



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

September 5, 2023

7:00 PM

PRESIDING: Alonzo L. Jones, Mayor

**CITY COUNCIL
MEMBERS:**

James B. Buckner
L.G. "Larry" Campbell, Jr.
Bryant Hood
Barry P. Mayo

Dr. Gary P. Miller, Vice Mayor
Sherman M. Saunders
J. Lee Vogler, Jr.,
Madison J. Whittle

STAFF:

Ken F. Larking, City Manager
Earl B. Reynolds, Jr., Deputy City Manager

W. Clarke Whitfield, Jr., City Attorney
Susan M. DeMasi, City Clerk

The City Council is the City of Danville's legislative body and is composed of nine Council members. Council members are elected to serve a four year term of office and elects one of its own to serve as Mayor and presiding officer for a two year term.

Time and Place of Meeting

The public is invited and encouraged to attend and participate in the City Council meetings. The City Council meets in the City Hall, Fourth Floor, Council Chambers at 7:00 p.m. on the first and third Tuesday of each month. All meetings of the Council are open to the public.

Communications from Visitors

Communication from Visitors is an opportunity for citizens, who have signed up to speak, to address Council on matters not on the agenda. Citizens who desire to speak on agenda items will be heard when the agenda item is considered. Each speaker shall clearly state his or her name and address, and shall have three uninterrupted minutes. A representative of a group may have up to five uninterrupted minutes to make a presentation. The representative shall identify the group and a group may have no more than one spokesperson. Time will be kept using the electronic timer on the podium.

Guidelines for Public Hearings

For Public Hearings the applicant or his or her representative shall be the first speaker(s). There shall be a time limit of ten (10) minutes for the applicant's or his or her representative's presentation. The presiding officer shall then solicit comments from the public, asking those in favor of the proposal to speak first, and then those opposed to the proposal. Each speaker must clearly state his or her name and address. There shall be a time limit of three (3) minutes for each individual speaker. If the speaker represents a group, there shall be a time limit of five (5) minutes. A speaker representing a group shall identify the group at the beginning of his or her remarks. A group may have no more than one spokesperson. The presiding officer may limit or preclude comment which is repetitive, redundant, cumulative, or irrelevant to the subject of the public hearing. After public comments have been received, in a land use case, the applicant or the representative of the applicant, at his or her discretion, may respond with a rebuttal. There shall be a five (5) minute time limit for rebuttal.

MEETING CALLED TO ORDER

ROLL CALL

INVOCATION - L.G. "LARRY" CAMPBELL, JR.

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS AND SPECIAL RECOGNITION

- A. Proclamation: Constitution Week
Presented to: Daughters of the American Revolution

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine, have previously been discussed by City Council and/or introduced for First Reading. There will be no separate discussion on these items and they will be enacted by one motion. If discussion is desired by a Council Member or a citizen, the item(s) will be removed from the consent process and considered separately.

- A. Consideration of Approval of Minutes from Regular Council Meeting held on August 1, 2023.
Council Letter Number CL - 785.

Approval of Minutes from Regular Council Meeting held on August 1, 2023.

- B. Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance for the Creative Communities Art Grant.
Council Letter Number CL - 714.

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance to Provide for a Virginia Commission for the Arts Grant in the Amount of \$4,500, and to Provide for the Local Share in the Amount of \$5,000 for a Total Grant of \$9,500.

FINAL ADOPTION

- C. Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance for an Aviation Promotion Grant.
Council Letter Number CL - 740.

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance to Provide for a State Department of Aviation Grant for the Purpose of Providing Funding to Promote Aviation Awareness at the Danville Regional Airport in the Amount of \$5,000 and for the Local Share in the Amount of \$5,000 to be Provided by the General Fund Support of Grants for a Total Appropriation of \$10,000 and Appropriating Same.

FINAL ADOPTION

APPOINTMENTS

- A. Consideration of Appointments to Boards and Commissions.
Council Letter Number CL - 801.

1. A Resolution Reappointing Kathryn Waters to the Commission of Architectural Review.
2. A Resolution Appointing Paul Liepe to the Commission of Architectural Review to fill an Unexpired Term.
3. A Resolution Reappointing Janet Gwynn to the Community Improvement Council.

4. A Resolution Reappointing Kacey Cunningham to the Community Improvement Council.
5. A Resolution Appointing Michelle Vaden to the Fair Housing Board.
6. A Resolution Appointing Jasmine Lipscomb to the Fair Housing Board.
7. A Resolution Appointing Takessa Walker to the Fair Housing Board.
8. A Resolution Appointing Pierre Jones to the Fair Housing Board.

NEW BUSINESS

- A. Consideration of a Special Use Permit Application filed by Fortiline, Inc., at 4780 Riverside Drive (Parcel 72287).
Council Letter Number CL - 776.
 1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23- 00198, filed by Fortiline Inc, Requesting a Special Use Permit to Allow Wholesale Sales at Parcel ID 72287 (4780 Riverside Drive) in Accordance with Article 3.M., Section C, Item 25.
- B. Consideration of a Special Use Permit Application filed by International Security Investments Corp. and Hampton Wilkins, at 110 Park Avenue (Parcel 54191) to Allow Short-Term Rental, as Principal Use.
Council Letter Number CL - 777.
 1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23-00223, filed by International Security Investments Corp and Hampton Wilkins, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 54191 (110 Park Avenue) in Accordance with Article 3.E., Section C, Item 29.
- C. Consideration of a Special Use Permit Application filed by International Security Investments Corp., for a Special Use Permit at 822 West Main Street (Parcel 60436) to Allow Short-Term Rental as Principal Use.
Council Letter Number CL - 778.
 1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23-00222, filed by International Security Investments Corp, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 60436 (822 West Main Street) in Accordance with Article 3.E., Section C, Item 29.
- D. Consideration of a Special Use Permit Application filed by Natalie James on behalf of Signature Investments Group LLC, at 49 Augusta Avenue (Parcel 54941) to Allow Short-Term Rental as Principal Use.
Council Letter Number CL - 779.
 1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23-00207, filed by Natalie James on Behalf of Signature Investments Group LLC, Requesting a Special Use Permit

to Operate a Short Term Rental at Parcel ID 54941 (49 Augusta Avenue) in Accordance with Article 3.E., Section C, Item 29.

- E. Consideration of a Special Use Permit Application filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, at 66 Stokesland Avenue (Parcel 51055) to Allow Short-Term Rental as Principal Use.
Council Letter Number CL - 780.
1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23-00225, filed by Allen Stone and Kristina Stone on Behalf of 2511 Rec LLC, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 51055 (66 Stokesland Avenue) in Accordance with Article 3.E., Section C, Item 29.
- F. Consideration of a Special Use Permit Application filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, at 69 Schoolfield Drive (Parcel 50384) to Allow Short-Term Rental, as Principal Use.
Council Letter Number CL - 781.
1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23- 00226, filed by Allen Stone and Kristina Stone on Behalf of 2511 Rec LLC, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 50384 (69 Schoolfield Drive) in Accordance with Article 3.E., Section C, Item 29.
- G. Consideration of a Special Use Permit Application PZ23-00220 filed by Gibson Investing, LLC at 212 Wood Avenue (Parcel 51316) to Allow Short-Term Rental, as Principal Use.
Council Letter Number CL - 782.
1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23- 00220, filed by Gibson Investing, LLC, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 51316 (212 Wood Avenue) in Accordance with Article 3.E., Section C, Item 29.

COMMUNICATIONS FROM VISITORS

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COMMUNICATIONS

A. City Manager

B. Deputy City Manager

C. City Attorney

D. City Clerk

E. Roll Call

ADJOURNMENT

Council Letter

City of Danville, Virginia



CL - 785

CONSENT AGENDA A.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of Approval of Minutes from Regular Council Meeting held on August 1, 2023.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Approval of Minutes from Regular Council Meeting held on August 1, 2023.

Attachments

1. Minutes
-

August 1, 2023

The Regular August meeting of the Danville City Council was held on August 1, 2023, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. The following Council Members were present: James B. Buckner, L.G. "Larry" Campbell Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry Mayo, Vice Mayor Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (9).

Staff Members present were: City Manager Ken F. Larking, Deputy City Manager Earl B. Reynolds, Jr., City Attorney W. Clarke Whitfield, Jr., and City Clerk Susan M. DeMasi.

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Mayor Gary P. Miller gave the Invocation followed by the Pledge of Allegiance.

MEETING MINUTES

Upon Motion by Council Member Buckner and second by Council Member Mayo, Minutes from Regular Council Meeting held on July 6, 2023, and Work Session Meeting held on July 6, 2023, were approved as presented. Draft copies of the Minutes had been distributed prior to the meeting.

NEW BUSINESS

CONSIDERATION OF VACATING A RIGHT OF WAY AT ANN BYRD COURT AND HARRAWAY LANE

Mayor Jones opened the floor for a Public Hearing regarding Vacating a Right of Way. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023.

Mayor Jones recognized John Stiltner with Landmark Development who spoke to Council about vacating the right of way on Seeland Drive for the Seeland Valley Apartments. He was available to answer any questions regarding the project; Council had no questions for Mr. Stiltner. No one further desired to be heard and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.01

AN ORDINANCE VACATING APPROXIMATELY 1.42 ACRES OF UNIMPROVED PUBLIC RIGHT-OF-WAY IDENTIFIED AS ANN BYRD COURT AND HARRAWAY LANE.

The Motion was **seconded** by Council Member Campbell and carried by the following vote:

VOTE:	7-0-2
AYE:	Buckner, Campbell, Mayo, Miller, Saunders, Vogler, and Whittle, (7)
NAY:	None (0)
ABSTAIN:	Hood and Jones (2)

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CONSIDERATION OF A SPECIAL USE PERMIT AT 252 LIPTON LANE (PARCEL 56147) TO ALLOW SHORT TERM RENTAL AS PRINCIPAL USE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 252 Lipton Lane. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023.

Mayor Jones recognized Quincy Poteat, North Carolina, who noted he was the owner of the property and stated that would like to turn it into an Airbnb. No one further desired to be heard and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.02

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00182, FILED BY SOLLERTIS ENTERPRISES, LLC, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT TERM RENTAL AT PARCEL ID 56147 (252 LIPTON LANE) IN ACCORDANCE WITH ARTICLE 3.E, SECTION C, ITEM 29

The Motion was **seconded** by Council Member Campbell.

Council Member Vogler noted that the Planning Commission approved this with a vote of 5-0. There were twenty-seven notices sent out to surrounding property owners and out of the twenty-seven notices only five were opposed; staff was recommending approval for this as well and Director of Planning Renee Burton stated that was correct.

The **Motion** was carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

CONSIDERATION OF A SPECIAL USE PERMIT AT 54 GLEN OAK DRIVE (PARCEL 55396) TO ALLOW SHORT TERM RENTAL AS PRINCIPAL USE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 54 Glen Oak Drive. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023.

Mayor Jones recognized Misty and Derek Adams, 117 Woodstock Way, who were requesting a special use permit for 54 Glen Oak Drive. No one further desired to be heard and the Public Hearing was closed.

Council Member Buckner **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.03

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00189, FILED BY DM WOODSTOCK ENTERPRISES, LLC, REQUESTING A SPECIAL USE PERMIT TO

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OPERATE A SHORT TERM RENTAL AT PARCEL ID 55396 (54 GLEN OAK DRIVE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

The Motion was **seconded** by Council Member Mayo and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

CONSIDERATION OF A SPECIAL USE PERMIT AT 21 ASHLAWN DRIVE (PARCEL 53030) TO ALLOW SHORT-TERM RENTAL AS PRINCIPAL USE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 21 Ashlawn Drive. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023.

Mayor Jones recognized Jennifer Durham, who noted she was applying for the special use permit for Ashlawn Drive. No one further desired to be heard and the Public Hearing was closed.

Council Member Buckner **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.04

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00195, FILED BY FORTUITOUS INVESTMENTS, LLC, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT2 OF 591 TERM RENTAL AT PARCEL ID 53030 (21 ASHLAWN DRIVE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

The Motion was **seconded** by Council Member Campbell.

Council Member Vogler stated that out of the forty-one notices that went out only four were opposed, with unanimous approval from the Planning Commission, and Ms. Burton noted that was correct. Vice Mayor Miller asked if short-term rental was up to thirty days and Ms. Burton stated that was correct, greater than eighteen hours and less than thirty days.

The **Motion** was carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

CONSIDERATION OF A SPECIAL USE PERMIT AT 162 COLLEGE AVENUE (PARCEL 21264) TO ALLOW SHORT TERM RENTAL AS PRINCIPAL USE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 162 College Avenue. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023.

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Mayor Jones recognized Edric San Miguel, applicant and homeowner of 162 College Avenue. Mr. San Miguel explained he moved to Danville in January as he had been assigned to work there in the foreseeable future at the casino as a project manager. By early May he had purchased the property with plans to renovate and revitalize the home, and eventually utilize the extra bedrooms to host families and professionals traveling to Danville, while he resides there. To do so, he was advised by Zoning that a special use permit was required, even if the home was his primary residence. When he stood before the Planning Commission on July 10th, he was informed of the concerns from his neighbors with regard to turning his home into a short term rental. While some concerns were typical due to the perceived nature of short term rentals, others were specific to the location and existing issues, such as parking. Letters were sent to neighbors along College Avenue to give them a better understanding of his intentions and address their concerns. Mr. San Miguel reviewed portions of his letter, and noted he wanted to take advantage of the extra bedrooms by hosting traveling guests and families while he lived there. Mr. San Miguel noted he listed the home as a three bedroom with a maximum occupancy of six adults on Airbnb and Vrbo. He noted he realized this was premature as the entire permit process had not yet been completed, however, the permitting process was neither cheap nor easy. He had to be sure that he himself felt safe in what he was doing and could cater to the right demographics of guests to invite in his home. He noted that no guests have brought more than two cars. He plans to enforce a maximum guest and two car parking capacity as he greets his guests when they check in. Mr. San Miguel discussed other plans and arrangements for this property, and suggestions for the street itself.

Mayor Jones recognized the following citizens who noted their opposition to this ordinance:

David Gluhareff – 119 College Avenue.
Helen Harris – 172 Stratford Place.
Nancy Scism – 156 College Avenue.
Ralph Hawkins – 166 College Avenue.
Judith Tuberville – 157 College Avenue.
Pierce Tuberville – 157 College Avenue.
Delores Tate – Did not give address.
Don Scism – 156 College Avenue.
Haley Walters – 150 Stratford Place.
Kurt Rustin – 670 Park Avenue.

No one further desired to be heard and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.05

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00196, FILED BY EDRIC M. SAN MIGUEL, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT TERM RENTAL AT PARCEL ID 21264 (162 COLLEGE DRIVE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

The Motion was **seconded** by Council Member Mayo.

Council Member Vogler thanked the speakers for coming, and Mr. San Miguel for coming as well, and noted this was approved by the Planning Commission in a 3-2 vote; fifty-three notices were sent out and twenty came back in opposition which was a high amount. He understood Mr. San Miguel when he said he bought the home and was living there and renting out rooms. From his

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understanding, he was just here for a couple years while he was working on the project; he was here by himself but bought a five bedroom house. It seemed to him that it was bought with the intention of it being an Airbnb in the first place. His concern also, not just now, and what would happen in the two years Mr. San Miguel was here, but in the two years after that if he was gone, there would be an Airbnb in the neighborhood that does not have any kind of local connection or oversight. He was not against Airbnbs, but believes they have to be in the right locations and right circumstances involved. Mr. Vogler stated that he would vote no. Vice Mayor Miller noted he was not opposed to Airbnbs, but this was a tough location with the parking and basically a one-way street. The major concern was that a precedent was set that the City allows someone to do something, then ask for forgiveness later. Most communities have regulations like this and maybe the owner did not realize he had to go through the process. Most communities have Airbnbs, they knew a person had to get permission, zoning has to be approved before the facility was opened; that wasn't done in this case at the time that a permit was needed; but like most localities Danville has those regulations. Dr. Miller noted he was afraid if they allow this, it was going to open the floodgates for other people to do this and then come to Council later for permission; he was opposed to this as well. Council Member Saunders noted that it was always good when people come to the City to live and invest here; Danville was a great City and it was growing. Housing was an issue they were trying to address. He appreciated people coming in and people who have been here that put forth the effort to invest in the City and make it a wonderful place. At the same time, there were people who have been here to help Danville grow, and think they deserve some respect as well. He appreciated people coming in, and appreciated the investment, and appreciated the people who have been here awhile to make Danville what it was today. Mayor Jones thanked Mr. San Miguel for choosing Danville. One of the things he has shared often and Council has shared often, this Council believes in community, and those people that speak in the community. They often tell people to go to the neighbors and see them, and hear from everyone. Mayor Jones noted he cannot vote for this because the people that spoke, care about their community and that was why they spoke. To everyone here, thank you for coming out and speaking for your community.

The Motion **FAILED** with the following vote:

VOTE: 9-0
AYE: None
NAY: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)

CONSIDERATION OF A SPECIAL USE PERMIT AT 81 ASHLAWN DRIVE (PARCEL 50056) TO ALLOW SHORT-TERM RENTAL AS PRINCIPAL USE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 162 College Avenue. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023. No one present desired to be heard.

Council Member Campbell **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.06

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00200, FILED BY BONITA CHESTNUT, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT TERM RENTAL AT PARCEL ID 50056 (81 ASHLAWN DRIVE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

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The Motion was **seconded** by Council Member Mayo.

Council Member Vogler noted that this was approved by the Planning Commission in a 5-0 vote, fifty-eight notices were sent out, and only one came back in opposition.

The **Motion** was carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

CONSIDERATION OF A SPECIAL USE PERMIT AT 145 BENEFIELD STREET (PARCEL 00398) TO ALLOW SHORT-TERM RENTAL AS PRINCIPAL USE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 145 Benefield Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023. No one present desired to be heard.

Mayor Jones recognized Charlene Clements, 254 Guilford Street who noted she was here tonight to represent Felix Hamelett. No one further desired to be heard, and the Public Hearing was closed.

Council Member Whittle **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.07

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00201, FILED BY FELIX HAMELETT, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT TERM RENTAL AT PARCEL ID 00398 (145 BENEFIELD STREET) IN ACCORDANCE WITH ARTICLE 3.E, SECTION C, ITEM 29.

The Motion was **seconded** by Council Member Mayo and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

CONSIDERATION OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT ON STEWART AND AIKEN STREETS

Mayor Jones opened the floor for a Public Hearing regarding a Planned Unit Development. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 18, 2023 and July 25, 2023. No one present desired to be heard.

Mayor Jones recognized Steven Gould, SOVA Legal, representing the applicants for this project, who gave a brief presentation to Council. Mr. Gould noted they came before Council last year for an initial presentation and approval for a planned unit development on Stewart Street, for one hundred sixty-two market rate units with high end finishes. The plan envisioned two hundred and thirty-one parking spaces spread across more than 6.5 acres. Resident access was from West

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Main Street only, which was something that generated a significant amount of discussion. Mr. Gould stated that the applicants have acquired additional parcels down Stewart Street toward Watson that have allowed them to expand the original concept, and at the same time, address some of the concerns neighbors had brought last year. Applicants were requesting Council to amend the approval granted last year to incorporate these new parcels and have an updated development plan. Mr. Gould reviewed the updated site plan which runs from West Main all the way down to Watson Street on the right. Previously the plan was spread across six buildings, now that has increased to eleven. There was an increase in units going from one hundred sixty-two units to one hundred ninety-five units; the parking has increased significantly by sixty-two parking spaces, nearly two spaces for each unit added and allows the average number of spaces per unit to increase from 1.4 to 1.5; city code requires one space per unit. The project footprint has grown by nearly 2.5 acres and at the same time, the density of the project has decreased. The residents will continue to have primary access from West Main Street, but they will have gated access from Watson Street. The applicants have made a commitment to making an investment to place stormwater infrastructure there underground; there were some concerns raised in the past about drainage onto parcels on Montague; they believe this will help to address that. The design of the structures will be complimentary to the buildings that exist in the neighborhood, and were consistent with material requirements that the Planning Department had included in their recommendations.

Mayor Jones recognized Steve Heatherly, Market President of SOVAH Health, who spoke in support of the project.

Mayor Jones recognized Don Aungst, CFO Averett University, who also spoke in favor of the project.

