



DANVILLE CITY COUNCIL WORK SESSION AGENDA

MUNICIPAL BUILDING

January 17, 2023

7:30 P.M.

MEETING CALLED TO ORDER

WORK SESSION ITEMS

- A. Discussion of the Addition of Two Rental Inspection Districts.
Council Letter Number CL - 2898.

PROGRAM UPDATE

COMMUNICATIONS FROM

- A. City Manager
- B. Deputy City Manager
- C. City Attorney
- D. City Clerk
- E. Roll Call

CLOSED MEETING

As Permitted by Subsection (A)(19) of Section 2.2-3711 of the Code of Virginia, 1950, as amended ; and

As Permitted by Subsection (A)(14) of Section 2.2-3705.2 of the Code of Virginia, 1950, as amended.

- A. Motion to Convene in Closed Meeting
- B. Motion to Reconvene in Open Meeting
- C. Motion to Certify Closed Meeting

ADJOURNMENT

Council Letter

City of Danville, Virginia



CL-2898

Work Session A.

Work Session Meeting

Meeting Date: 01/17/2023

Subject: Rental Inspection District Expansion

From: Kenneth C. Gillie, Jr., Community Development Director

COUNCIL ACTION

Work Session: 01/17/2023

SUMMARY

The city currently has three (3) successful rental inspection districts. Staff is recommending expanding this program to include two additional areas that have a high percentage of rental property and a substantial number of maintenance code issues.

BACKGROUND

Chapter 1 of the Virginia Property Maintenance Code (VPMC) enables localities to implement rental inspection districts where a need is determined. In order to create such districts the following criteria must be met to establish a rental district

- There must be a need to protect the public health, safety, and welfare of the occupants of dwelling units inside the proposed district;
- Dwelling units in the proposed district are found to be blighted, in need of inspections to prevent deterioration based on age of buildings and number of rental dwelling units; and
- The inspection of rental dwelling units is necessary to maintain safe, decent and sanitary living conditions for tenants or other residents.

The City currently has three existing rental inspection districts. They are north, south and Old West End. These districts were created due to the majority of the properties within their boundaries being rental dwellings, and the number of maintenance code complaints the City had received.

Staff is proposing two additional rental inspection districts, South expanded, and Almagro. Descriptions of the areas are as follows:

•Area 1 (south expanded) is located south and adjacent to the existing OWE Rental District and contains 752 parcels, 473 parcels with structures. The area is bound by Green Street Park and Five Forks to the north, Berryman Avenue to the east, Industrial Avenue to the south and South Main Street to the west. 53% or 251 parcels with structures within Area 1 are rental properties, 28% or 132 parcels with structures are owner occupied and 19% or 89 parcels with structures are vacant.

•Area 2 (Almagro) is located south of Industrial Avenue and contains 260 parcels with structures. The area is bound by Industrial Avenue to the north, Oak Hill Cemetery to the east, Broadnax Street to the south and South Main Street to the west. 43% or 118 parcels within the proposed district are

rental properties, 39% or 109 parcels are owner occupied, and 18% or 33 parcels are vacant.

RECOMMENDATION

It is recommended that City Council authorize staff to begin the process to create the two additional rental inspection districts as proposed.

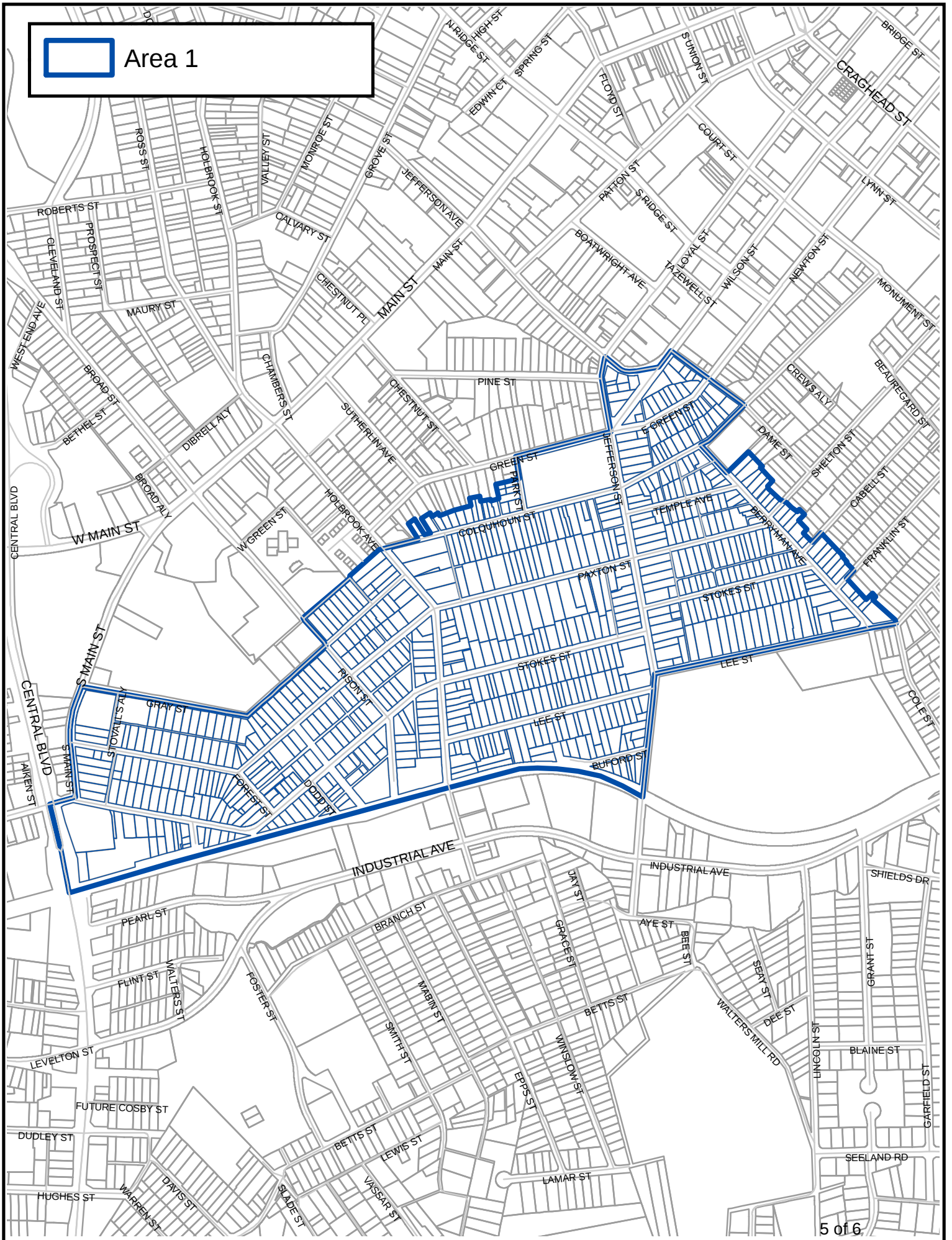
Attachments

Area 1 Map

Area 2 Map



Area 1





Area 2

