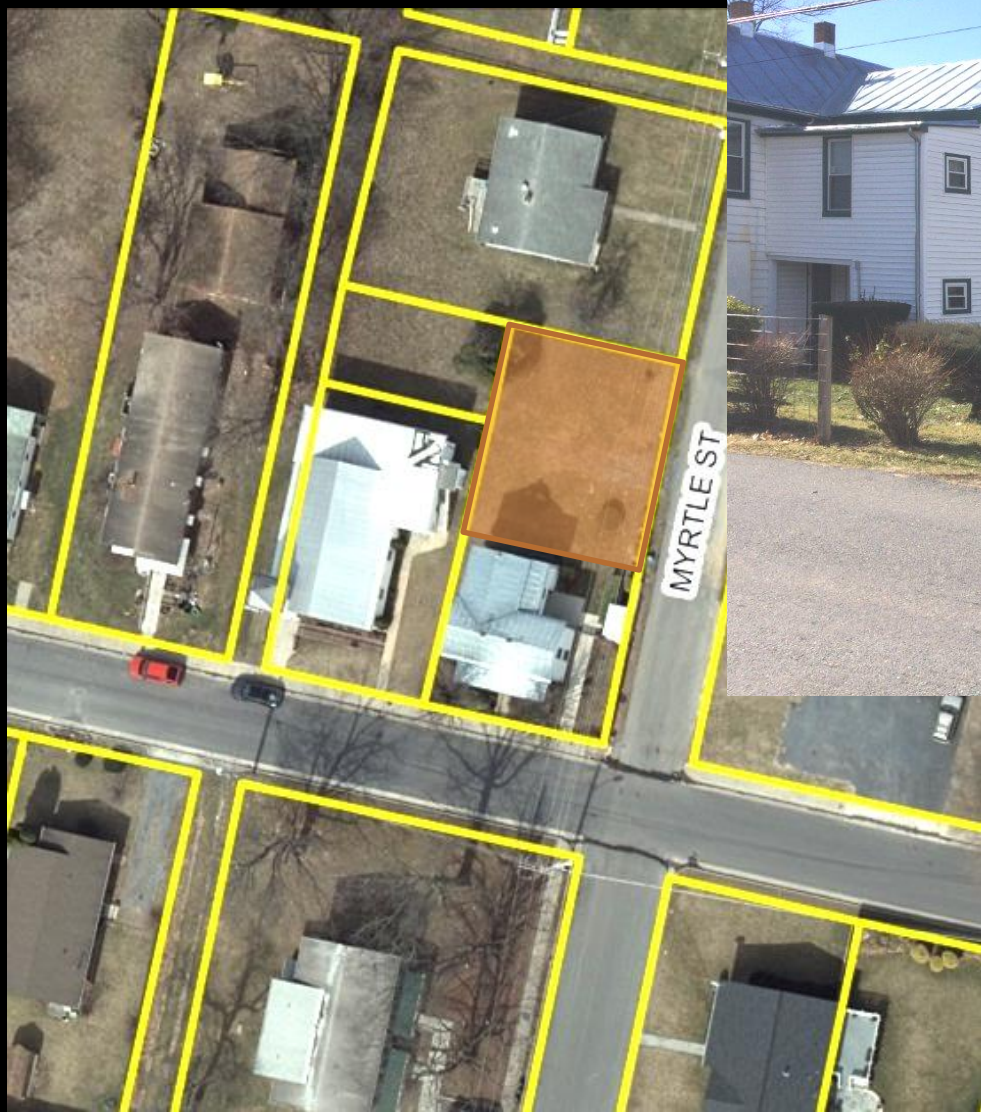
- **Section 10-3-40 (5), Community buildings**

**Building, community: A building for social, educational, cultural, and recreational activities for a neighborhood or community, provided any such use is not operated primarily for commercial gain.**



- **Northeast Neighborhood Association proposes to use 192 Kelley Street**
  - **As museum to collect and display artifacts,**
  - **To have meeting space available for events and gatherings, and**
  - **To serve as the association's administrative offices**
- **No overnight stays permitted**
- **Anticipated hours of operation:**
  - **10am-2pm initially and/or by appointment, then**
  - **8am-5pm typical business hours with occasional evening events**





# Recommendation

**PC recommended approval (7-0) of the SUP with the following conditions:**

- Any community building shall operate substantially the same as the use proposed within this application.
- If the City receives concerns and/or complaints regarding parking, noise, or other nuisance issues associated with the community building use, Planning Commission or City Council may request to re-evaluate the permit, and if necessary, add conditions or revoke the permit.



# Special Use Permit – 425 Hill Street (To Allow Community Buildings)





# Request for Special Use Permit

- **Section 10-3-40 (5), Community buildings**

**Building, community: A building for social, educational, cultural, and recreational activities for a neighborhood or community, provided any such use is not operated primarily for commercial gain.**



- **Shenandoah Valley Black Heritage Project proposes to use 425 Hill Street**
  - “Heritage Center” to conduct genealogy research
  - Small library
- **No overnight stays permitted**
- **Anticipated hours of operation:**
  - Limited to daytime hours; 3-4 days/ week for up to 4 hours/day





# Recommendation

**PC recommended approval (7-0) of the SUP with the following conditions:**

- Any community building shall operate substantially the same as the use proposed within this application.
- If the City receives concerns and/or complaints regarding parking, noise, or other nuisance issues associated with the community building use, Planning Commission or City Council may request to re-evaluate the permit, and if necessary, add conditions or revoke the permit.

