



AIRSIDE DEVELOPMENT REVIEW COMMITTEE REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

January 9, 2024

10:30 AM

A. CALL TO ORDER

B. ROLL CALL

C. STAFF UPDATES

1. Airside Development Review Committee Report for Essel Propack

D. ACTION ITEMS

1. A resolution of the Industrial Development Authority of Danville, Virginia sitting as the Airside Development Review Committee approving and authorizing a an 18' x 20' pump house at 187 Cane Creek Boulevard in compliance with the protective covenants for the Danville Airside Industrial Park.

E. ADJOURN



Airside Development Review Committee

STAFF REPORT

DATE: January 9, 2024
TO: Airside Development Review Committee
FROM:
RE: Aisside Development Review Committee Report for Essel Propack

ATTACHMENTS

1. 2024-01-09 Essel Propack Report Attachment

AIRSIDE DEVELOPMENT REVIEW COMMITTEE REPORT

Essel Propack, 187 Cane Creek Boulevard, is in the City of Danville's Airside Industrial Park. Construction within the Park must meet the regulations set forth in the Protective Covenants for the Danville Airside Industrial Park and be reviewed by the Industrial Development Authority Review Committee.

Quality Construction has proposed to construct an 18' x 20' pump house at Essel Propack. The structure will be located on the northwest side of the property and constructed of painted CMU with a standing seam galvalume roof. There is no indication of color for the structure or the roof system.

There is an attached exhibit of the proposed construction and location. However, there is no setback indicated on the exhibit.

The Covenants state:

Article 5.2 Setbacks

No building or structure shall at any time be erected on any Parcel, except with the prior written approval of the Review Committee, within:

1. 50 feet from the boundary line of any street
2. 50 feet from any Parcel boundary which is an exterior boundary of the Property.
3. 30 feet from any Parcel boundary which is not an exterior boundary of the Property.

2.0 Approved materials for construction

The exterior construction of building shall be of stone, brick, concrete (reinforced, precast, poured in place or tilt up), equivalent masonry construction, glass, or a combination of these materials; however, metal, concrete block, or cinder block buildings may be constructed if the front is faced with any of the materials listed above. Any building side that fronts on a roadway must be constructed of the same materials listed above for building fronts.

3.0 All elevations to be consistent

Colors, materials, finishes and building forms shall be coordinated in a consistent manner on all elevations.

5.0 Roofs

Sloped or gable type roofs shall be screened with a parapet on all sides.

Accessory Structures

Accessory buildings and enclosures shall be of similar design and materials as the principal buildings.

STAFF EVALUATION

- While not labeled, Staff believes that the presented location of the pump house meets Article 5.2 requiring a minimum 30' setback.
- The proposed painted CMU exterior is not a pre-approved material for construction. The Review Committee will need to determine if this is an acceptable exterior construction product.
- There is no indication of color for the building or roof. More information is necessary to evaluate its consistency and coordination with the primary structure.
- A sloped roof is proposed for construction. According to the covenants, a sloped roof is not acceptable without a screen of a parapet wall.



Airside Development Review Committee

STAFF REPORT

DATE: January 9, 2024

TO: Airside Development Review Committee

FROM:

RE: A resolution of the Industrial Development Authority of Danville, Virginia sitting as the Airside Development Review Committee approving and authorizing a an 18' x 20' pump house at 187 Cane Creek Boulevard in compliance with the protective covenants for the Danville Airside Industrial Park.

A resolution of the Industrial Development Authority of Danville, Virginia sitting as the Airside Development Review Committee approving and authorizing a an 18' x 20' pump house at 187 Cane Creek Boulevard in compliance with the protective covenants for the Danville Airside Industrial Park.

ATTACHMENTS

1. 2024-01-09 RES-Essel Propack Pump House
2. 2024-01-09 Attachment Ariel Photo
3. 2024-01-09 Attachment Scaled Drawing Essel

PRESENTED: January 9, 2024

ADOPTED: January 9, 2024

RESOLUTION NO. 2024-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF DANVILLE, VIRGINIA SITTING AS THE AIRSIDE DEVELOPMENT REVIEW COMMITTEE APPROVING AND AUTHORIZING A AN 18' X 20' PUMP HOUSE AT 187 CANE CREEK BOULEVARD IN COMPLIANCE WITH THE PROTECTIVE COVENANTS FOR THE DANVILLE AIRSIDE INDUSTRIAL PARK.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of the City of Danville, Virginia sitting as the Airside Development Review Committee that it hereby approves and authorizes the construction of an 18' x 20' pump house at Essel Propack, 187 Cane Creek Boulevard on the following conditions:

1. The Building must Article 5.2 requiring a minimum 30-foot setback;
2. The exterior construction of building shall be of stone, brick, concrete (reinforced, precast, poured in place or tittle up), equivalent masonry construction, glass, or a combination of these materials;
3. Either a non-sloping roof or a sloped roof with a parapet wall; and
4. In compliance with all other requirements of the Protective Covenants for the Danville Airside Industrial Park.

Approved:

Chairman

Attest:

Secretary

Approved as to
Form and Legal Sufficiency:

City Attorney