No one further desired to be heard and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.08

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00202, FILED BY SOUTHERN VIRGINIA LEGAL, PLLC, ON BEHALF OF CWC HOLDINGS, LLC, STEWART STREET HOLDINGS, LLC, BIG TIME RENTALS, LLC AND ELIZABETH AND KEITH WALDEN REQUESTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT ON STEWART AND AIKEN STREETS IN ACCORDANCE WITH ARTICLE 17., ENTITLED "PLANNED UNIT DEVELOPMENTS" OF CHAPTER 41, ENTITLED "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA TO INCLUDE PARCEL ID #S 20596, 20597, 25672, 22841, 24958, 25085, 25226, 22099, 25069, 25070, 25074, 20420, 20421, 20422, 25542, 25073, 23886, 23561, 22924, 24974, 21173, 20425, 20651, 21700, 22332, 24715, 22331, 24714, 25213, 25072, 24045, 23985, 24984, 25098, 22104, 22103, 22513, 24649, 24358, 24359, 21117, 25088, 20424, 25087, 20418, 25086, 25090, AND 25089.

The Motion was **seconded** by Council Member Whittle.

Council Member Vogler noted this was approved a year ago but a concern at that time was that it was a dead end, that has been opened up, and gated at the back end, which he believed addressed a concern. The project has expanded and become less dense, and more spread out which was better; Mr. Vogler noted he was in favor of it. Vice Mayor Miller discussed the student residency program at the hospital and noted this project was needed. Dr. Miller noted he was

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glad there was a back exit, but his concern was that a traffic light still needed to be put up. Mayor Jones thanked Mr. Gould for the presentation and asked what the next step would be if this was passed, and Mr. Gould noted the next step would be a negotiation of a written agreement with the City to allow everything to proceed. The plan was to move as quickly as possible to get this project opened in the second quarter of 2025.

The **Motion** was carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

CONSIDERATION OF A MORAL OBLIGATION FROM THE CITY OF DANVILLE, VIRGINIA TO AMERICAN NATIONAL BANK

Vice Mayor Miller **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2023-08.01

A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF A MORAL OBLIGATION AGREEMENT BY AND BETWEEN THE CITY OF DANVILLE, VIRGINIA AND AMERICAN NATIONAL BANK, A VIRGINIA BANKING CORPORATION.

The Motion was **seconded** by Council Member Mayo and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler, and Whittle (9)
NAY: None (0)

CONSIDERATION OF A MORAL OBLIGATION FROM THE CITY OF DANVILLE, VIRGINIA TO AMERICAN NATIONAL BANK

Council Member Buckner **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2023-08.02

A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF A MORAL OBLIGATION AGREEMENT BY AND BETWEEN THE CITY OF DANVILLE, VIRGINIA AND AMERICAN NATIONAL BANK, A VIRGINIA BANKING CORPORATION.

The Motion was **seconded** by Council Member Mayo and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

August 1, 2023

CONSIDERATION OF APPROVING THE UPDATED EMERGENCY OPERATIONS PLAN

Council Member Buckner **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2023-08.03

A RESOLUTION APPROVING AN UPDATED EMERGENCY OPERATIONS PLAN FOR THE CITY OF DANVILLE, VIRGINIA.

The Motion was **seconded** by Vice Mayor Miller and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

CONSIDERATION OF AMENDING DANVILLE CITY CODE REGARDING UNPERMITTED CAMPING

Council Member Vogler **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2023-08.09

AN ORDINANCE TO ADD SECTION 23-9.1 ENTITLED "UNPERMITTED CAMPING ON CITY PROPERTY" TO CHAPTER 23, ENTITLED "OFFENSES - MISCELLANEOUS" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA.

The Motion was **seconded** by Council Member Mayo.

Council Member Campbell asked the City Manager to explain what this consisted of. Mr. Larking noted that currently there were certain places that the City allowed camping; usually in a park with a permit. There have been situations where people were camping overnight on public property, sometimes adjacent to the Riverwalk Trail, sometimes close by, overnight, which wasn't permitted. Technically, when this happens, they were trespassing and the only enforcement measure the City had to prevent that from occurring, was to ask them to leave and charge them with trespassing. This ordinance provides for a police officer to explain they were not allowed to camp there. If they were there and if it was a situation where the person was homeless, the officer will get their information, and provide them with information about services they can take advantage of for whatever situation they were in, and then hopefully they comply. If not, they can be charged with a misdemeanor which was a much lessor offense. Mr. Larking noted other cities in Virginia have adopted very similar ordinances; Roanoke and Bristol have adopted them and found success in them. In conjunction with what the City was doing here, which they believed was a lighter touch to dealing with this issue, the City was working with various providers to try to come up with a plan to assist people who were experiencing homelessness. They have met with DRHA about a plan they have and a request for funding from the City, to help people with immediate needs regarding housing. The City has adopted a plan, and there were some recommendations in it, which was included in the agenda packet; staff will be coming to Council later with some of those recommendations to see what they were willing to do in this area. Mr. Larking noted it was a very complicated issue and there was no one approach on how to solve it. The City wanted to be proactive in dealing with this issue; there has to be some rules in places. Danville was a compassionate city, the police department operates very carefully with the community and they

August 1, 2023

will try to help people get the services they need, but they do have to establish some rules for people to go by, and that was the purpose of the ordinance.

Council Member Buckner asked if camping on public property was going to be considered a crime and make it more harsh, or was this to criminalize people for being homeless; Mr. Larking noted their goal was not to criminalize people for being homeless, their goal was to help people. The first step in the process was to provide them with resources for whatever situation they were dealing with. Currently, if someone was camping on property where it was not allowed, they can be asked to leave, and if they don't leave they can be charged with trespassing; that currently exists. Council Member Vogler noted this issue has only become worse in Danville, but it was not unique to Danville. Charlottesville named their number one priority to address the rampant homelessness and aggressive panhandling. It was happening in other places and they want people in the community to feel safe. Mr. Vogler noted he was not sure what Council was voting on tonight was a perfect solution, but does think it was a step in the right direction; for Council to continue to do nothing was not a solution. What Council was voting on would be helpful, it would help people in the community feel safe again.

Council Member Mayo noted they do not want to put someone in jeopardy of being penalized harshly; they need to know who was homeless and what was causing them to be homeless. This way they can be helped, especially if it was mental health or substance related. Council Member Saunders noted that they were fortunate to have a caring city that cares about people. With growth comes opportunities to make things better. Funds have been given to House of Hope and others to help people in those positions. Mayor Jones thanked Larissa Dietrich for everything she was doing to help. Part of this was getting people in contact with the services they need. Danville was rich in resources, but the pride of a person sometimes keeps them from asking for help. They have to do something to steer these individuals in the direction they need to get help.

The **Motion** carried by the following vote:

VOTE: 8-1
AYE: Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (8)
NAY: Buckner(1)

Mayor Jones recognized Jude Swanson, Director of House of Hope homeless shelter, who spoke to Council about the ordinance. He reviewed the numbers in relation to how many homeless individuals have been served at the House of Hope. Mr. Swanson stated this ordinance was at best, mis-timed, and at worst, ineffective and misdirected. In his conversations with business owners downtown, the issue was often loitering and panhandling. If they take someone's sleeping arrangement and move them elsewhere, that doesn't address that issue or address the root causes of why they were there in the first place. Mr. Swanson discussed the work of the consultant on homelessness, and in those considerations, an ordinance on public camping was not mentioned. There was talk of day shelters, having a dedicated city employee who would work exclusively on homelessness and things like that. Mayor Jones thanked Mr. Swanson for all that he does in his work and asked if any further conversation had taken place with the board of directors for House of Hope to be open 24 hours a day. Mr. Swanson noted that mainly had to do with funding because they cannot currently afford to operate 24/7 at House of Hope. Mayor Jones asked what was needed from the community to operate a day shelter, and Mr. Swanson noted that House of Hope was not physically set up to be a day shelter. That was first and foremost what he thought would help a lot with homelessness. Council Member Saunders asked for Mr. Swanson to repeat the numbers he presented, and discussed several issues he has been

August 1, 2023

contacted with related to homelessness; the problem was escalating. Council Member Whittle asked if Pastor Ferrell had a day center above the shelter, and Mr. Swanson explained it was a church where they could go during the day but not a day center. A day shelter offers a concentrated environment where they were connected to resources within the community. Mr. Vogler thanked Mr. Swanson for coming and for everything he does. With more funding would House of Hope be able to be a day center, and Mr. Swanson noted that while more funding would be amazing, House of Hope was still not set up to be a day center. Distance and proximity close to House of Hope was important to consider when looking to build a day center.

Mayor Jones recognized Jennifer Canada, a community health worker with the REACH program, who spoke to Council about the homeless issue, and working with people out on the streets.

Mayor Jones recognized Reverend Ferrell who spoke to Council about the services that were provided at the church above House of Hope before it was closed. The current church was open during the day for people to come in, and they were readily available to help; there was space at 625 Shelton Street.

BUDGET AMENDMENT - CONSIDERATION OF AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE FOR UTILITY REVENUE BONDS

Upon **Motion** by Council Member Buckner and **second** by Council Member Mayo an Ordinance entitled:

ORDINANCE NO. 2023-08.10

AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR THE PROCEEDS FROM THE SALE OF UTILITY REVENUE BONDS AND APPROPRIATING SAME.

was presented by its **First Reading**, as required by City Charter, to lie over before final adoption.

COMMUNICATIONS FROM VISITORS

Mayor Jones recognized Bernardo Wiley, a Pittsylvania County resident, who spoke to Council concerning the safety of children in Danville related to attending sporting events where aluminum bleachers were present. Mr. Wiley noted that during an Otterbots game a one-year-old child fell through the bleachers 8'3" to the cement. He came to bring attention to this dangerous environment for children, and asked that a safety assessment been done throughout the City and all the bleachers be checked. Council Member Vogler thanked Mr. Wiley for bringing this to Council's attention. Mr. Vogler noted he brought this up several months ago about this stadium, and the City Manager was in the process of the beginning stages of significant upgrades to that stadium as a whole.

COMMUNICATIONS

City Manager Ken Larking noted that the blue shirts Council was wearing were the new Visit Soti shirts. This was from the new Tourism Division of Economic Development, and a collaboration with Pittsylvania County. More information can be found on social media like Facebook, Instagram, and Twitter. Shirts, hats, and various items can be purchased at the Visitor's Center. Mr. Larking noted there will be a kickoff meeting for the stadium study on August 30 at 10:30am at the City Auditorium if Council Members would like to sign up to attend, two at a time. The VML

August 1, 2023

conference in Norfolk is October 8-10; please let staff know if they were planning to attend so that rooms can be reserved.

There were no communications from the Deputy City Manager, City Attorney, or City Clerk.

Council Member Mayo noted it was an interesting meeting tonight and speaking on homelessness there was a lot that can be talked about. He wanted to add the fact that incarcerated individuals also have issues with securing housing once released. Mr. Mayo thanked Mr. Swanson for talking about the day center; it was a great idea for Danville. He has also seen one stop centers where people can get assistance right away. Danville has a lot of services, and they need to continue to get that out to people who need them; he receives weekly calls from people in this situation.

Vice Mayor Miller noted that Dr. Chrome passed away recently and will be sorely missed. The battery storage project saved Danville \$1.2M dollars in charges during peak times during the first year of operation.

Council Member Whittle noted they were the city of churches and if each church could assist two homeless people then it should help.

Council Member Hood gave a shout out to the citizens of Danville for showing they were proactive and involved in the community. A shout out to DRHA staff and board members, Jude Swanson, and Reverend Ferrell. Some form of photo ID was needed to stay at the homeless shelter and there may be people who need IDs; if the City can start a program to help those who do not have an ID get one, that may help.

Mayor Jones thanked everyone for attending tonight.

CLOSED MEETING

At 9:06 p.m., Vice Mayor Miller **moved** that this meeting of the City Council of the City of Danville, Virginia be recessed and that Council immediately reconvene in a Closed Meeting for the following purposes: discussion or consideration of the acquisition and/or disposition of real property for a public purpose where discussion in an open meeting would adversely impact the bargaining position of the City as permitted by Subsection (A)(3) of Section 2.2-3711 of the Code of Virginia, 1950 as amended, and more specifically to consider a discussion regarding the sale and/or potential purchase of a specific parcel of property for use by prospective industrial, commercial, and mixed use projects looking to locate in the City, and an Economic Development discussion and update concerning a prospective business or industry where no previous announcement has been made and/or the expansion of an existing business or industry where no previous announcement has been made as permitted by Subsection (A)(5) of Section 2.2-3711 of the Code of Virginia, 1950, as amended and more specifically to consider an update on multiple prospective commercial, mixed use, hospitality, and industrial projects considering locating within the City and/or locating within the region in cooperation with the City's regional partners, and discussion or consideration of the investment of public funds where competition or bargaining was involved, where if made public initially, the financial interest of the governmental unit would be adversely affected as permitted by Subsection (A)(6) of Section 2.2-3711 of the Code of Virginia, 1950, as amended.

The Motion was **seconded** by Council Member Buckner and carried by the following vote:

VOTE: 9-0

August 1, 2023

AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

Upon unanimous vote at 9:24 p.m., Council reconvened in open session and Vice Mayor Miller **moved** for adoption of the following Resolution:

CERTIFICATE OF CLOSED MEETING

WHEREAS, the Council convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.1-344.1 of the Code of Virginia, 1950, as amended, requires a Certification by the Council that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements of Virginia Law under Section 2.2-3711 were heard, discussed or considered, and (ii) only such public business matters as were identified in the Motion by which the Closed Meeting was convened were heard, discussed or considered by the Committee.

The Motion was **seconded** by Council Member Buckner and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo,
Miller, Saunders, Vogler and Whittle (9)
NAY: None

MEETING ADJOURNED AT 9:25 P.M.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Council Letter

City of Danville, Virginia



CL - 714

CONSENT AGENDA B.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance for the Creative Communities Art Grant.

From: Charlene Presley, Division Director - Special Recreation

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance to Provide for a Virginia Commission for the Arts Grant in the Amount of \$4,500, and to Provide for the Local Share in the Amount of \$5,000 for a Total Grant of \$9,500.

FINAL ADOPTION

SUMMARY

In the past, the City of Danville has participated in the Creative Communities Partnership Grant, formerly known as the Local Challenger Grant, through the Virginia Commission for the Arts. The City has received notification from the Commission that a grant of \$4,500 has been awarded for Fiscal Year 2024.

BACKGROUND

The local match of \$5,000 has been provided to local arts organizations. Some of the local groups that have been assisted under this program over the years include: the Danville Area Choral Arts Society, Danville Museum of Fine Arts and History, Danville Symphony Orchestra, and the Danville Concert Association. The advertising for availability of funding will begin immediately. A Public Notice will be advertised on August 23, 2023, soliciting applications. Agencies listed above will be sent letters advising them of the funding opportunity and informing them that they must complete an application. The applications are due back no later than October 1, 2023. City staff reviews the applications and makes award recommendations to the local arts grant taskforce, who vote on final awards. Award recipients are notified by letter of their grant amount, and funds must be spent prior to June 30, 2024.

RECOMMENDATION

Staff recommends the City Council adopt the accompanying Ordinance providing funds for a Creative Communities Partnership Grant from the Virginia Commission for The Arts, and required share.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023-_____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A VIRGINIA COMMISSION FOR THE ARTS GRANT IN THE AMOUNT OF \$4,500, AND TO PROVIDE FOR THE LOCAL SHARE IN THE AMOUNT OF \$5,000 FOR A TOTAL GRANT OF \$9,500.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2024 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenues for a grant in the amount of \$4,500 from the Commonwealth of Virginia, Virginia Commission for the Arts, and the local share of the grant in the amount of \$5,000, all for its support of local arts, such funds to be appropriated in the Special Grants fund and to be as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Virginia Commission for the Arts Categorical Aid - State	60139000-47520	\$ 4,500
Local Share Transfer from General Fund	60139000-6101	<u>\$ 5,000</u>
	TOTAL	<u>\$ 9,500</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Virginia Commission for the Arts	60139999-50	\$ 9,500

AND BE IT FURTHER ORDAINED that all other accounts and provisions of the Fiscal Year 2024 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter

City of Danville, Virginia



CL - 740

CONSENT AGENDA C.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance for an Aviation Promotion Grant.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance to Provide for a State Department of Aviation Grant for the Purpose of Providing Funding to Promote Aviation Awareness at the Danville Regional Airport in the Amount of \$5,000 and for the Local Share in the Amount of \$5,000 to be Provided by the General Fund Support of Grants for a Total Appropriation of \$10,000 and Appropriating Same.

FINAL ADOPTION

SUMMARY

The Virginia Department of Aviation's Airport Promotion Program helps to promote aviation across the state by raising awareness in the business and public sectors about the programs and services provided, and the economic benefits generated by Virginia airports. Under the Airport Promotion Program, the annual ceiling for non-commercial service airports is \$10,000. The state's maximum participation rate for the Danville Regional Airport is fifty percent. The Virginia Department of Aviation informed the City of Danville in July that a Fiscal Year 2024 grant has been approved to update the airport's promotional video, which can be accessed by visiting the airport's webpage, www.danvilleregionalairport.com.

BACKGROUND

The Danville Regional Airport received an aviation promotion grant three years ago that was used to subsidize the cost of producing a video to improve awareness of the airport; this video can be viewed by visiting the airport's webpage. The Airport Commission recommended pursuing additional grant funding during Fiscal Year 2024 to update the video to reflect the improvements completed at the airport since the original video was produced. Plans call for contracting with a video production company to complete the video. A drone operator will also complete aerial imagery of the airport that will be included in the video.

RECOMMENDATION

It is recommended that City Council approve the attached Budget Appropriation Ordinance appropriating Aviation Promotion grant funds to update the airport's promotional video.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023 _____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A STATE DEPARTMENT OF AVIATION GRANT FOR THE PURPOSE OF PROVIDING FUNDING TO PROMOTE AVIATION AWARENESS AT THE DANVILLE REGIONAL AIRPORT IN THE AMOUNT OF \$5,000 AND FOR THE LOCAL SHARE IN THE AMOUNT OF \$5,000 TO BE PROVIDED BY THE GENERAL FUND SUPPORT OF GRANTS FOR A TOTAL APPROPRIATION OF \$10,000 AND APPROPRIATING SAME.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia that the 2024 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues for a grant from the Commonwealth of Virginia, Department of Aviation, in an amount of \$5,000 for promotion activities at the Danville Regional Airport, and the local share for said grant in an amount of \$5,000 to be provided by the General Fund Support of Grants for an aggregate amount of \$10,000, such funds to be appropriated as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
FY24 Aviation Promotion Grant Categorical Aid - State	61880000-45712	\$ 5,000
Local Share Transfer from General Fund	61880000-6101	<u>\$ 5,000</u>
	TOTAL	<u>\$ 10,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
FY24 Aviation Promotion Grant	61880999-50	\$10,000

AND BE IT FURTHER ORDAINED that all other accounts and provisions of the 2024 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter

City of Danville, Virginia



CL - 801

APPOINTMENTS A.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Appointments to City Boards and Commissions.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

1. A Resolution Reappointing Kathryn Waters to the Commission of Architectural Review.
2. A Resolution Appointing Paul Liepe to the Commission of Architectural Review to fill an Unexpired Term.
3. A Resolution Reappointing Janet Gwynn to the Community Improvement Council.
4. A Resolution Reappointing Kacey Cunningham to the Community Improvement Council.
5. A Resolution Appointing Michelle Vaden to the Fair Housing Board.
6. A Resolution Appointing Jasmine Lipscomb to the Fair Housing Board.
7. A Resolution Appointing Takessa Walker to the Fair Housing Board.
8. A Resolution Appointing Pierre Jones to the Fair Housing Board.

Attachments

1. Appointment Resolutions
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 – ____.

**A RESOLUTION REAPPOINTING KATHRYN WATERS AS A MEMBER OF
THE COMMISSION OF ARCHITECTURAL REVIEW.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Kathryn Waters be, and she is hereby reappointed as a member of the Commission of Architectural Review for a five year term commencing September 1, 2023 and ending August 31, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 - ____ . ____

A RESOLUTION APPOINTING PAUL LIEPE AS A MEMBER OF THE COMMISSION OF ARCHITECTURAL REVIEW TO FILL AN UNEXPIRED TERM.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Paul Liepe be, and he is hereby appointed as a member of the Commission of Architectural Review to fill an unexpired term ending August 31, 2024.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 - ____ . ____

**A RESOLUTION REAPPOINTING JANET GWYNN AS A MEMBER OF THE
COMMUNITY IMPROVEMENT COUNCIL.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Janet Gwynn be, and she is hereby reappointed as a member of the Community Improvement Council for a two-year term commencing September 1, 2023 and ending August 31, 2025.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 - ____ . ____

**A RESOLUTION REAPPOINTING KASEY CUNNINGHAM AS A MEMBER OF
THE COMMUNITY IMPROVEMENT COUNCIL.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Kasey
Cunningham be, and she is hereby reappointed as a member of the Community
Improvement Council for a two-year term commencing September 1, 2023 and ending
August 31, 2025.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 - ____ . ____

**A RESOLUTION APPOINTING MICHELLE VADEN AS A MEMBER OF THE
FAIR HOUSING BOARD TO FILL AN UNEXPIRED TERM.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Michelle Vaden be, and she is hereby appointed as a member of the Fair Housing Board to fill an unexpired term ending December 31, 2024.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 - ____ . ____

A RESOLUTION APPOINTING PIERRE JONES AS A MEMBER OF THE FAIR HOUSING BOARD TO FILL AN UNEXPIRED TERM.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Pierre Jones be, and he is hereby appointed as a member of the Fair Housing Board to fill an unexpired term ending December 31, 2025.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 - ____ . ____

**A RESOLUTION APPOINTING TAKESSA WALKER AS A MEMBER OF THE
FAIR HOUSING BOARD.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Takessa Walker be, and she is hereby appointed as a member of the Fair Housing Board for a three year term commencing October 1, 2023 and ending December 31, 2026.

.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2023 - ____ . ____

**A RESOLUTION APPOINTING JASMINE LIPSCOMB AS A MEMBER OF THE
FAIR HOUSING BOARD.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Jasmine Lipscomb, and she is hereby appointed as a member of the Fair Housing Board for a three year term commencing October 1, 2023 and ending December 31, 2026.

.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Council Letter

City of Danville, Virginia



CL - 776

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application filed by Fortiline, Inc., at 4780 Riverside Drive (Parcel 72287).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23- 00198, filed by Fortiline Inc, Requesting a Special Use Permit to Allow Wholesale Sales at Parcel ID 72287 (4780 Riverside Drive) in Accordance with Article 3.M., Section C, Item 25.

SUMMARY

4780 Riverside Drive is zoned HR-C, Highway Retail Commercial. The HR-C zoning classification permits the operation of a wholesale sales establishment with a Special Use Permit in accordance with Article 3.M. Section C Item 25. Fortiline, Inc. is requesting a Special Use Permit to operate a wholesale pipe supply business at this location.

4780 Riverside Drive was formerly a car lot and has been vacant for many years. The lot area is 2.7 acres with a structure of approximately 15,050 finished square feet. The surrounding landuse is identified as Regional Commercial. The property is adequately served by public utilities and has existing curb cuts and a parking area adequate for this operation.

Operations will require outdoor storage. Staff recommends that all outdoor storage be prohibited in the yard between the building and Riverside Drive and that all outdoor storage be within an enclosure and screened from public view. On July 20, 2023, the Board of Zoning Appeals granted a variance to allow a six (6) foot fence along the Ingram Road property line.

Sixteen (16) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Zero responses were received.

On August 7, 2023, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit request PZ23-00182 to allow wholesale sales at 4780 Riverside Drive (Parcel ID 72287) in accordance with Article 3.M. Section C Item 25 with the following conditions:

1. All outdoor storage is prohibited in the yard between the structure and Riverside Drive.
2. All outdoor storage must be within an enclosure and screened from public view with fencing.
3. Any fencing and outdoor storage along Ingram Road must have a minimum 20' setback from Ingram Road.

4. Landscaping is required along the west (Ingram Road) fence line.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to allow wholesale sales at 4780 Riverside Drive (Parcel ID #72287) in accordance with Article 3.M. Section C Item 25 with the following conditions:

1. All outdoor storage is prohibited in the yard between the structure and Riverside Drive.
 2. All outdoor storage must be within an enclosure and screened from public view with fencing.
 3. Any fencing and outdoor storage along Ingram Road must have a minimum 20' setback from Ingram Road.
 4. Landscaping is required along the west (Ingram Road) fence line.
-

Attachments

1. Ordinance
 2. 4870 Riverside Dr - Application
 3. 4780 Riverside Dr. - Comments
 4. 4780 Riverside Dr. - Landuse
 5. 4780 Riverside Dr. - Owners
 6. 4780 Riverside Dr. - Aerial
 7. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00198, FILED BY FORTILINE INC, REQUESTING A SPECIAL USE PERMIT TO ALLOW WHOLESALE SALES AT PARCEL ID 72287 (4780 RIVERSIDE DRIVE) IN ACCORDANCE WITH ARTICLE 3.M., SECTION C, ITEM 25.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00198, filed by Fortiline Inc., requesting a Special Use Permit to allow wholesale sales at Parcel ID 72287 (4780 Riverside Drive) in accordance with Article 3.M., Section C, Item 25, be, and the same is hereby, received, subject to the following conditions:

1. All outdoor storage is prohibited in the yard between the structure and Riverside Drive;
2. all outdoor storage must be within an enclosure and screened from public view with fencing;
3. any fencing and outdoor storage along Ingram Road must have a minimum 20' setback from Ingram Road; and
4. landscaping is required along the west (Ingram Road) fence line.

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00198, filed by Fortiline Inc., requesting a Special Use Permit to allow wholesale sales at Parcel ID 72287 (4780 Riverside Drive) in accordance with Article 3.M., Section C, Item 25, is hereby granted and approved, subject to the following conditions:

1. All outdoor storage is prohibited in the yard between the structure and Riverside Drive;
2. all outdoor storage must be within an enclosure and screened from public view with fencing;
3. any fencing and outdoor storage along Ingram Road must have a minimum 20' setback from Ingram Road; and

4. landscaping is required along the west (Ingram Road) fence line.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Address: _____

Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 4870 Riverside Drive, Danville, VA 24541

Applicant: Fortiline, Inc.

Applicant's Address: 15850 Dallas Parkway, STE 200, Dallas, TX 75248

Applicant's Phone Number: 407-790-8160

Applicant's E-mail: realestate@reece.com

Describe Proposed Request:

Fortiline, Inc. is seeking to lease space at the Property location for operation of a wholesale plumbing supply business as permitted as of right in the HRC zoning district subject to obtaining a special use permit.

Fortiline 's use is similar to adjacent wholesale supply uses located on the street. Fortiline will have outside storage in the rear of the property which is not used for customers.

Fortiline is submitting BZA variance request for the City of Danville to approve Fortiline's proposed exterior fence plan and access gates

Site Plan	A site plan is attached as Exhibit A and a larger, PDF file is being submitted as an independent document
Proposed Use	Fortiline, Inc. is seeking to lease space at the Property location for operation of a wholesale plumbing supply business as permitted as of right in the HRC zoning district subject to obtaining a special use permit.
Hours of Operation	Monday through Friday – 7 AM to 5 PM
Number of Employees	8-10 total employees
Number of Daily Customers	5-10 daily customers. The majority of Fortiline's business is with municipalities, governmental agencies and commercial contractors which are serviced by delivery by Fortiline.
Compatibility with Comprehensive Plan	Fortiline's planned operation of a wholesale waterworks, pipe and building supply business at the location is consistent with the Comprehensive plan of the City. Fortiline is a first class operator in the wholesale waterworks industry and provides the necessary pipes, hydrants and waterworks equipment used for the continued growth and expansion of the City of Danville. Fortiline's business is consistent with goals of the Comprehensive plan to build the economic base beyond manufacturing, redevelop a building that has been vacant since 2009 and to provide the infrastructure used to enhance the public safety of the City of Danville.

Compatibility with applicable zoning district	The property is zoned HRC Highway Retail Commercial. Fortiline's planned operation of a wholesale waterworks, pipe and building supply business at the location is permitted as of right after compliance with the City of Danville special use permit requirements.
Compatibility with surrounding properties	Fortiline's planned operation is consistent with the surrounding property which operate automobile dealerships and repair facilities to the left and discount store and a plumbing supply store to the right. Fortiline's operations are very similar to the adjacent properties.
Compatibility with current and future neighborhood conditions	Fortiline's planned location is consistent with the planned neighborhood conditions. In the event the neighborhood seeks to be redeveloped, Fortiline will provide the underground pipes, hydrants and waterworks materials used to redevelop the area.
Compatibility with pedestrian and vehicular traffic patterns, onsite and offsite	Fortiline's planned operation will have approximately 8-10 employees on any given day and typically less than 10 customers a day. Fortiline's operations should not have any impact on current pedestrian or vehicular traffic.
Compatibility with adequate public facilities	Fortiline's planned operation will not have any material impact on public facilities available in the area. Fortiline's operations will have approximately 8-10 employees on any given day and typically less than 10 customers a day. Fortiline does not engage in any processing or manufacturing and will use this location as a wholesale sales distribution branch. There should be no impact on existing public facilities.

FORTILINE, INC.

RCCM PROPERTIES, LLC

Keith L Young

06 / 12 / 2023

Applicant Signature

date

By: Keith Young, its Regional Vice President

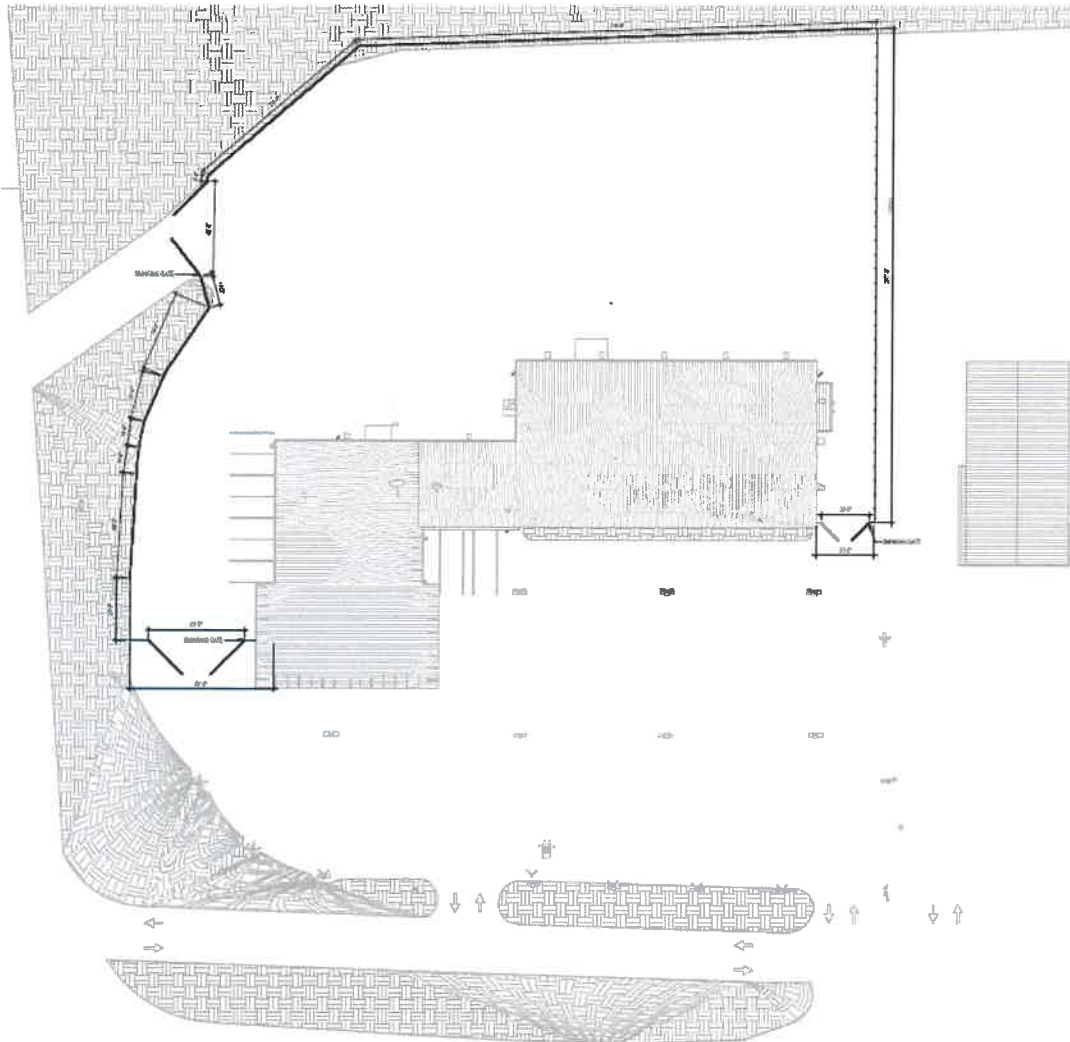
DMH

6/12/23

Property Owner Signature
(if not applicant)

date

EXHIBIT A



Title	Reece - Danville VA - Special Use Permit - Fortiline Signed
File name	2023-06-07 - PC S...For Execution.pdf
Document ID	6324f6471b0004c338699b0b827b738b75c873c2
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

 SENT	06 / 12 / 2023 15:46:58 UTC	Sent for signature to Keith Young (keith.young@fortiline.com) from ryan@rivchun.com IP: 69.135.71.194
 VIEWED	06 / 12 / 2023 15:52:51 UTC	Viewed by Keith Young (keith.young@fortiline.com) IP: 161.123.231.246
 SIGNED	06 / 12 / 2023 15:54:18 UTC	Signed by Keith Young (keith.young@fortiline.com) IP: 166.205.147.108
 COMPLETED	06 / 12 / 2023 15:54:18 UTC	The document has been completed.

MEMORANDUM

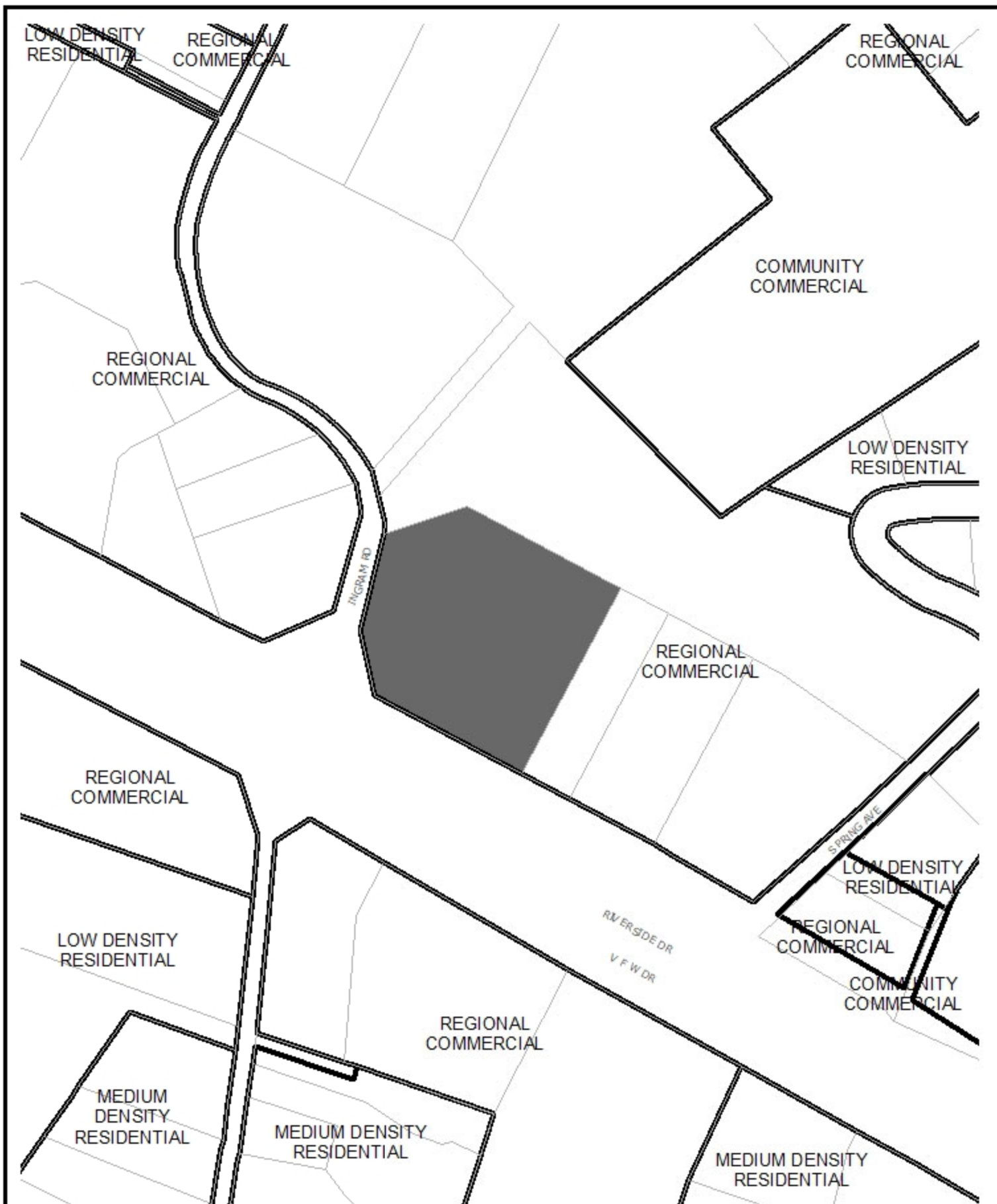
DATE: August 7, 2023
TO: City Planning Commission
FROM: PLANNING STAFF
SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST *Special Use Permit Application PZ23-00198 filed by Fortiline, Inc., requesting a Special Use Permit at 4780 Riverside Drive (Parcel 72287) to allow wholesale sales in accordance with Article 3.M. Section C Item 25.*

RESPONSES:

Sixteen (16) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Zero responses were received.

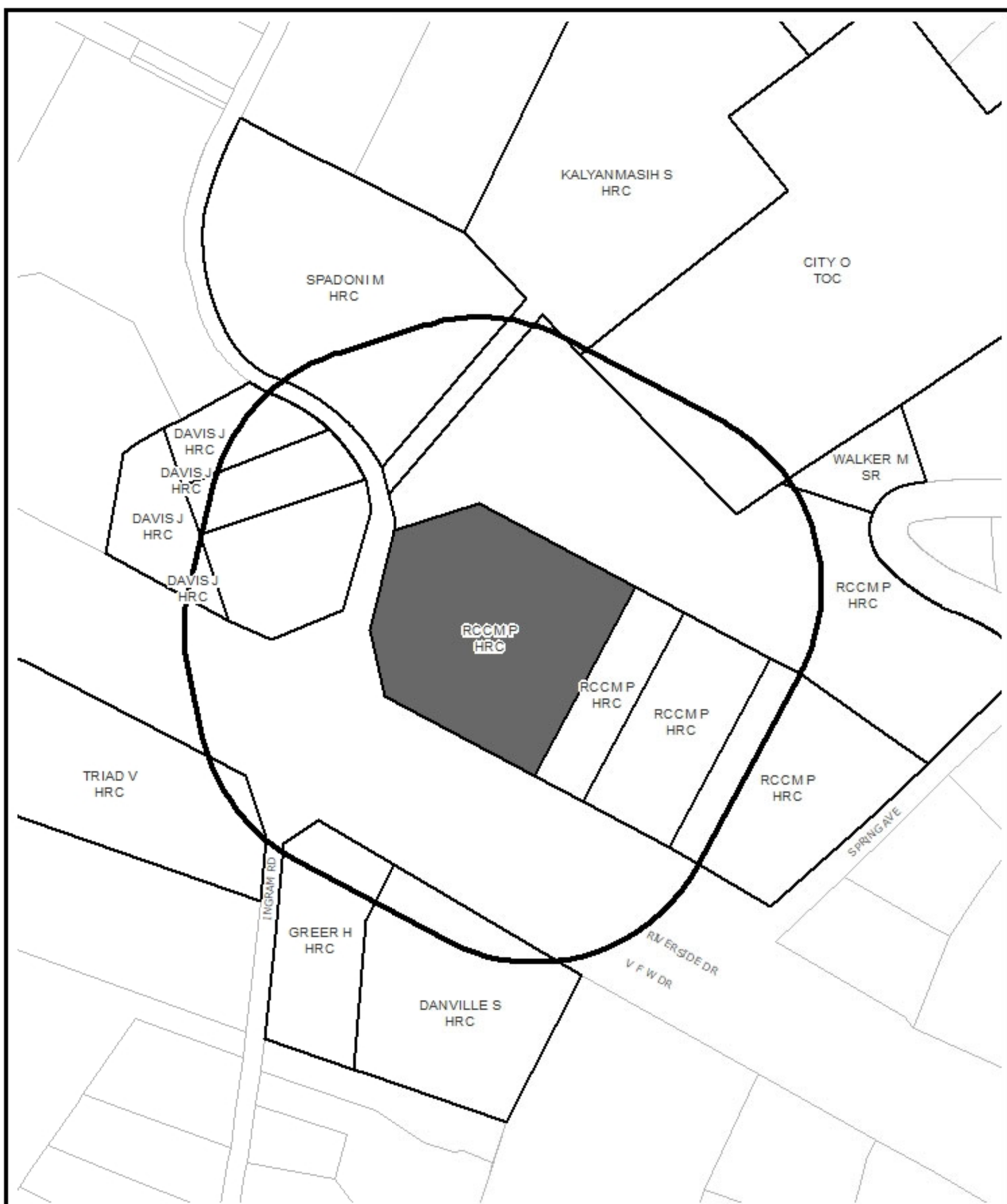
COMMENTS:



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

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2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

MEMORANDUM

DATE: AUGUST 7, 2023
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00198

REQUEST

Special Use Permit Application PZ23-00198 filed by Fortiline, Inc., requesting a Special Use Permit at 4780 Riverside Drive (Parcel 72287) to allow wholesale sales in accordance with Article 3.M. Section C Item 25.

RECOMMENDATION

The Planning Commission, at their August 7, 2023, meeting, voted 5 – 0 to recommend approval of Special Use Permit Request PZ23-00198 with conditions per Staff.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 777

NEW BUSINESS B.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application filed by International Security Investments Corp. and Hampton Wilkins, at 110 Park Avenue (Parcel 54191) to Allow Short-Term Rental, as Principal Use.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23-00223, filed by International Security Investments Corp and Hampton Wilkins, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 54191 (110 Park Avenue) in Accordance with Article 3.E., Section C, Item 29.

SUMMARY

110 Park Avenue is zoned OT-R, Old Town Residential. The applicants, International Security Investments Corp., and Hampton Wilkins, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1959 and is a single family dwelling; it was acquired by the applicants in 2017. There is on-street parking available and the property has a private driveway with space for one (1) vehicle.

Due to ongoing renovations, a certificate of occupancy has not yet been issued. There are currently no open permits for this property. A property manager living within 50 miles of the property has been named.

Seventeen (17) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, four (4) were unopposed, zero (0) were opposed.

On August 7, 2023, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit request PZ23-00223 to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29 .

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to operate a

Short Term Rental as a principal use at 110 Park Avenue (Parcel ID #54191) in accordance with Article 3.E. Section C Item 29 .

Attachments

1. Ordinance
 2. 110 Park Avenue - Special Use Application
 3. 110 Park Ave - Aerials
 4. 110 Park Ave - Landuse
 5. 110 Park Ave - Owners
 6. 110 Park Ave - Real Estate Information
 7. 110 Park Ave - Comments
 8. Short Term Rental Regulations (003)
 9. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00223, FILED BY INTERNATIONAL SECURITY INVESTMENTS CORP AND HAMPTON WILKINS, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT-TERM RENTAL AT PARCEL ID 54191 (110 PARK AVENUE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00223, filed by International Security Investments Corp and Hampton Wilkins, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 54191 (110 Park Avenue) in accordance with Article 3.E., Section C, Item 29, be, and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00223, filed by International Security Investments Corp and Hampton Wilkins, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 54191 (110 Park Avenue) in accordance with Article 3.E., Section C, Item 29, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P223-00223 PC Meeting Date: August 7, 2023
Date Received: 7/10/23 Received By: Lisa Jones
Parcel ID: 54191 Address: 110 Park Avenue
Existing Zoning: _____ Future Land Use: Air B+B

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 110 PARK AVE, DANVILLE, VA PARCEL ID: 54191

Applicant: DAVID STONE

Applicant's Address: 822 W. MAIN ST., DANVILLE, VA 24541

Applicant's Phone Number: 434-709-1791

Applicant's E-mail: DAVID@SUNSHO.COM

Describe Proposed Request: REQUEST SHORT-TERM RENTAL
CLEARANCE.

David Stone 7/10/2023
Applicant Signature date

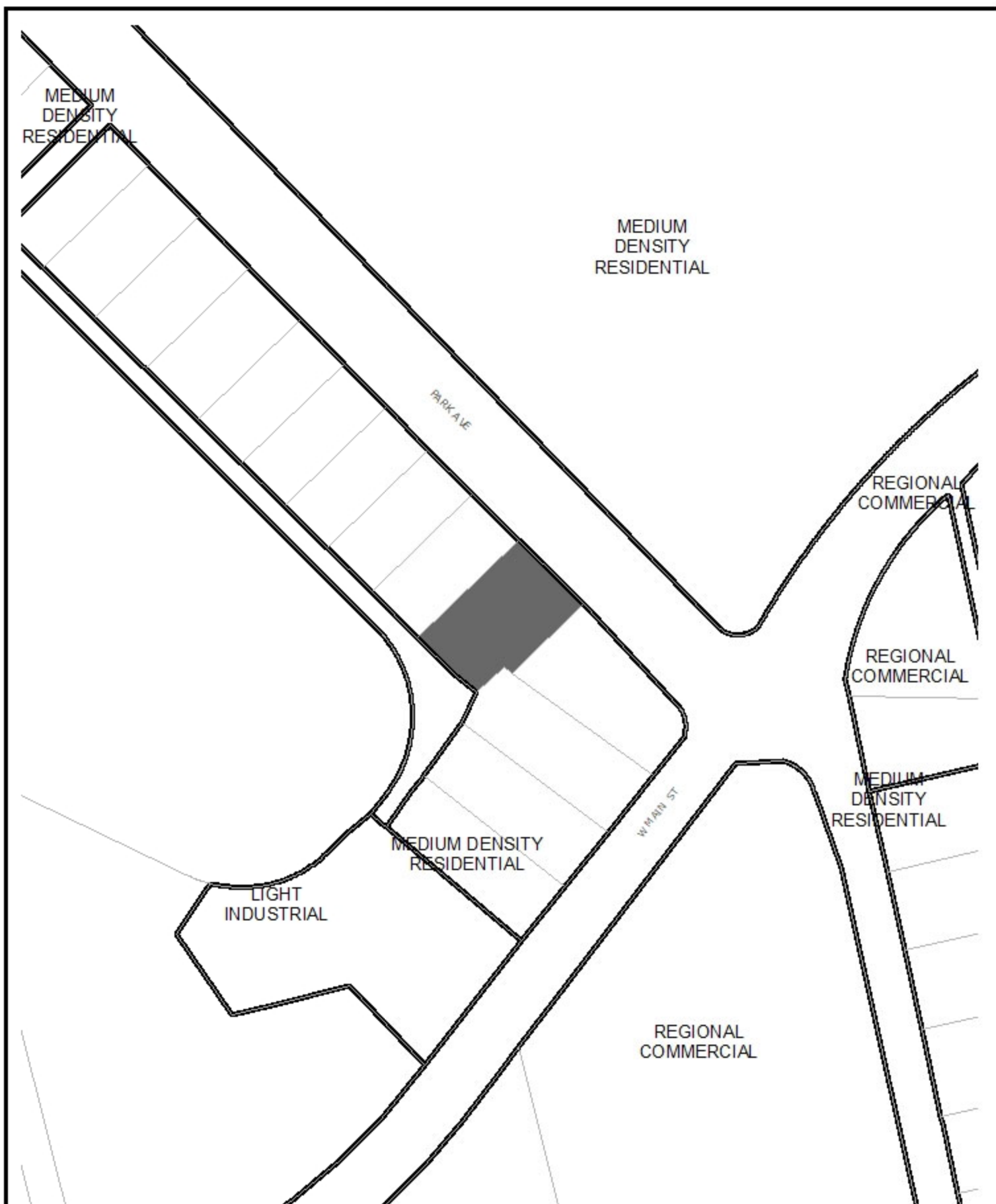
David Stone 7/10/2023
Property Owner Signature date
(if not applicant)



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

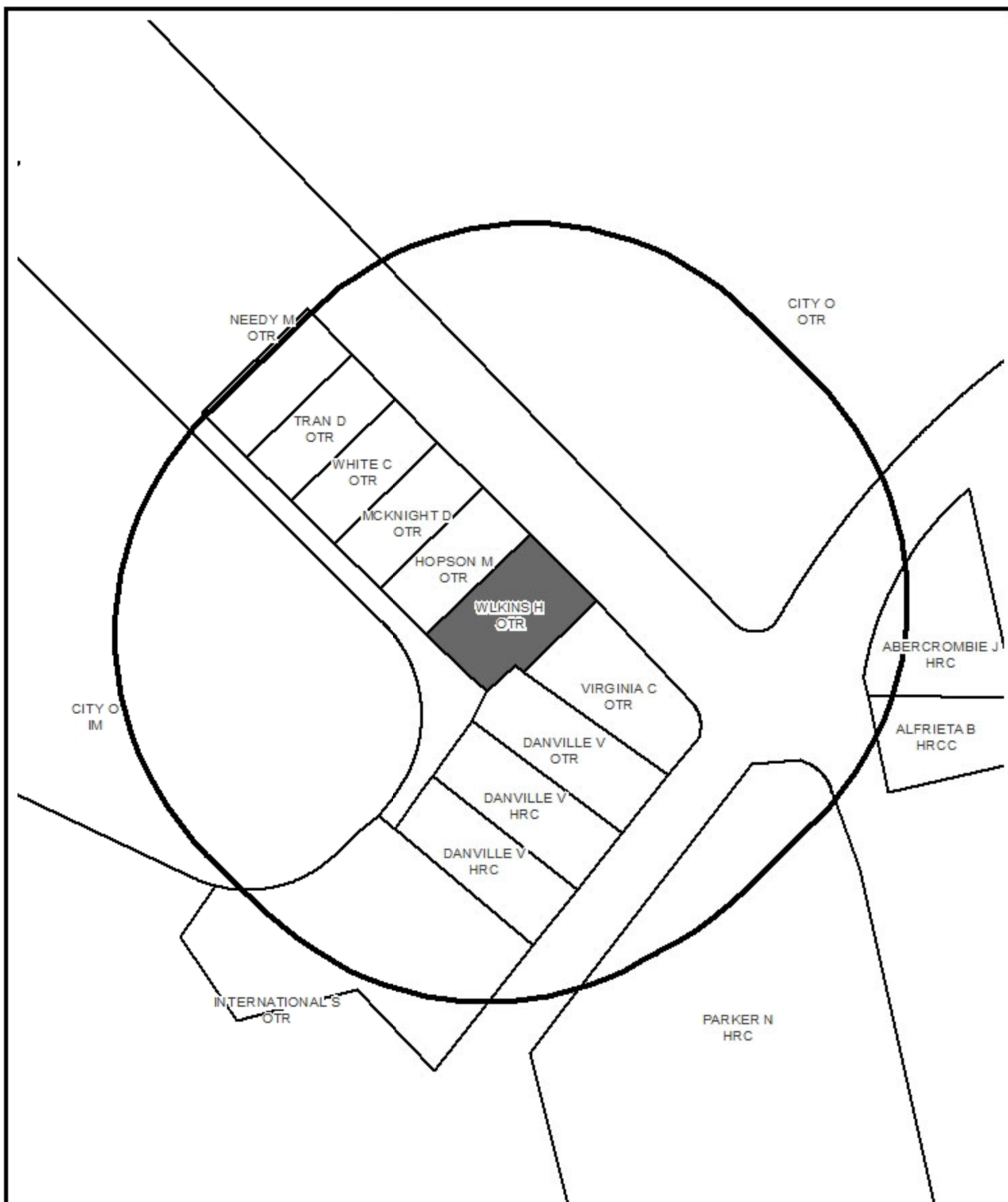
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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

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110 PARK AVE

Summary

Parcel D: 54191

Address: 110 PARK AVE

Owner Information

Owner Name: WLKINS HAMPTON & INTERNATIONAL
SECURITY INVESTMENTS CORP

Owner Address: N/A

Mail-To: WILKINS HAMPTON

Mailing Address: 428 PINEY FOREST RD, DANVILLE, VA
24540

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$6,300

Land Use Value: N/A

Improvement: \$62,100

Total: \$68,400

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1605004000027000

Approx. Acres: 0.2766

Legal Description: 90 FT NO 16 SEC J & PT CL ALLEY
PARK AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 86.0 X 141.0 DB 17-2733 & 17-2732: Same deed recorded twice (?), Allen & David moved their 1/2 interest to a company name & Hampton still owns 1/2 interest. WB 16-293: Dwight J. died 11/14/16, his 1/2 interest to Allen & David, Hampton still has 1/2 interest & 2 lists incl acct#60436 & 54191. DB 07-1212: Own as tenants in common. WB 01-37: Lewis died 2/9/01 & 4 lists.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1959

Condition: N/A

Story Height: One Story

Finished Square Feet: 1008

Basement Square Feet: 1008

Finished Basement Sq. Ft.: 208

Bedrooms: N/A

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 2

Half Bath: N/A

Total Rooms: 2

**Bathrooms are not included in total room count.*

Features:

Composition Shingle
Open Slab Porch
Refrigerated Air with Ducts
Veneer Brick
Foundation - Cinder Block
Radiators, Steam
Slab Porch with Roof

Size:

100 %
45 SF
100 %
100 %
N/A N/A
100 %
108 SF



Improvements

Building #	Improvements	Size
1	Iscellaneous Outbuilding	1 Unit
1	Basement Garage Single Wide Dr	1 Unit



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.28	Adj. Rate: \$74
Sq. Ft.: 12196.8	Base Value: \$6,320
Front: N/A	Adj. Amount: \$-20
Effective Front: 86	Value: \$6,300
Depth: 141	



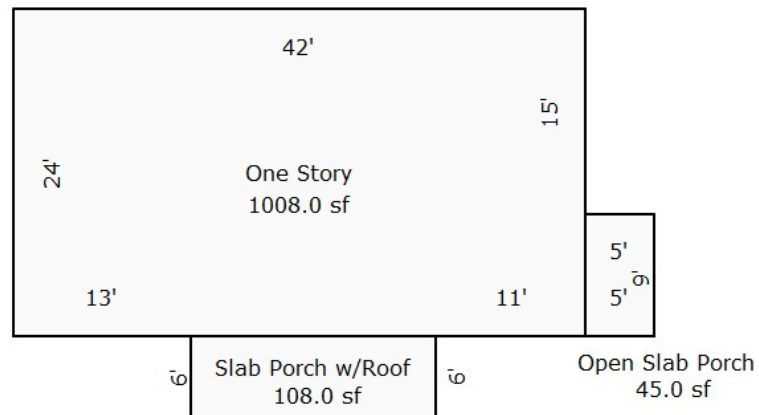
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 17	2732	08/11/2017	N/A	WILKINS HAMPTON & STONE ALLEN DWIGHT & DAVID MATTHEW	WILKINS HAMPTON & INTERNATIONAL SECURITY INVESTMENTS CORP
D 17	2733	08/11/2017	N/A	WILKINS HAMPTON & INTERNATIONAL SECURITY INVESTMENTS CORP	WILKINS HAMPTON & INTERNATIONAL SECURITY INVESTMENTS CORP
W 16	293	11/17/2016	N/A	WILKINS HAMPTON & STONE DWIGHT W JR	WILKINS HAMPTON & STONE ALLEN DWIGHT & DAVID MATTHEW
D 07	1212	03/12/2007	N/A	WILKINS HAMPTON	WILKINS HAMPTON & STONE DWIGHT W JR
D 06	3161	07/06/2006	\$68,100	HENLEY SCOTT D	WILKINS HAMPTON
D 02	5592	09/30/2002	\$78,000	GREEN BARBARA ANN IRESON	HENLEY SCOTT D & CAROL G
W 01	37	02/13/2001	N/A	IRESON LEWIS E	GREEN BARBARA ANN IRESON
D 95	4857	11/29/1995	N/A	N/A	N/A
D 763	75	09/01/1987	\$45,000	N/A	IRESON LEWIS E



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$6,300	N/A	\$62,100	\$68,400
2022	\$6,300	N/A	\$62,100	\$68,400
2021	\$6,300	N/A	\$60,500	\$66,800
2020	\$6,300	N/A	\$60,500	\$66,800
2019	\$6,300	N/A	\$59,300	\$65,600
2018	\$6,300	N/A	\$59,300	\$65,600
2017	\$6,300	N/A	\$69,000	\$75,300
2016	\$6,300	N/A	\$69,000	\$75,300
2015	\$6,300	N/A	\$71,800	\$78,100
2014	\$6,300	N/A	\$71,800	\$78,100
2013	\$6,300	N/A	\$71,000	\$77,300
2012	\$6,300	N/A	\$71,000	\$77,300
2011	\$6,300	N/A	\$73,200	\$79,500
2010	\$6,300	N/A	\$73,200	\$79,500
2009	\$6,300	N/A	\$72,700	\$79,000
2008	\$6,300	N/A	\$72,700	\$79,000
2007	\$6,300	N/A	\$69,100	\$75,400
2006	\$6,300	N/A	\$69,100	\$75,400
2005	\$6,300	N/A	\$59,900	\$66,200
2004	\$6,300	N/A	\$59,900	\$66,200
2003	\$6,300	N/A	\$57,000	\$63,300
2002	\$6,300	N/A	\$57,000	\$63,300
2001	\$6,300	N/A	\$53,700	\$60,000
2000	\$6,300	N/A	\$53,700	\$60,000



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00223 filed by International Security Investments Corp and Hampton Wilkins, requesting a Special Use Permit at 110 Park Avenue (Parcel 54191) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Seventeen (17) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Four (4) responses were received, Four (4) were unopposed, Zero (0) were opposed,

COMMENTS:
See Attached

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

MEMORANDUM

DATE: AUGUST 7, 2023
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00223

REQUEST

Special Use Permit Application PZ23-00223 filed by International Security Investments Corp and Hampton Wilkins, requesting a Special Use Permit at 110 Park Avenue (Parcel 54191) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

The Planning Commission, at their August 7, 2023, meeting, voted 5 - 0 to recommend approval of Special Use Permit Request PZ23-00223 as submitted.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 778

NEW BUSINESS C.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application filed by International Security Investments Corp., for a Special Use Permit at 822 West Main Street (Parcel 60436) to Allow Short-Term Rental as Principal Use.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23-00222, filed by International Security Investments Corp, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 60436 (822 West Main Street) in Accordance with Article 3.E., Section C, Item 29.

SUMMARY

822 West Main Street is zoned OT-R, Old Town Residential. The applicants, International Security Investments Corp., have requested a Special Use Permit to operate a Short-Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1910 and is a single family dwelling; it was acquired by the applicant in 2017. The property has a private driveway with space for multiple vehicles.

Due to ongoing renovations, a certificate of occupancy has not yet been issued. A permit was recently issued to rebuild the rear deck. The applicant has identified a property manager who lives within 50 miles of the property.

Thirty-eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. One (1) response was received, one (1) was unopposed and zero (0) were opposed.

On August 7, 2023, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit request PZ23-00222 to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to operate a Short-Term Rental as a principal use at 822 West Main Street (Parcel ID #60436) in accordance with Article 3.E. Section C Item 29.

Attachments

1. Ordinance
 2. 822 W. Main St. - Special Use Application
 3. 822 W. Main - Aerials
 4. 822 W. Main - Landuse
 5. 822 W. Main - Owners
 6. Real Estate Information
 7. 822 W Main St - Comments
 8. Short Term Rental Regulations (003)
 9. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00222, FILED BY INTERNATIONAL SECURITY INVESTMENTS CORP, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT-TERM RENTAL AT PARCEL ID 60436 (822 WEST MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00222, filed by International Security Investments Corp, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 60436 (822 West Main Street) in accordance with Article 3.E., Section C, Item 29, be, and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00222, filed by International Security Investments Corp, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 60436 (822 West Main Street) in accordance with Article 3.E., Section C, Item 29 is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00222 PC Meeting Date: August 7, 2023
Date Received: 7/10/23 Received By: Lisa Jones
Parcel ID: 60436 Address: 822 W Main Street
Existing Zoning _____ Future Land Use: Air BNB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 822 W. MAIN ST. PARCEL ID. 60436

Applicant: DAVID STONE

Applicant's Address: 822 W. MAIN ST, DANVILLE, VA 24541

Applicant's Phone Number: 434-709-1791

Applicant's E-mail: DAVID@SUNSET.COM

Describe Proposed Request: ~~RENTAL HOME~~ REQUEST SHORT-TERM RENTAL CLEARANCE

David Stone
Applicant Signature

7/10/2023
date

David Stone
Property Owner Signature
(if not applicant)

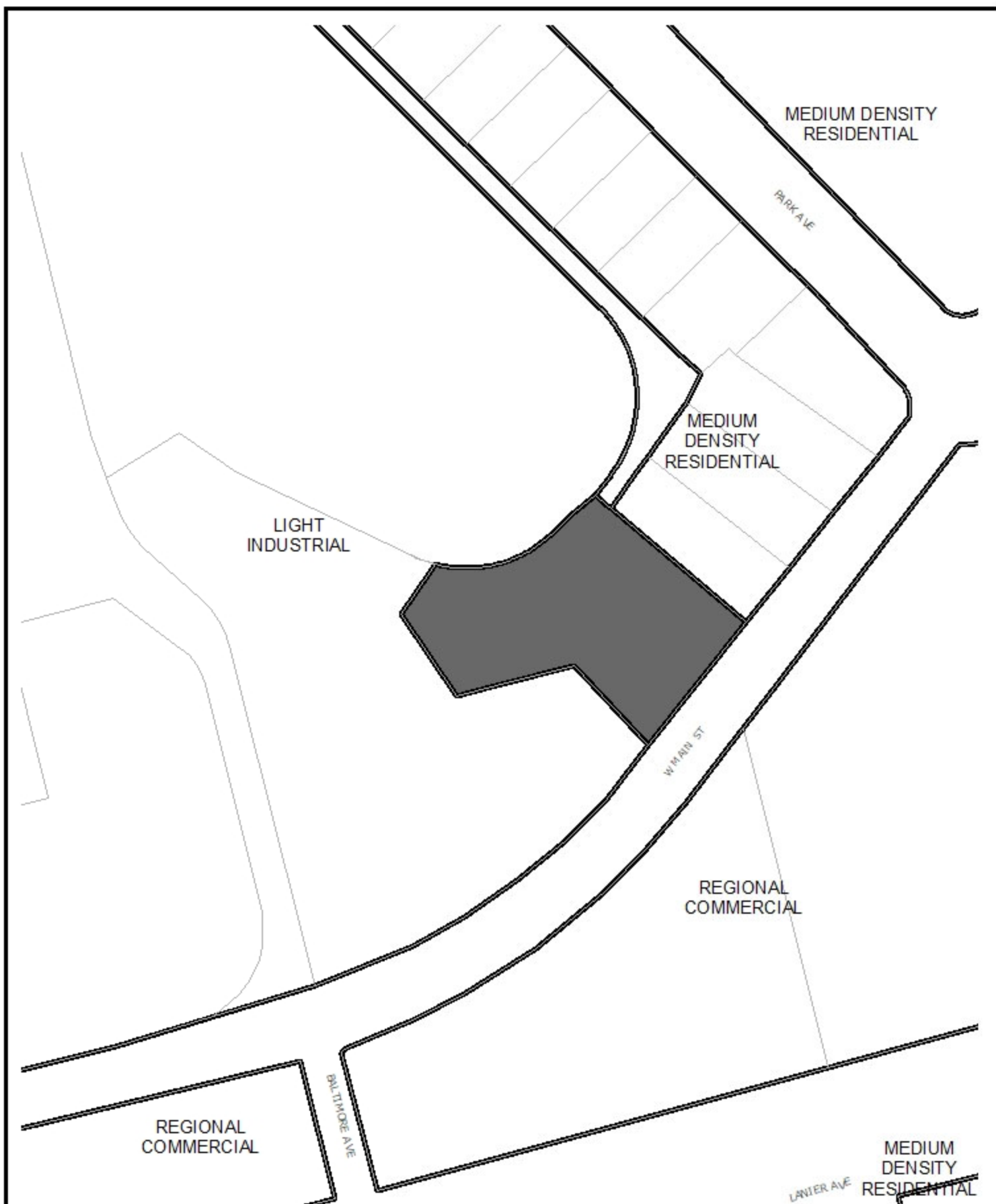
7/10/2023
date



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

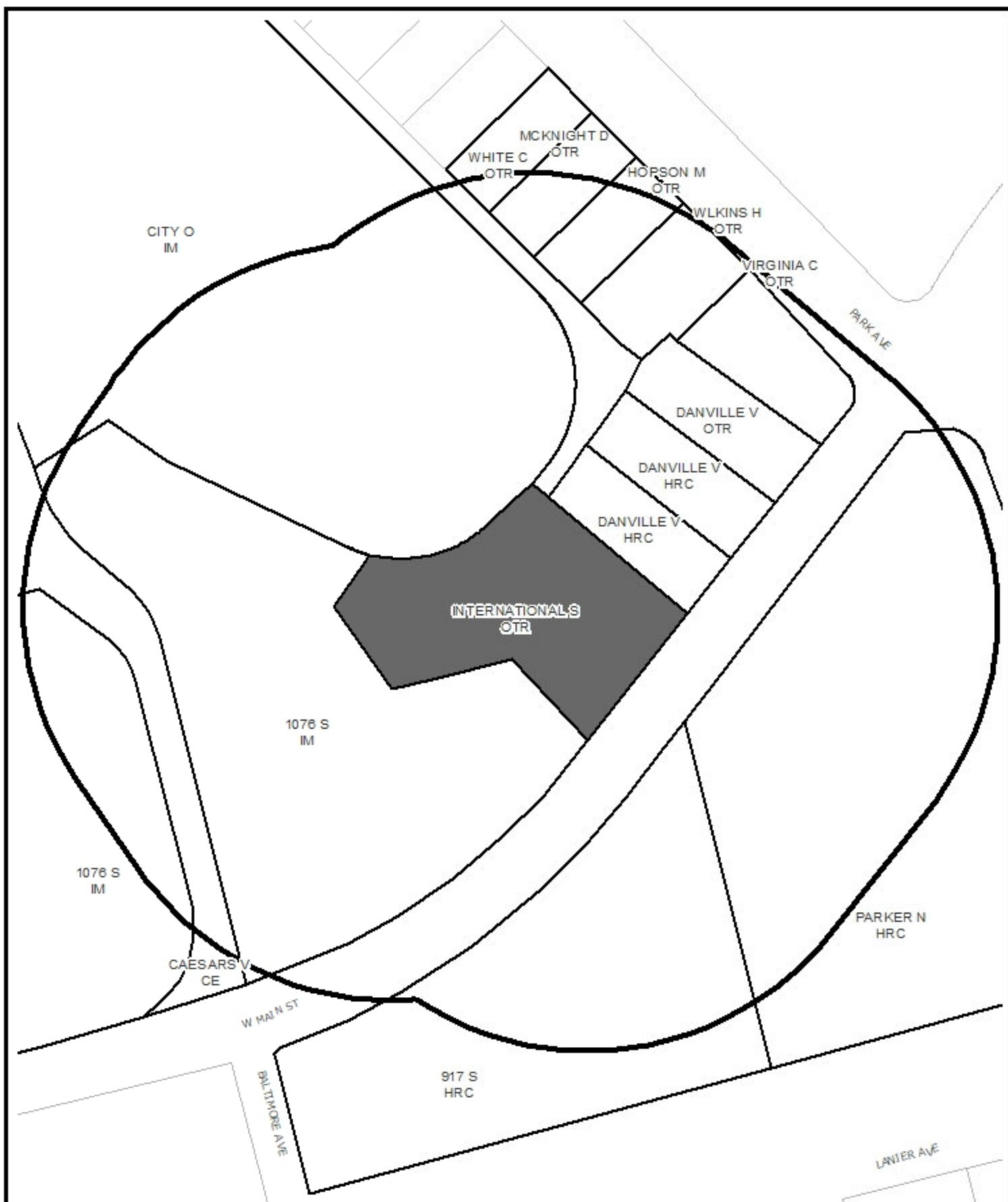
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN

FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



822 W MAIN ST

Summary

Parcel ID: 60436

Address: 822 W MAIN ST

Owner Information

Owner Name: INTERNATIONAL SECURITY INVESTMENTS CORP

Owner Address: PO BOX 11446

Mail-To: INTERNATIONAL SECURITY INVESTMENTS CORP

Mailing Address: PO BOX 11446, DANVILLE, VA 24543

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$31,900

Land Use Value: N/A

Improvement: \$50,500

Total: \$82,400

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1605004000032000

Approx. Acres: 0.9734

Legal Description: 160.1 FT (.999 AC) NO 21 (21A) W MAIN ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 188.0 x 237.0 WB 16-293: Dwight Jr. died 11/14/16 & 2 lists incl acct#60436 & 54191. Map recorded as Inst# 06-3677 shows lot 21A, Inst#06-3682, recorded 8/4/06, deeds lot 21. Subdivide Info (DB 06-1211) Conveyance (51530-06-1211) Date of Sale (3/22/06) Transaction, Date (200700741 10/3/06).



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1910

Condition: N/A

Story Height: 1 1/2 Story Finished

Finished Square Feet: 2346

Basement Square Feet: 1564

Finished Basement Sq. Ft.: 1564

Bedrooms: 4

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 5

**Bathrooms are not included in total room count.*

Features:

Composition Shingle
Raised Enclosed Porch , Screened Walls
Foundation - Cinder Block
Raised Slab Porch with Roof
Veneer, Brick
Warmed & Cooled Air
Raised Slab Porch with Roof

Size:

100 %
60 SF
N/A N/A
150 SF
100 %
100 %
60 SF



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (300)	Rate: \$300
Acres/Units: 1.02	Adj. Rate: \$339
Sq. Ft.: 44431.2	Base Value: \$63,730
Front: N/A	Adj. Amount: \$-31,830
Effective Front: 188	Value: \$31,900
Depth: 237	



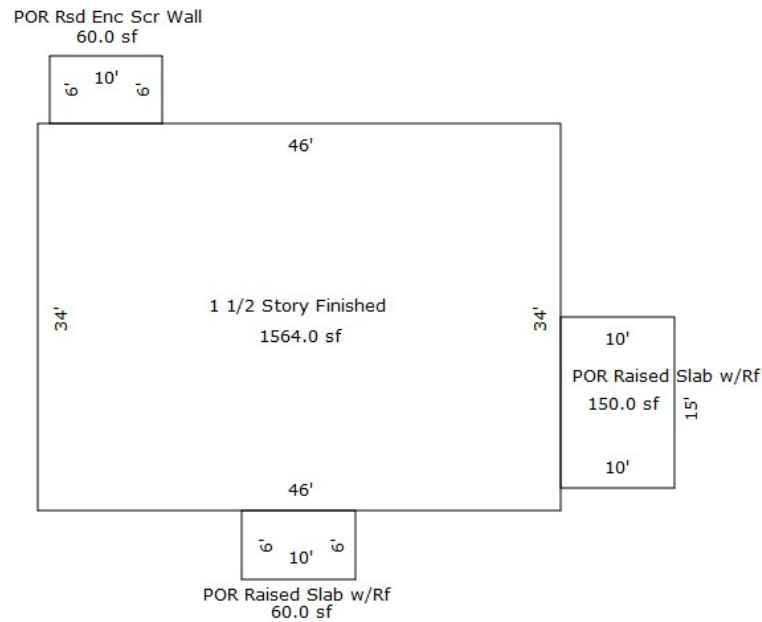
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 17	3132	09/07/2017	N/A	STONE ALLEN DWIGHT & DAVID MATTHEW	INTERNATIONAL SECURITY INVESTMENTS CORP
W 16	293	11/17/2016	N/A	WILKINS HAMPTON & STONE DWIGHT W JR	STONE ALLEN DWIGHT & DAVID MATTHEW
D 07	4265	08/31/2007	N/A	INTERNATIONAL SECURITY	STONE DWIGHT W JR & ALLEN D & DAVID MATTHEW
D 06	3682	08/04/2006	\$80,000	DRG SCHOOL BUILD LLC	INTERNATIONAL SECURITY INVESTMENTS CORP



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$31,900	N/A	\$50,500	\$82,400
2022	\$31,900	N/A	\$50,500	\$82,400
2021	\$31,900	N/A	\$49,300	\$81,200
2020	\$31,900	N/A	\$49,300	\$81,200
2019	\$31,900	N/A	\$49,000	\$80,900
2018	\$31,900	N/A	\$49,000	\$80,900
2017	\$31,900	N/A	\$49,300	\$81,200
2016	\$31,900	N/A	\$49,300	\$81,200
2015	\$31,900	N/A	\$49,200	\$81,100
2014	\$31,900	N/A	\$49,200	\$81,100
2013	\$31,900	N/A	\$48,100	\$80,000
2012	\$31,900	N/A	\$48,100	\$80,000
2011	\$31,900	N/A	\$47,800	\$79,700
2010	\$31,900	N/A	\$47,800	\$79,700
2009	\$31,900	N/A	\$46,500	\$78,400
2008	\$31,900	N/A	\$46,500	\$78,400
2007	\$31,900	N/A	\$45,200	\$77,100



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00222 filed by International Security Investments Corp, requesting a Special Use Permit at 822 West Main Street (Parcel 60436) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Thirty eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. One (1) responses were received, One(1) were unopposed Zero (0) were opposed

COMMENTS:

See Attached

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

MEMORANDUM

DATE: AUGUST 7, 2023
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00222

REQUEST

Special Use Permit Application PZ23-00222 filed by International Security Investments Corp, requesting a Special Use Permit at 822 West Main Street (Parcel 60436) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

The Planning Commission, at their August 7, 2023, meeting, voted 5 – 0 to recommend approval of Special Use Permit Request PZ23-00222 as submitted.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 779

NEW BUSINESS D.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application filed by Natalie James on behalf of Signature Investments Group LLC, at 49 Augusta Avenue (Parcel 54941) to Allow Short-Term Rental as Principal Use.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23-00207, filed by Natalie James on Behalf of Signature Investments Group LLC, Requesting a Special Use Permit to Operate a Short Term Rental at Parcel ID 54941 (49 Augusta Avenue) in Accordance with Article 3.E., Section C, Item 29.

SUMMARY

49 Augusta Avenue is zoned OT-R, Old Town Residential. The applicant, Signature Investments Group LLC, have requested a Special Use Permit to operate a Short- Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 2006 and is a single family dwelling; the property was purchased by the applicant in June of this year. There is on-street parking available and the property has a private driveway with space for multiple vehicles.

49 Augusta Avenue was declared in compliance to receive a Certificate of Occupancy for a Short-Term Rental by the Building Inspections Division in June. The applicant has identified Preferred Management Group, a Danville-based management company, as the property manager.

Thirty (30) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nineteen (19) responses were received; fifteen (15) were unopposed and four (4) were opposed.

On August 7, 2023, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit request PZ23-00207 to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to operate a Short Term Rental as a principal use at 49 Augusta Avenue (Parcel ID #54941) in accordance with

Attachments

1. Ordinance
 2. 49 Augusta Avenue - Special Use Permit
 3. 49 Augusta Ave - Aerials
 4. Real Estate Information
 5. 49 Augusta Ave - Landuse
 6. 49 Augusta Ave - Owners
 7. 49 Augusta Ave - Comments
 8. Short Term Rental Regulations
 9. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00207, FILED BY NATALIE JAMES ON BEHALF OF SIGNATURE INVESTMENTS GROUP LLC, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT TERM RENTAL AT PARCEL ID 54941 (49 AUGUSTA AVENUE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00207, filed by Natalie James on behalf of Signature Investments Group LLC, requesting a Special Use Permit to operate a Short Term Rental at Parcel ID 54941 (49 Augusta Avenue) in accordance with Article 3.E, Section C, Item 29, be, and the same is hereby, received, and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00207, filed by Natalie James on behalf of Signature Investments Group LLC, requesting a Special Use Permit to operate a Short Term Rental at Parcel ID 54941 (49 Augusta Avenue) in accordance with Article 3.E, Section C, Item 29, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P223-00207 PC Meeting Date: August 7, 2023
Date Received: 6-16-23 Received By: Lisa Jones
Parcel ID: 54941 Address: 49 Augusta, Avenue
Existing Zoning OTR Future Land Use: Air BnB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 49 Augusta Ave Danville, VA 24502

Applicant: Natalie James

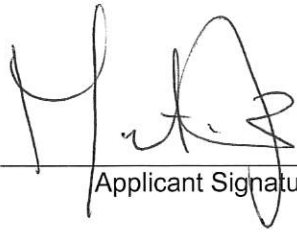
Applicant's Address: 2148 Mannington Dr. Fayetteville, NC 28306

Applicant's Phone Number: (910) 689-8479

Applicant's E-mail: SignatureNvestments@gmail.com

Describe Proposed Request:

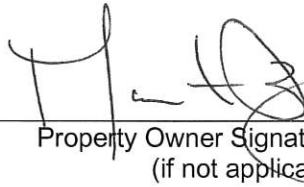
AIRBNB



Applicant Signature

6/16/2023

date



Property Owner Signature
(if not applicant)

6/16/2023

date



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



49 AUGUSTA AVE

Summary

Parcel ID: 54941

Address: 49 AUGUSTA AVE

Owner Information

Owner Name: SIGNATURE INVESTMENTS GROUP LLC

Owner Address: 2148 MANNINGTON DR

Mail-To: SIGNATURE INVESTMENTS GROUP LLC

Mailing Address: 2148 MANNINGTON DR,
FAYETTEVILLE, NC 28306

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$5,800

Land Use Value: N/A

Improvement: \$65,700

Total: \$71,500

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1609012000008000

Approx. Acres: 0.3133

Legal Description: 70 FT NO 3 SEC K AUGUSTA AVE

Zone: OTR Old Town Residential

Notes: Avg Lot : 70.0 X 195.0 DB 05-3318: 3 lists incl
acct#20267, 54941 & 50585.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 2006

Condition: N/A

Story Height: One Story

Finished Square Feet: 1120

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: 3

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: 1

Full Bath: 2

Half Bath: N/A

Total Rooms: 6

**Bathrooms are not included in total room count.*

Features:

Foundation - Cinder Block
Raised Slab Porch with Roof
Composition Shingle
Warmed & Cooled Air
Wood Deck
Frame, Siding, Vinyl

Size:

N/A N/A
84 SF
100 %
100 %
144 SF
100 %



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.31	Adj. Rate: \$83
Sq. Ft.: 13503.6	Base Value: \$5,830
Front: N/A	Adj. Amount: \$-30
Effective Front: 70	Value: \$5,800
Depth: 195	



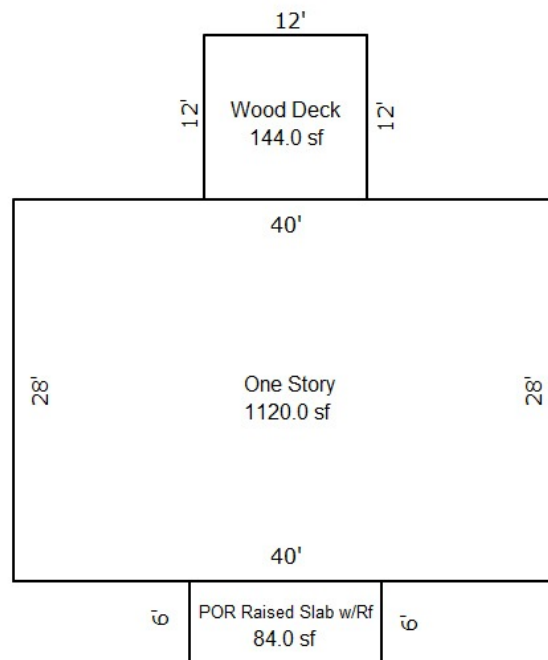
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 23	2138	06/21/2023	\$167,000	DONE DEAL HOME BUYERS LLC	SIGNATURE INVESTMENTS GROUP LLC
D 23	1509	05/03/2023	\$75,000	BURTON TOMMY L & DEBORAH C	DONE DEAL HOME BUYERS LLC
D 06	2547	06/01/2006	\$79,900	ABC PROPERTIES LLC	BURTON TOMMY L & DEBORAH C
D 05	3318	07/08/2005	N/A	CAHILL WILLIAM T	ABC PROPERTIES LLC
D 96	3309	08/05/1996	\$23,000	N/A	CAHILL WILLIAM T & DALTON MARCIA C & CAHILL AUDREY R



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$5,800	N/A	\$65,700	\$71,500
2022	\$5,800	N/A	\$65,700	\$71,500
2021	\$5,800	N/A	\$64,000	\$69,800
2020	\$5,800	N/A	\$64,000	\$69,800
2019	\$5,800	N/A	\$63,900	\$69,700
2018	\$5,800	N/A	\$63,900	\$69,700
2017	\$5,800	N/A	\$70,300	\$76,100
2016	\$5,800	N/A	\$70,300	\$76,100
2015	\$5,800	N/A	\$70,700	\$76,500
2014	\$5,800	N/A	\$70,700	\$76,500
2013	\$5,800	N/A	\$66,400	\$72,200
2012	\$5,800	N/A	\$66,400	\$72,200
2011	\$5,800	N/A	\$74,800	\$80,600
2010	\$5,800	N/A	\$74,800	\$80,600
2009	\$5,800	N/A	\$74,000	\$79,800
2008	\$5,800	N/A	\$74,000	\$79,800
2007	\$5,800	N/A	\$69,900	\$75,700
2006	\$5,800	N/A	\$69,900	\$75,700
2005	\$5,800	N/A	N/A	\$5,800
2004	\$5,800	N/A	\$23,900	\$29,700
2003	\$5,800	N/A	\$22,700	\$28,500
2002	\$5,800	N/A	\$22,700	\$28,500
2001	\$5,800	N/A	\$25,300	\$31,100
2000	\$5,800	N/A	\$25,300	\$31,100



Sketch by Apex Medina™

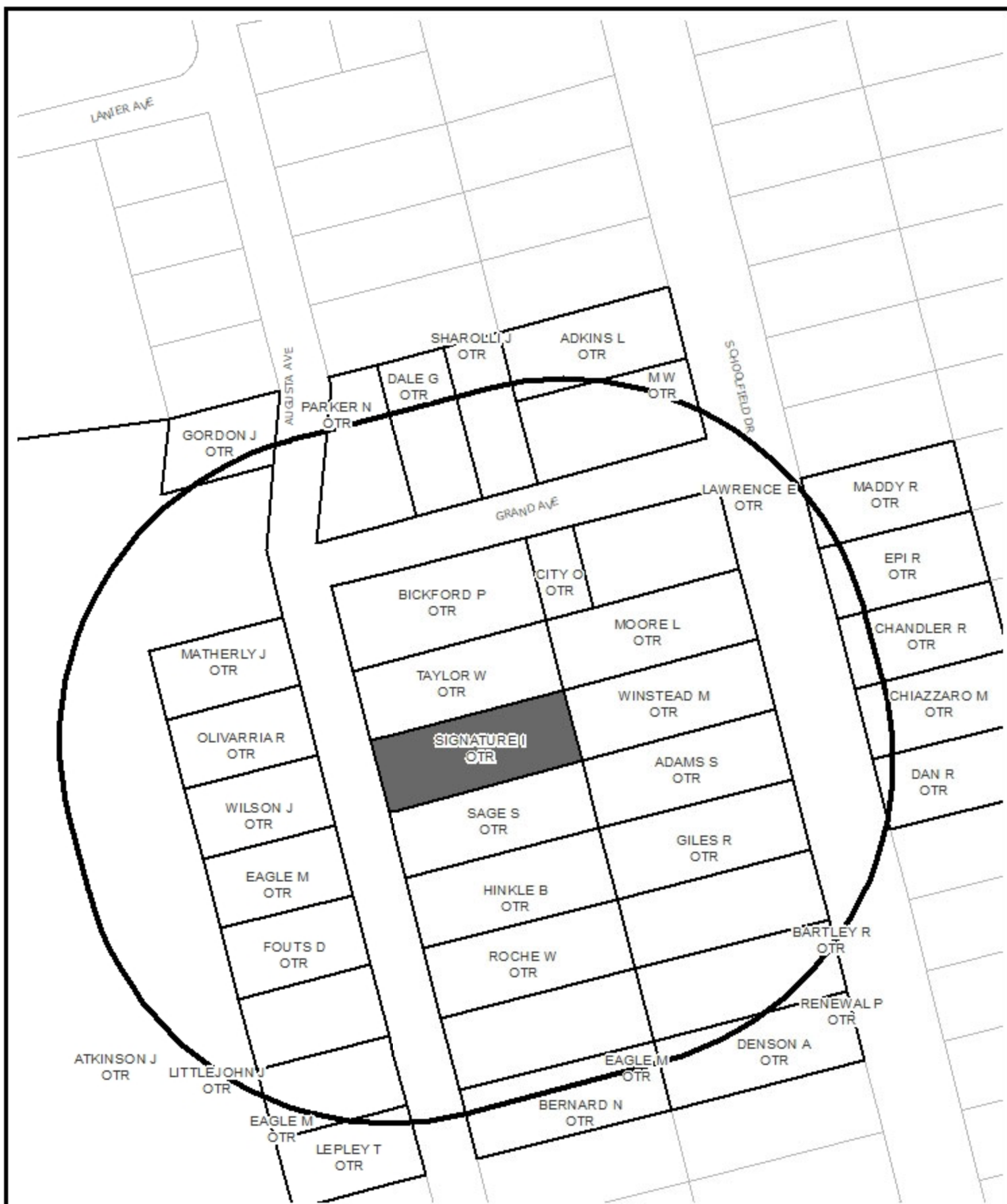




YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN

FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00207 filed by Natalie James on behalf of Signature Investments Group LLC, requesting a Special Use Permit at 49 Augusta Avenue (Parcel 54941) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Thirty eight (38) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. One(1) responses were received, One (1) were unopposed, Zero (0) were opposed,

COMMENTS:

See Attachment

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), MADDY RACHELLE

as owner(s) of Property ID#: 53977 and/or address: SCHOOLFIELD DR

☐ AM OPPOSED
☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00207 filed by Natalie James, requesting a Special Use Permit at 49 Augusta Avenue (Parcel 54941) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Rachel Maddy

COMMENTS:

I truly believe it will ~~be~~ be
a great investment for the City of Danville.

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

MEMORANDUM

DATE: AUGUST 7, 2023
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00207

REQUEST

Special Use Permit Application PZ23-00207 filed by Natalie James on behalf of Signature Investments Group LLC, requesting a Special Use Permit at 49 Augusta Avenue (Parcel 54941) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

The Planning Commission, at their August 7, 2023, meeting, voted 5 – 0 to recommend approval of Special Use Permit Request PZ23-00207 as submitted.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 780

NEW BUSINESS E.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, at 66 Stokesland Avenue (Parcel 51055) to Allow Short-Term Rental as Principal Use.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23-00225, filed by Allen Stone and Kristina Stone on Behalf of 2511 Rec LLC, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 51055 (66 Stokesland Avenue) in Accordance with Article 3.E., Section C, Item 29.

SUMMARY

66 Stokesland Avenue is zoned OT-R, Old Town Residential. The applicant, Allen Stone and Kristina Stone on behalf of 2511 REC LLC, have requested a Special Use Permit to operate a Short-Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1960 and is a single family dwelling; the property was acquired by the applicant in April of this year. There is on-street parking available and the property has a private driveway with space for multiple vehicles.

A Certificate of Occupancy inspection was completed and it was determined that minor repairs were needed. The applicant has identified a property manager within 50 miles.

Forty-seven (47) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nine (9) responses were received. Seven were unopposed and two (2) were opposed.

On August 7, 2023, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit request PZ23-00225 to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to operate a Short Term Rental as a principal use at 66 Stokesland Avenue (Parcel ID #51055) in accordance with Article 3.E. Section C Item 29 .

Attachments

1. Ordinance
 2. 66 Stokesland Avenue - Special Use Permit
 3. Real Estate Information
 4. 66 Stokesland Ave - Aerials
 5. 66 Stokesland Ave - Landuse
 6. 66 Stokesland Ave - Owners
 7. 66 Stokesland Ave - Comments
 8. Short Term Rental Regulations
 9. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00225, FILED BY ALLEN STONE AND KRISTINA STONE ON BEHALF OF 2511 REC LLC, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT-TERM RENTAL AT PARCEL ID 51055 (66 STOKESLAND AVENUE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00225, filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 51055 (66 Stokesland Avenue) in accordance with Article 3.E., Section C, Item 29, be, and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00225, filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 51055 (66 Stokesland Avenue) in accordance with Article 3.E., Section C, Item 29, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P223-06225 PC Meeting Date: August 7, 2023
Date Received: 7-10-23 Received By: Kenee Burton
Parcel ID: 51055 Address: 66 Stokesland Ave.
Existing Zoning OTR Future Land Use: Air BNB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 51055 66 Stokesland Avenue

Applicant: Allen Stone or Kristina Stone

Applicant's Address: 44005 Pandora Court, Ashburn Virginia 20147

Applicant's Phone Number: 434-548-9888

Applicant's E-mail: Allenstone2014@gmail.com

Describe Proposed Request: Respectfully request the ability to operate short-term rental from the

Address – 66 Stokesland Ave

Allen D. Stone

Applicant Signature

10 July 2023

date

Allen D. Stone

Property Owner Signature
(if not applicant)

10 July 2023

date



66 STOKESLAND AVE

Summary

Parcel ID: 51055

Address: 66 STOKESLAND AVE

Owner Information

Owner Name: 2511 REC LLC

Owner Address: 44005 PANDORA CT

Mail-To: 2511 REC LLC

Mailing Address: 44005 PANDORA CT, ASHBURN, VA
20147

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$4,800

Land Use Value: N/A

Improvement: \$26,000

Total: \$30,800

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 0612009000043000

Approx. Acres: 0.2102

Legal Description: 70 FT NO 47 SEC F STOKESLAND AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 70.0 X 125.0 DB 23-1365: 3 lists incl
acct#56046, 50384 & 51055.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1960

Condition: N/A

Story Height: One Story

Finished Square Feet: 1152

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: N/A

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 1

**Bathrooms are not included in total room count.*

Features:

Frame, Siding, Vinyl
Warmed & Cooled Air
Raised Slab Porch with Roof
Composition Shingle
Foundation - Cinder Block

Size:

100 %
100 %
50 SF
100 %
N/A N/A



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.2	Adj. Rate: \$69
Sq. Ft.: 8712	Base Value: \$4,830
Front: N/A	Adj. Amount: \$-30
Effective Front: 70	Value: \$4,800
Depth: 125	



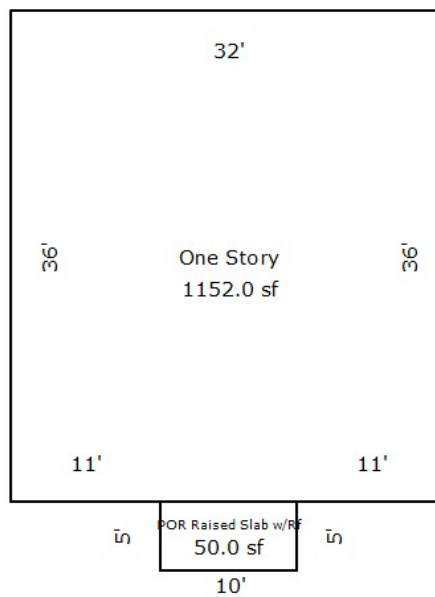
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 23	1365	04/25/2023	N/A	INTERNATIONAL SECURITY INVESTMENTS CORP	2511 REC LLC
D 16	608	02/23/2016	\$20,000	STONE ALLEN D & DWIGHT W JR	INTERNATIONAL SECURITY INVESTMENTS CORP
D 07	5545	11/28/2007	N/A	STONE ALLEN D	STONE ALLEN D & DWIGHT W JR
D 05	1794	04/14/2005	\$26,100	SECRETARY OF HOUSING	STONE ALLEN D
D 04	4616	09/01/2004	\$44,220	LITTLE GEORGE A	SECRETARY OF HOUSING AND URBAN DEVELOPMENT
D 02	1703	03/20/2002	\$43,000	ESKEY III CHARLES NELSON	LITTLE GEORGE A
D 01	4676	09/07/2001	\$34,000	SECRETARY OF HOUSING	ESKEY CHARLES NELSON III & SEAMSTER JOHN PAUL
D 01	3555	07/06/2001	\$49,288	MILLS DARRYL W	SECRETARY OF HOUSING AND URBAN DEVELOPMENT
D 99	3797	07/09/1999	\$46,250	N/A	MILLS DARRYL W & RHONDA C
D 97	3368	08/01/1997	\$41,000	N/A	STOWE BRANDIN L



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$4,800	N/A	\$26,000	\$30,800
2022	\$4,800	N/A	\$26,000	\$30,800
2021	\$4,800	N/A	\$24,600	\$29,400
2020	\$4,800	N/A	\$24,600	\$29,400
2019	\$4,800	N/A	\$24,300	\$29,100
2018	\$4,800	N/A	\$24,300	\$29,100
2017	\$4,800	N/A	\$25,700	\$30,500
2016	\$4,800	N/A	\$25,700	\$30,500
2015	\$4,800	N/A	\$29,000	\$33,800
2014	\$4,800	N/A	\$29,000	\$33,800
2013	\$4,800	N/A	\$28,900	\$33,700
2012	\$4,800	N/A	\$28,900	\$33,700
2011	\$4,800	N/A	\$32,300	\$37,100
2010	\$4,800	N/A	\$32,300	\$37,100
2009	\$4,800	N/A	\$35,100	\$39,900
2008	\$4,800	N/A	\$35,100	\$39,900
2007	\$4,800	N/A	\$33,400	\$38,200
2006	\$4,800	N/A	\$33,400	\$38,200
2005	\$4,800	N/A	\$28,400	\$33,200
2004	\$4,800	N/A	\$28,400	\$33,200
2003	\$4,800	N/A	\$27,000	\$31,800
2002	\$4,800	N/A	\$27,000	\$31,800
2001	\$4,800	N/A	\$25,500	\$30,300
2000	\$4,800	N/A	\$25,500	\$30,300



Sketch by Apex Medina™

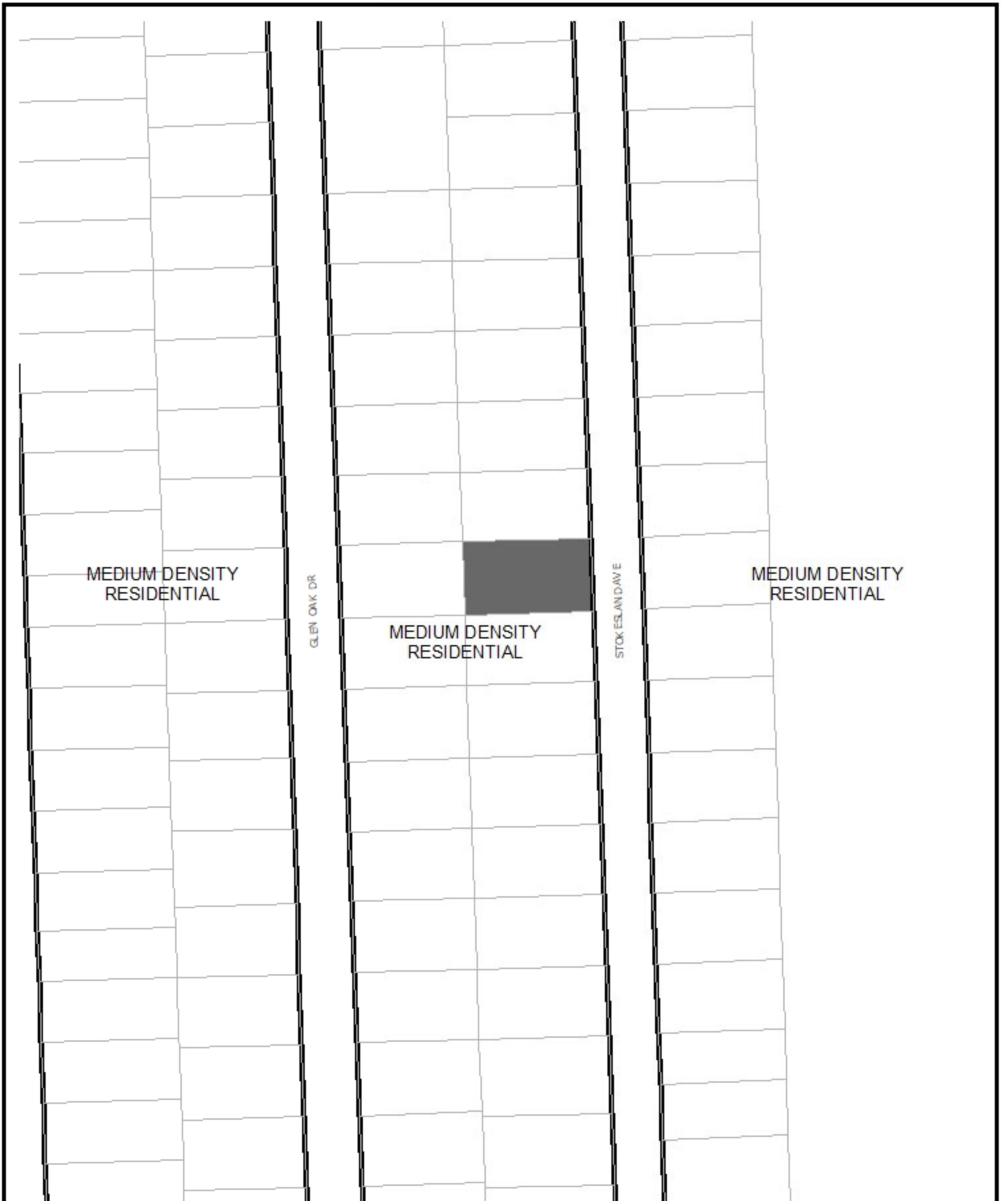




2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

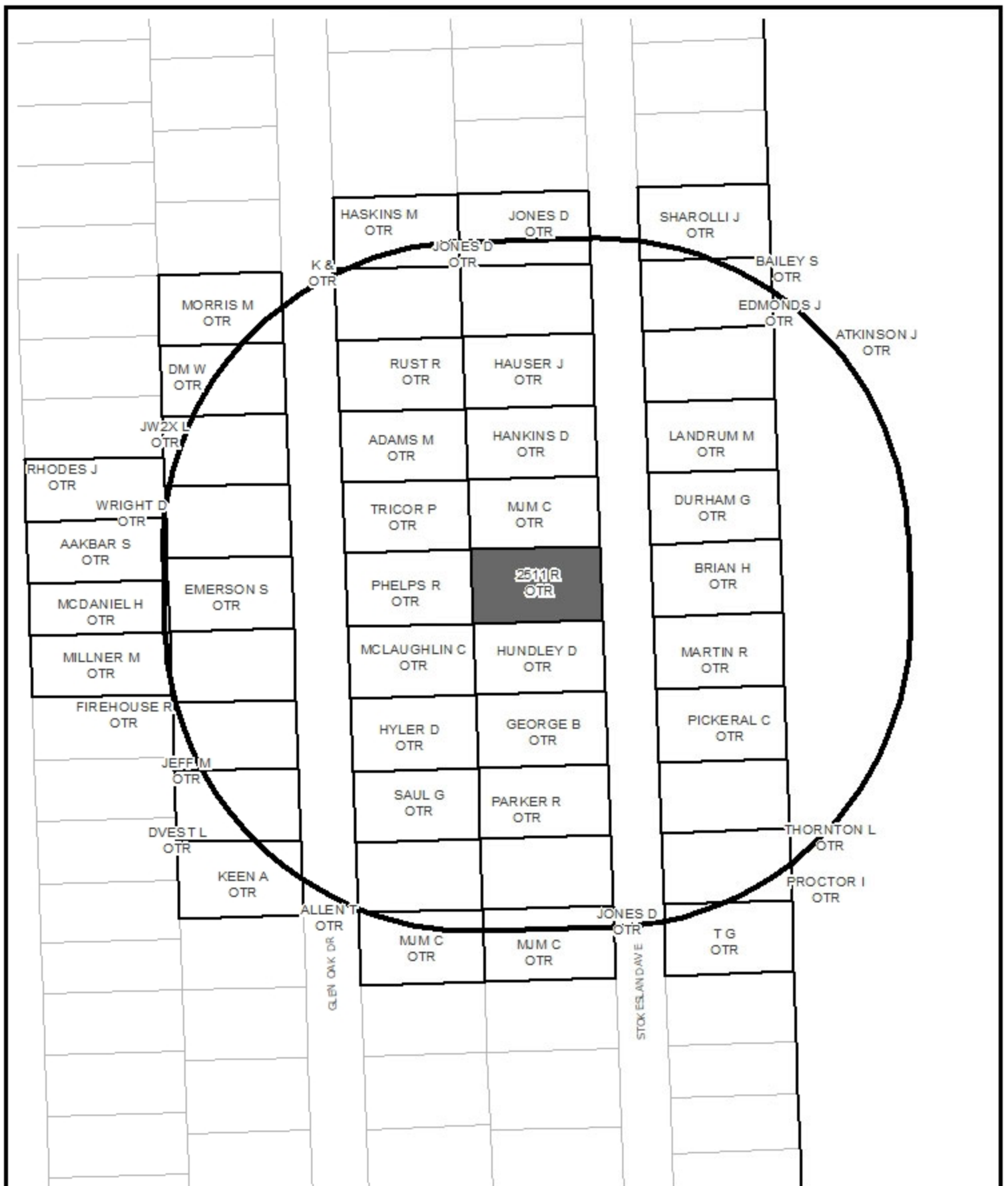
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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 251 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC , requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

Forty seven (47) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nine (9) responses were received, Seven (7) were unopposed, 2511 REC LLC, Two (2) were opposed, Landrum, Thornton

COMMENTS:
See Attached

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), THORNTON LISA M

as owner(s) of Property ID#: 55080 and/or address: 77 STOKESLAND AVE

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC , requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Lisa Thornton

Mark T. Thornton

COMMENTS:

We are opposed to the idea of the airbnb proposal.
within the close proximity of our home due to the
facts that it would cause unwanted traffic of
unknown people constantly changing. The noise, parties
and possible rift part. This is a residential area,
a neighborhood not a hotel or a party place.

We want peace around our home. As we are homeowners
it is unfair to us to have lived in a quiet peaceful
area for over 30 years and now faced with people
who want to turn our neighborhood into a tourist
location. Go buy a hotel but don't take away what
we have worked hard for to make our safe haven

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), LANDRUM MICHAEL D & MARY D

as owner(s) of Property ID#: 53783 and/or address: 57 STOKESLAND AVE

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Mary D Landrum

Michael D Landrum - Decreed

COMMENTS:

area is A single family home Area &
Should stay As such.

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), 2511 REC LLC

as owner(s) of Property ID#: 51055 and/or address: 66 STOKESLAND AVE

_____ AM OPPOSED

X_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC , requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Allen Stone

COMMENTS:

We need more short-term rental for families
visiting Danville.

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

MEMORANDUM

DATE: AUGUST 7, 2023
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00225

REQUEST

Special Use Permit Application PZ23-00225 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 66 Stokesland Avenue (Parcel 51055) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

The Planning Commission, at their August 7, 2023, meeting, voted 5 – 0 to recommend approval of Special Use Permit Request PZ23-00225 as submitted.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 781

NEW BUSINESS F.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, at 69 Schoolfield Drive (Parcel 50384) to Allow Short-Term Rental, as Principal Use.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23- 00226, filed by Allen Stone and Kristina Stone on Behalf of 2511 Rec LLC, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 50384 (69 Schoolfield Drive) in Accordance with Article 3.E., Section C, Item 29.

SUMMARY

69 Schoolfield Drive is zoned OT-R, Old Town Residential. The applicant, Allen Stone and Kristina Stone on behalf of 2511 REC LLC, have requested a Special Use Permit to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1940 and is a single family dwelling; the property was acquired by the applicant in April of this year. There is on-street parking available and the property has a shared driveway with space for multiple vehicles.

A Certificate of Occupancy inspection was completed and it was determined that minor repairs were needed. The applicant has identified a property manager who lives within 50 miles of the property.

Forty-one (41) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Seven (7) responses were received. Six (6) were unopposed and one (1) was opposed.

On August 7, 2023, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit request PZ23-00226 to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to operate a Short Term Rental as a principal use at 69 Schoolfield Drive (Parcel ID #50384) in accordance with Article 3.E. Section C Item 29.

Attachments

1. Ordinance
 2. 69 Schoolfield Drive - Special Use Permit
 3. 69 Schoolfield Dr - Aerials
 4. 69 Schoolfield Dr - Landuse
 5. 69 Schoolfield Dr - Owners
 6. Real Estate Information
 7. 69 Schoolfield Dr - Comments
 8. Short Term Rental Regulations
 9. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00226, FILED BY ALLEN STONE AND KRISTINA STONE ON BEHALF OF 2511 REC LLC, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT-TERM RENTAL AT PARCEL ID 50384 (69 SCHOOLFIELD DRIVE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00226, filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 50384 (69 Schoolfield Drive) in accordance with Article 3.E., Section C, Item 29, be, and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00226, filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 50384 (69 Schoolfield Drive) in accordance with Article 3.E., Section C, Item 29, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P223-00226 PC Meeting Date: August 7, 2023
Date Received: 7-10-23 Received By: Renee Burton
Parcel ID: 50384 Address: 69 Schoolfield Drive
Existing Zoning OTR Future Land Use: Air BnB

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 50384 69 Schoolfield Drive

Applicant: Allen Stone or Kristina Stone

Applicant's Address: 44005 Pandora Court, Ashburn Virginia 20147

Applicant's Phone Number: 434-548-9888

Applicant's E-mail: Allenstone2014@gmail.com

Describe Proposed Request: Respectfully request the ability to operate short-term rental from the

Address – 69 Schoolfield Drive

Applicant Signature date

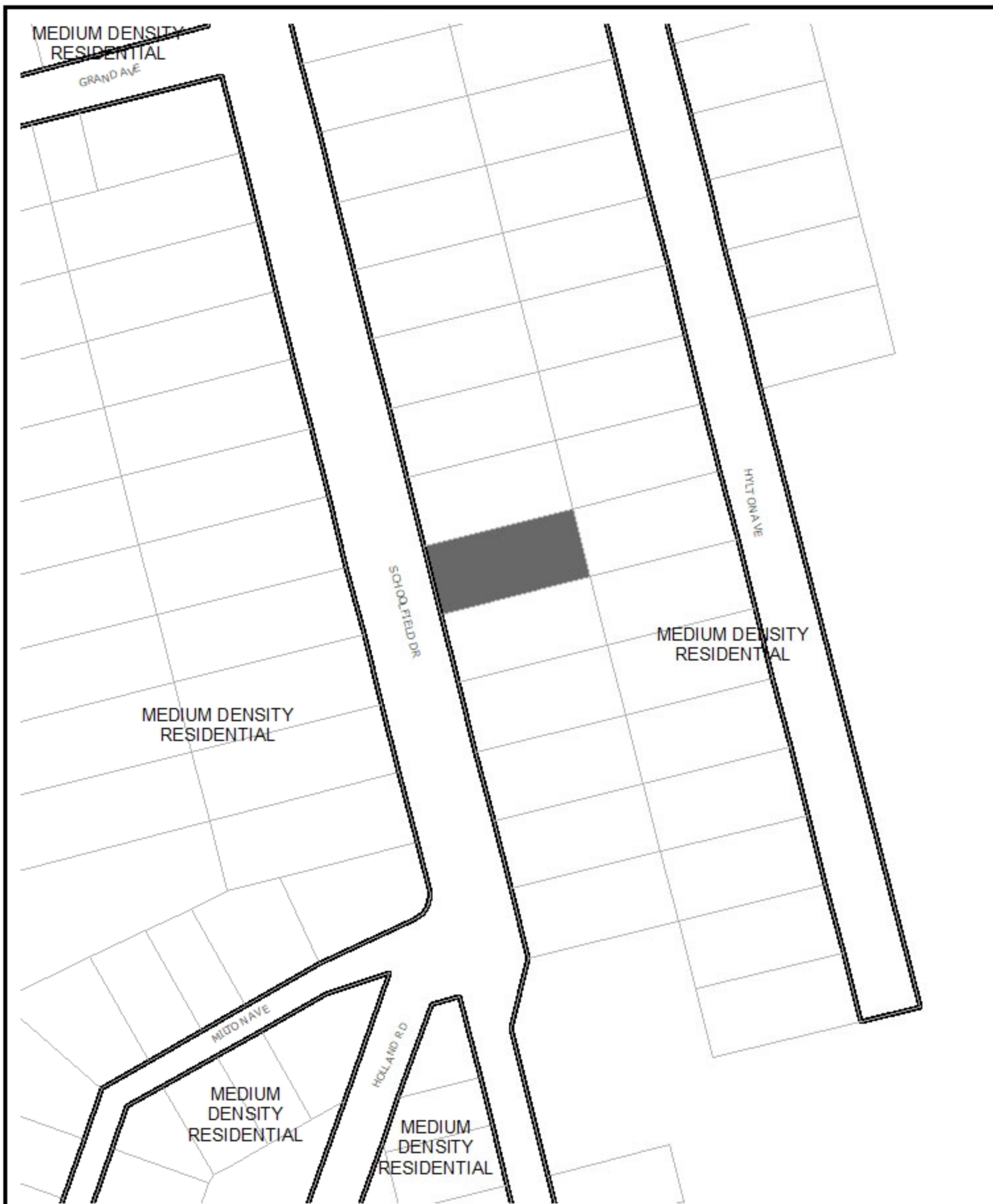
Property Owner Signature date
(if not applicant)



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

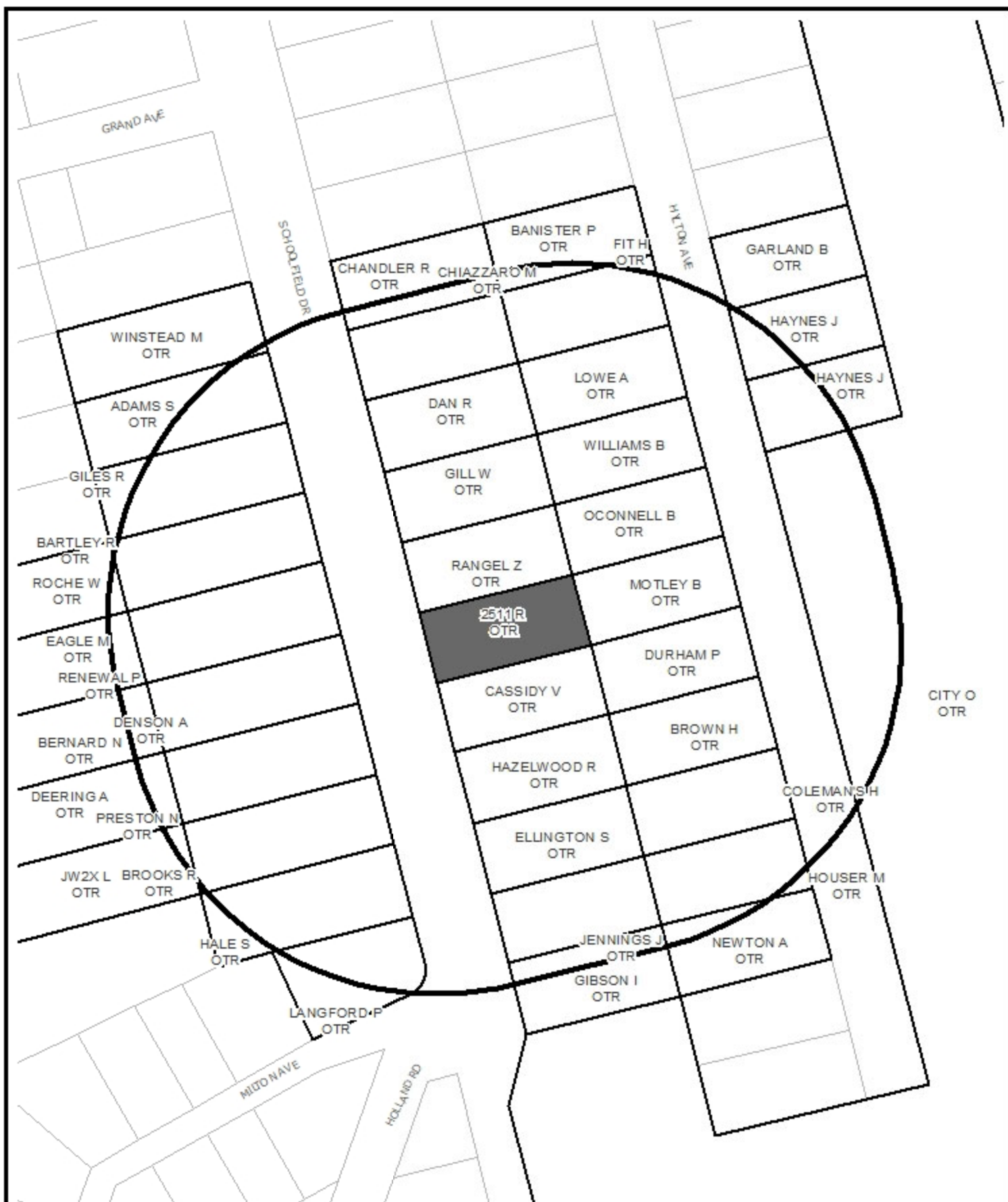
Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 251 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
7/14/2023

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



69 SCHOOLFIELD DR

Summary

Parcel ID: 50384

Address: 69 SCHOOLFIELD DR

Owner Information

Owner Name: 2511 REC LLC

Owner Address: 44005 PANDORA CT

Mail-To: 2511 REC LLC

Mailing Address: 44005 PANDORA CT, ASHBURN, VA
20147

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$5,300

Land Use Value: N/A

Improvement: \$28,600

Total: \$33,900

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 1609009000049000

Approx. Acres: 0.2427

Legal Description: 70 FT NO 17 SEC N SCHOOLFIELD
DR

Zone: OTR Old Town Residential

Notes: Avg Lot: 70.0 X 149.0 DB 23-1365: 3 lists incl
acct#56046, 50384 & 51055.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1940

Condition: N/A

Story Height: One Story

Finished Square Feet: 1573

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: 3

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 4

**Bathrooms are not included in total room count.*

Features:

Frame, Siding, Metal

Foundation - Cinder Block

Metal, Preformed

Raised Slab Porch with Roof

Floor Furnace

Size:

100 %

N/A N/A

100 %

70 SF

100 %



Improvements

Building #	Improvements	Size
1	Frame Outbuilding	1 Unit



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (75)	Rate: \$75
Acres/Units: 0.24	Adj. Rate: \$75
Sq. Ft.: 10454.4	Base Value: \$5,250
Front: N/A	Adj. Amount: \$50
Effective Front: 70	Value: \$5,300
Depth: 149	



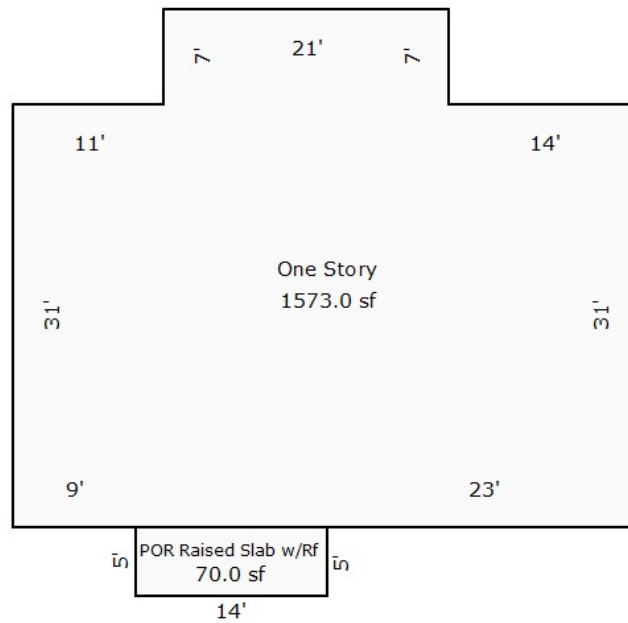
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 23	1365	04/25/2023	N/A	INTERNATIONAL SECURITY INVESTMENTS CORP	2511 REC LLC
D 18	1515	04/20/2018	N/A	INTERNATIONAL INVESTMENT HOLDINGS LLC	INTERNATIONAL SECURITY INVESTMENTS CORP
D 05	5289	10/21/2005	N/A	STONE ALLEN D	INTERNATIONAL INVESTMENT HOLDINGS LLC
D 05	4756	09/22/2005	\$25,000	CITIFINANCIAL MORTGAGE	STONE ALLEN D
D 05	3274	07/06/2005	\$21,900	SMITHERS BRENDA L	CITIFINANCIAL MORTGAGE COMPANY INC
D 95	4293	10/18/1995	\$35,000	N/A	SMITHERS BRENDA L



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$5,300	N/A	\$28,600	\$33,900
2022	\$5,300	N/A	\$28,600	\$33,900
2021	\$5,300	N/A	\$27,400	\$32,700
2020	\$5,300	N/A	\$27,400	\$32,700
2019	\$5,300	N/A	\$26,100	\$31,400
2018	\$5,300	N/A	\$26,100	\$31,400
2017	\$5,300	N/A	\$27,900	\$33,200
2016	\$5,300	N/A	\$27,900	\$33,200
2015	\$5,300	N/A	\$29,800	\$35,100
2014	\$5,300	N/A	\$29,800	\$35,100
2013	\$5,300	N/A	\$30,200	\$35,500
2012	\$5,300	N/A	\$30,200	\$35,500
2011	\$5,300	N/A	\$33,400	\$38,700
2010	\$5,300	N/A	\$33,400	\$38,700
2009	\$5,300	N/A	\$37,100	\$42,400
2008	\$5,300	N/A	\$37,100	\$42,400
2007	\$5,300	N/A	\$38,900	\$44,200
2006	\$5,300	N/A	\$38,900	\$44,200
2005	\$5,300	N/A	\$37,800	\$43,100
2004	\$5,300	N/A	\$37,800	\$43,100
2003	\$5,300	N/A	\$36,000	\$41,300
2002	\$5,300	N/A	\$36,000	\$41,300
2001	\$5,300	N/A	\$33,900	\$39,200
2000	\$5,300	N/A	\$33,900	\$39,200



Sketch by Apex Medina™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.* **RESPONSES:**

Forty one (41) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Seven (7) responses were received, Six (6) were unopposed, Gibson, 2511 REC LLC, Maddy, Brooks, One (1) were opposed,

COMMENTS:
See Attached

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), 2511 REC LLC

as owner(s) of Property ID#: 50384 and/or address: 69 SCHOOLFIELD DR

_____ AM OPPOSED

X_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURE(S):

ADD SL

COMMENTS:

This should help families needing short-term
lodging.

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **July 31, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), BROOKS ROBERT

as owner(s) of Property ID#: 50866 and/or address: 78 SCHOOLFIELD DR

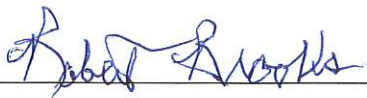
_____ AM OPPOSED

_____  AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):



COMMENTS:

OK with it IF owner stipulates in rental agreement
that after 10pm is to be "Quiet Time"

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

MEMORANDUM

DATE: AUGUST 7, 2023
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00226

REQUEST

Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

The Planning Commission, at their August 7, 2023, meeting, voted 5 – 0 to recommend approval of Special Use Permit Request PZ23-00226 as submitted.

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 782

NEW BUSINESS G.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application PZ23-00220 filed by Gibson Investing, LLC at 212 Wood Avenue (Parcel 51316) to Allow Short-Term Rental, as Principal Use.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23- 00220, filed by Gibson Investing, LLC, Requesting a Special Use Permit to Operate a Short-Term Rental at Parcel ID 51316 (212 Wood Avenue) in Accordance with Article 3.E., Section C, Item 29.

SUMMARY

212 Wood Avenue is zoned OT-R, Old Town Residential. The applicant, Gibson Investing, LLC, have requested a Special Use Permit to operate a Short-Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

The subject property was built in 1910 and is a single family dwelling; the applicant purchased the property in 2016. There is on-street parking available and the property has a private driveway with space for multiple vehicles.

212 Wood Avenue was declared in compliance to receive a Certificate of Occupancy for a Short Term Rental by the Building Inspections Division in July. The applicant is based within the city of Danville.

Thirty (30) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nineteen (19) responses were received. Fifteen were unopposed, and four (4) were opposed.

On August 7, 2023, the City Planning Commission voted 4-0-1 to recommend approval of Special Use Permit request PZ23-00220 to operate a Short Term Rental as a principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to operate a Short Term Rental as a principal use at 212 Wood Avenue (Parcel 51316) in accordance with Article 3.E. Section C Item 29.

Attachments

1. Ordinance
 2. Application - 212 Wood Ave
 3. 212 Wood Ave - Aerials
 4. 212 Wood Ave - Landuse
 5. 212 Wood Ave - Owners
 6. Real Estate Information
 7. Comments 212 Wood Ave
 8. Short Term Rental Regulations
 9. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2023____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00220, FILED BY GIBSON INVESTING, LLC, REQUESTING A SPECIAL USE PERMIT TO OPERATE A SHORT-TERM RENTAL AT PARCEL ID 51316 (212 WOOD AVENUE) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 29.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00220, filed by Gibson Investing, LLC, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 51316 (212 Wood Avenue) in accordance with Article 3.E., Section C, Item 29, be, and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00220, filed by Gibson Investing, LLC, requesting a Special Use Permit to operate a Short-Term Rental at Parcel ID 51316 (212 Wood Avenue) in accordance with Article 3.E., Section C, Item 29, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY PLANNING COMMISSION

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee of \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
 - a. A preliminary site plan in accordance with the Site Plan Regulations.
 - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - c. A written statement of proposed project compatibility with the following:
 - (1.) The Comprehensive Plan.
 - (2.) The applicable zoning district.
 - (3.) The surrounding properties.
 - (4.) Current and future neighborhood conditions.
 - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6.) Adequate public facilities.
 - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - (1.) The architectural elevations and floor plans of proposed building(s).
 - (2.) Traffic impact analysis.
 - (3.) Fiscal impact analysis.
 - (4.) Parking and site circulation analysis.
 - (5.) Photographs of property and surrounding area.
 - (6.) Environmental impact statement.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____
Date Received: July 6, 2023 Received By: RB
Parcel ID: _____ Address: _____
Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 212 Wood Ave

Applicant: Gibson Investing, LLC

Applicant's Address: 161 Hawks Ridge Rd.

Applicant's Phone Number: 434-548-9573

Applicant's E-mail: gibsoninvesting@gmail.com

Describe Proposed Request: _____

Rent out 212 Wood Ave. as a short-term
rental



Applicant Signature

date

Property Owner Signature
(if not applicant)

date

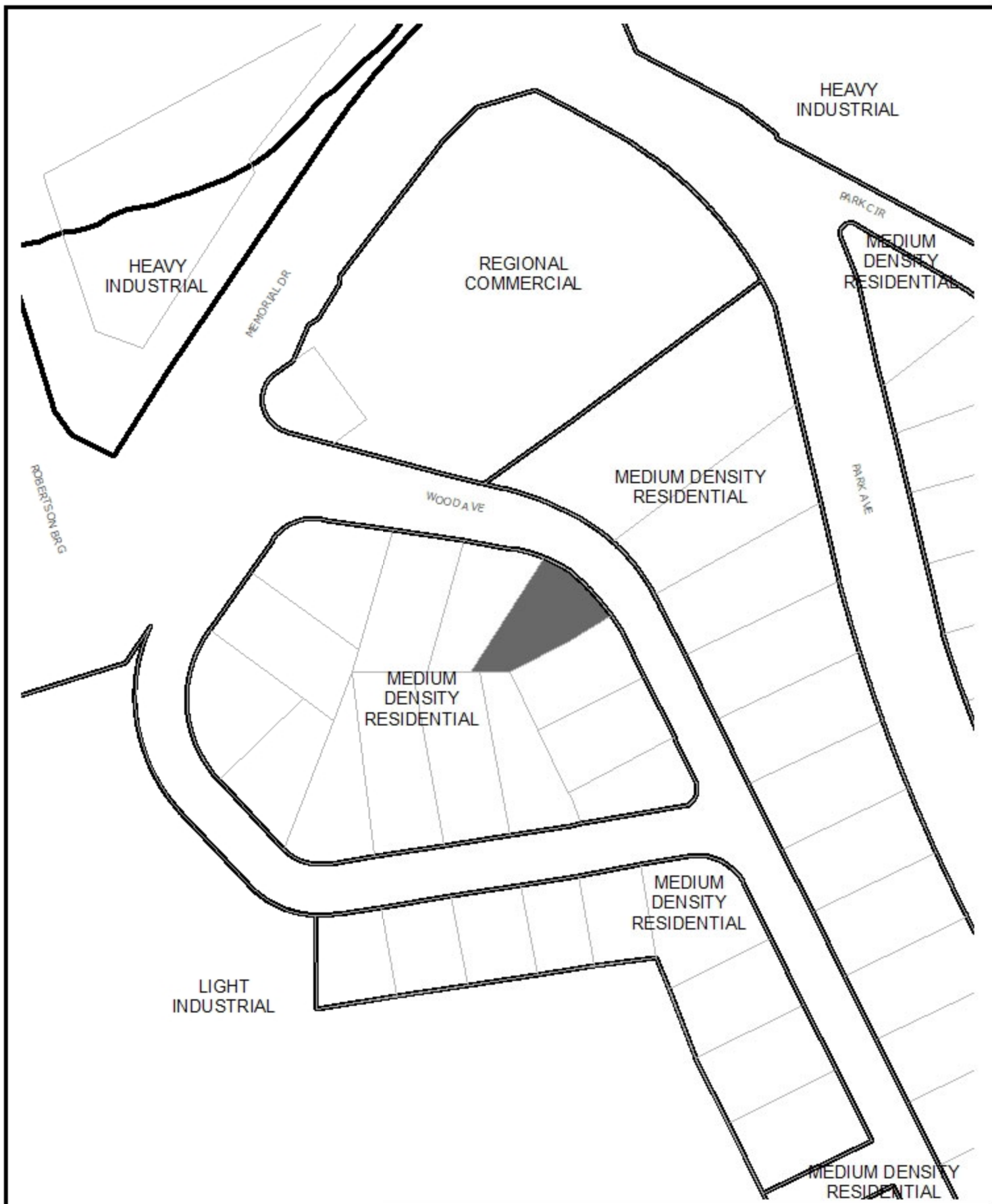
Richard Van Gibson, Jr



2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
7/14/2023

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212 WOOD AVE

Summary

Parcel ID: 51316

Address: 212 WOOD AVE

Owner Information

Owner Name: GIBSON INVESTING LLC

Owner Address: 161 HAWKS RIDGE RD

Mail-To: GIBSON INVESTING LLC

Mailing Address: 161 HAWKS RIDGE RD, DANVILLE, VA
24540

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$2,600

Land Use Value: N/A

Improvement: \$12,900

Total: \$15,500

Additional Information

State Code: 1101 Single Fam Res-1 Dwling

Land Use: Residential

Tax Map: 0720011000011000

Approx. Acres: 0.1663

Legal Description: 90 FT NO 7 SEC E WOOD AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 65.0 X 127.0 DB 16-1400: 5 lists. DB 11-3580: Quitclaim deed. DB 16-1400: 5 lists. DB 11-1788: Quitclaim deed.



Buildings

Building 1 - Main

Property Class: Residential

Style: N/A

Year Built: 1910

Condition: N/A

Story Height: One Story

Finished Square Feet: 862

Basement Square Feet: N/A

Finished Basement Sq. Ft.: N/A

Bedrooms: 2

Dining Rooms: N/A

Family Rooms: N/A

Living Rooms: N/A

Full Bath: 1

Half Bath: N/A

Total Rooms: 3

**Bathrooms are not included in total room count.*

Features:

Foundation - Cinder Block
Frame, Cement Fiber
Frame, Siding, Vinyl
Raised Slab Porch with Roof
Metal, Formed Seams
Heat Pump

Size:

N/A N/A
67 %
33 %
50 SF
100 %
100 %



Land

**Land area is based on information available, therefore acreage and/or square footage may be approximated.*

Land Code: Res FF (50)	Rate: \$50
Acres/Units: 0.19	Adj. Rate: \$47
Sq. Ft.: 8276.4	Base Value: \$3,020
Front: N/A	Adj. Amount: \$-420
Effective Front: 65	Value: \$2,600
Depth: 127	



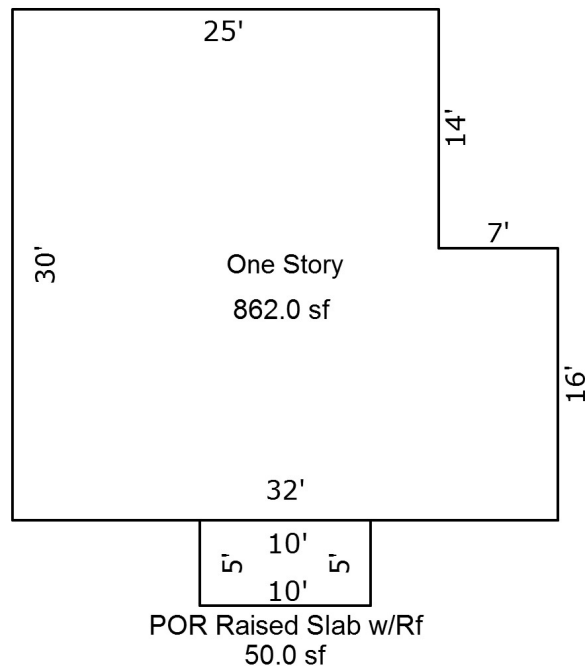
Transfers

Deed:	Page:	Sale Date:	Sale Price:	Previous Owner:	Owner:
D 16	1400	04/29/2016	\$90,000	RIANO RICARDO	GIBSON INVESTING LLC
D 11	3580	12/27/2011	\$8,000	ARCHWAY COMMUNITY PROPERTIES I LLC	RIANO RICARDO
D 11	1788	06/30/2011	\$3,000	NATIONSTAR MORTGAGE LLC	ARCHWAY COMMUNITY PROPERTIES I LLC
D 10	3410	11/18/2010	\$16,250	WHITE WILLIAM R	NATIONSTAR MORTGAGE LLC
D 97	1709	04/25/1997	\$15,000	N/A	WHITE WILLIAM R & JEAN M



Assessments

Year:	Land:	Use:	Improvements:	Total:
2023	\$2,600	N/A	\$12,900	\$15,500
2022	\$2,600	N/A	\$12,000	\$14,600
2021	\$2,600	N/A	\$12,800	\$15,400
2020	\$2,600	N/A	\$12,800	\$15,400
2019	\$2,600	N/A	\$12,400	\$15,000
2018	\$2,600	N/A	\$12,400	\$15,000
2017	\$2,600	N/A	\$12,500	\$15,100
2016	\$2,600	N/A	\$12,500	\$15,100
2015	\$2,600	N/A	\$12,000	\$14,600
2014	\$2,600	N/A	\$11,300	\$13,900
2013	\$2,600	N/A	\$12,700	\$15,300
2012	\$2,600	N/A	\$12,700	\$15,300
2011	\$2,600	N/A	\$13,000	\$15,600
2010	\$2,600	N/A	\$13,000	\$15,600
2009	\$2,600	N/A	\$15,300	\$17,900
2008	\$2,600	N/A	\$15,300	\$17,900
2007	\$2,600	N/A	\$15,100	\$17,700
2006	\$2,600	N/A	\$15,100	\$17,700
2005	\$2,600	N/A	\$14,700	\$17,300
2004	\$2,600	N/A	\$14,700	\$17,300
2003	\$2,600	N/A	\$14,000	\$16,600
2002	\$2,600	N/A	\$14,000	\$16,600
2001	\$2,600	N/A	\$14,600	\$17,200
2000	\$2,600	N/A	\$14,600	\$17,200



Sketch by Apex Media™



MEMORANDUM

DATE: August 7, 2023

TO: City Planning Commission

FROM: PLANNING STAFF

SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST: *Special Use Permit Application PZ23-00220 filed by Gibson Investing, LLC requesting a special use permit at 212 Wood Avenue (Parcel 51316) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.*

RESPONSES:

Thirty (30) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nineteen (19) responses were received, Fifteen (15) were unopposed, Gibson x 11, Four (4) were opposed,

COMMENTS:
See Attachment

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), STANDLEY NANCY KEEN

as owner(s) of Property ID#: 56276 and/or address: 213 WOOD AVE

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.

SIGNATURE(S):

Nancy Keen Standley 7-20-2023

COMMENTS:

I live across the street from 212 Wood Ave and I am
opposed to this permit for short term rental. My reason
being I am a widow, live alone. Our lower end of Wood
Ave is quite and I feel safe living here (over 50 yrs) but with
people coming and going so often (18 hours to less than 30 days)
I don't agree with this at all - Thank you in advance for
reading my comments!
Nancy Standley
Would any of you want this where you live?

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), TURNER MICHAEL W

as owner(s) of Property ID#: 54066 and/or address: 205 WOOD AVE

X AM OPPOSED

_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.

SIGNATURE(S):

Michael W Turner

COMMENTS:

Property values and the character of our neighborhood
have already suffered from the many rental
properties, most owned by Gibson Investing.
Short term rentals will only further compromise
our once family oriented neighborhood. Would you
want such for your own neighborhood?
Thank You.

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 50431 and/or address: 89 SCHOOLFIELD DR

----- AM OPPOSED
✓
----- AM NOT OPPOSED

To the following application filed with the City of Danville:

Special Use Permit Application PZ23-00226 filed by Allen Stone and Kristina Stone on behalf of 2511 REC LLC, requesting a Special Use Permit at 69 Schoolfield Drive (Parcel 50384) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

SIGNATURES(S):

Nicole Gibson

Van Gibson

COMMENTS: This is the only property I own near property owned by Allen Stone. I am requesting a special use permit for a short-term rental @ 212 Wood Ave. which is more than 300' from 1224 W. Main St. The other 12 forms you sent are for properties I own on Wood Ave. surrounding 212 (197, 305, 200, 193, 304, 192, 216, 208, 212(~~3~~), 301, & a vacant lot). Those should go with Special use permit Application # PZ23-00220

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 51316 and/or address: 212 WOOD AVE

----- AM OPPOSED

✓ ----- AM NOT OPPOSED

To the following application filed with the City of Danville:

2 ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316 ✓

SIGNATURE(S):

Michael Johnson

Van B. B. B.

COMMENTS:

Ummmmmm

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53542 and/or address: WOOD AVE

_____ AM OPPOSED

✓
_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

3 ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ23-00220 * Short-term rental @ 212 Wood Ave.
3.E. Section C, item 29 Parcel #51316

SIGNATURE(S):

Nicole Johnson

Van G. Spaul

COMMENTS:

The house at 212 Wood Ave is
super nice! 😊

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53297 and/or address: 209 WOOD AVE

_____ AM OPPOSED

☒ _____ AM NOT OPPOSED

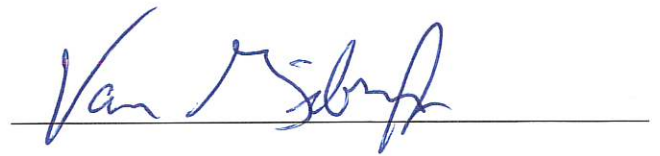
To the following application filed with the City of Danville:

2. ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.~~

PZ 23-00220 * Short-term rental @ 212 Wood Ave.
3.E. Section C, item 29 Parcel #51316

SIGNATURE(S):





COMMENTS:

Nothing shaken on Shakedown St.

It used to be the heart of town

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53541 and/or address: 301 WOOD AVE

_____ AM OPPOSED

☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

? ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316

SIGNATURE(S):

Allen Stone

Van G. Smith

COMMENTS:

Making Wood Ave. a destination outside
of a destination! ☺

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 55227 and/or address: 192 WOOD AVE

_____ AM OPPOSED

☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

7 Special Use Permit Application ~~PZ23-00169~~ filed by ~~Allen Stone~~ requesting a Special Use Permit at ~~1224 West Main Street (Parcel 56046)~~ to allow a ~~mixed-use development with residential use on the upper level(s) and commercial use on the street level~~ in accordance with ~~Article 3.X Section C Item 2.~~

PZ23-00220 * Short-term rental at 212 Wood Ave
3.E. Section C item 29 Parcel # 51316

SIGNATURES(S):

Michael Gibson

Van Smith

COMMENTS:

We look forward to meeting new people!

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 54470 and/or address: 193 WOOD AVE

_____ AM OPPOSED

☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

PZ 23-00220

? Special Use Permit Application ~~PZ23-00169~~ filed by ~~Allen Stone~~ requesting a Special Use Permit at ~~1224 West Main Street (Parcel 56046)~~ to allow a ~~mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X Section C Item 2~~

*PZ23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316*

SIGNATURES(S):

Gibson

Van Smith

COMMENTS:

*Don't tell me this town ain't got no heart ♡
You just gotta poke around*

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 54468 and/or address: 197 WOOD AVE

_____ AM OPPOSED

✓
_____ AM NOT OPPOSED

To the following application filed with the City of Danville:

7 ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.~~

PZ 23-00220 * Short-term rental @ 212 Wood Ave.
3.E. Section C, item 29 Parcel # 51316

SIGNATURES(S):

Michael Gibson

Van Gibson

COMMENTS:

Finally, a reason to invest in the
future of the neighborhood!
Thanks Caesar's!

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53539 and/or address: 305 WOOD AVE

_____ AM OPPOSED

☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

? Special Use Permit Application ~~PZ23-00169~~ filed by ~~Allen Stone~~ requesting a Special Use Permit at ~~1224 West Main Street (Parcel 56046)~~ to allow a ~~mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

PZ 23-00220 * Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316

SIGNATURE(S):

Michael Gibson

Van Stone

COMMENTS:

Can't wait!

NEIGHBORING PROPERTY OWNER STATEMENT

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I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53536 and/or address: 200 WOOD AVE

_____ AM OPPOSED

☒ AM NOT OPPOSED

To the following application filed with the City of Danville:

PZ23-00210

? Special Use Permit Application ~~PZ23-00169~~ filed by ~~Allen Stone~~ requesting a Special Use Permit at ~~1224 West Main Street (Parcel 56046)~~ to allow a ~~mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X, Section C Item 2.~~

*PZ23-00210 # Short-term rental @ 212 Wood Ave
3.E. Section C, item 29 Parcel #51316*

SIGNATURE(S):

Micere Gibson

Van R. Bluff

COMMENTS:

Looking forward to it!

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 9, 2023**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), GIBSON INVESTING LLC

as owner(s) of Property ID#: 53257 and/or address: 304 WOOD AVE

_____ AM OPPOSED

☒ _____ AM NOT OPPOSED

To the following application filed with the City of Danville:

? ~~Special Use Permit Application PZ23-00169 filed by Allen Stone requesting a Special Use Permit at 1224 West Main Street (Parcel 56046) to allow a mixed-use development with residential use on the upper level(s) and commercial use on the street level in accordance with Article 3.X. Section C Item 2.~~

PZ 23-00220 * Short-term rental at 212 Wood Ave
3.E. Section C, item 29 Parcel # 51316

SIGNATURES(S):

Nicole Gibson

Van [Signature]

COMMENTS:

We welcome visitors to our town!

Y. - Short-Term Rentals.

1. Short-term rental approval.

- a. Short-term rentals must obtain a business license clearance from the Zoning Administrator and register with the Commissioner of Revenue prior to operating or advertising the property for short-term rental.
- b. A short-term owner/operator must apply for and receive a business license clearance prior to registering with the Commissioner of Revenue.
- c. The short-term rental must register with the Commissioner of Revenue to collect and remit the City's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation."

2. Short-term rental standards.

- a short-term rental may only provide short-term occupancy services for compensation for guests including lodging, packaged food and beverages, and other incidental items typically found within a residence. The short-term rental must not prepare food or beverages, provide event services, or provide unrelated services for compensation.
- b. Short-term rentals are permissible accessory uses to permitted dwellings in the SR-R, T-R, S-R, NT-R, OT-R, A-R, MHP-R, TO-C, CB-C, and TW-C zoning districts.
- c. If the owner of a short-term rental does not live within 50 miles of the City, they must designate a responsible local agent to contact in case of emergencies when they apply for the Business License Clearance.
- d. Short-term rentals must comply with applicable provisions of the Virginia Uniform Statewide Building Code (Danville City Code sections 9-81 through 9-88). Including a Certificate of Occupancy for each unit
- e. If a short-term rental is within a City Rental Housing Inspection Division District, then the property must register as a rental property and maintain a certificate of compliance (City Code sections 9-204 through 9-207).
- f. The minimum short-term rental contract rental period is 18 hours.
- g. Short-term rentals are allowed the same signage as their associated dwellings under Article 10.
- h. Short-term rental parking must be on the associated property or on street immediately adjacent to it unless the short-term rental is in the CB-C or TW-C zoning districts.
- i. Units must have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service).
- j. Units must have an emergency exit plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling.
- k. Events and activities, including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term lodging.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

MEMORANDUM

DATE: AUGUST 7, 2023
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00220

REQUEST

Special Use Permit Application PZ23-00220 filed by Gibson Investing, LLC requesting a special use permit at 212 Wood Avenue (Parcel 51316) to allow short term rental, as principal use in accordance with Article 3.E. Section C Item 29.

RECOMMENDATION

The Planning Commission, at their August 7, 2023, meeting, voted 4-0-1 to recommend approval of Special Use Permit Request PZ23-00220 as submitted.

Mr. Steve Petrick, Chair