



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

March 5, 2024

7:00 PM

PRESIDING: Alonzo L. Jones, Mayor

CITY COUNCIL MEMBERS:	James B. Buckner	Dr. Gary P. Miller, Vice Mayor
	L.G. "Larry" Campbell, Jr.	Sherman M. Saunders
	Bryant Hood	J. Lee Vogler, Jr.,
	Barry P. Mayo	Madison J. Whittle

STAFF:	Ken F. Larking, City Manager	W. Clarke Whitfield, Jr., City Attorney
	Earl B. Reynolds, Jr., Deputy City Manager	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 at www.danvilleva.gov/council or by contacting the Office of the City Clerk, 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 - JAMES B. BUCKNER

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS AND SPECIAL RECOGNITION

- A. Proclamation: Girl Scout Day
Presented to: Girl Scout Troop 970

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.

PUBLIC HEARING

- A. Consideration of Approval of Minutes from Regular Council Meeting held on February 6, 2024.
Council Letter Number CL - 1214.
Consideration of Approval of Minutes from Regular Council Meeting held on February 6, 2024.
- B. Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance by Increasing Revenues from Casino Gaming Taxes to Fund Capital Projects.
Council Letter Number CL - 2.
An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance by Increasing Revenues from the Casino Gaming Taxes to Fund Capital Projects in the Amount of \$2,000,000 and Appropriating the Same.
Final Adoption

NEW BUSINESS

- A. Consideration of a Special Use Permit Application at Parcel 58005 to Allow an Accessory Building without a Primary Dwelling.
Council Letter Number CL - 1188.
1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ23- 00507, filed by Torrence Walden, Requesting a Special Use Permit to Allow an Accessory Building without a Primary Dwelling Being Located on Parcel ID 58005 (Springfield Road) in Accordance with Article 3.E, Section C, Item 23 of Chapter 41., Entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia.
- B. Consideration of a Special Use Permit Application to Convert a Single-Family Residence to a Duplex at 912 Green Street.

Council Letter Number CL - 1191.

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00038, filed by Frederick and Laura Meder, Requesting a Special Use Permit to Convert a Single-Family Dwelling into a Duplex in Accordance with Article 3.E, Section C, Item 2, of Chapter 41, Entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia on Parcel ID 21176 (912 Green Street).

- C. Consideration of a Rezoning Application filed on behalf of Sycamore Development Company Requesting to Rezone Approximately 14 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to M-R Multifamily Residential.

Council Letter Number CL - 1189.

1. Public Hearing
2. An Ordinance Rezoning from T-R Threshold Residential Zoning District to M-R Multi-Family Residential Zoning District a Fourteen (14) Acre Portion of Parcel ID 51484 (1700 West Main Street).

- D. Consideration of a Rezoning Application filed on behalf of Sycamore Development Company Requesting to Rezone Approximately 10 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to NT-R Neotraditional Residential.

Council Letter Number CL - 1190.

1. Public Hearing
2. An Ordinance Rezoning from T-R Threshold Residential Zoning District to NT-R Neotraditional Residential Zoning District a Ten (10) Acre Portion of Parcel ID 51484 (1700 West Main Street).

- E. Consideration of Authorizing the Issuance of Bonds of the City of Danville, Virginia.

Council Letter Number CL - 1160.

1. Public Hearing
2. An Ordinance Authorizing the Issuance of Bonds of the City of Danville, Virginia, in the Maximum Aggregate Principal Amount of \$16,000,000 to Finance the Acquisition, Construction and Equipping of Various Capital Projects.

First Reading

- F. Consideration of a Request to the Virginia Department of Transportation to Adjust Danville's Lane Mile Inventory.

Council Letter Number CL - 1165.

A Resolution Authorizing and Approving a Request by the City of Danville to the Virginia Department of Transportation to Adjust Danville's Lane Milage Inventory.

- G. Consideration of Amending the Fiscal Year 2024 Budget Appropriation for Virginia Department of Transportation Project Appropriations.

Council Letter Number CL - 1166.

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance for Capital Improvement Projects to be Undertaken within the City of Danville and to be Financed by Anticipating Revenues from Virginia Department of Transportation in the Amount of \$11,111,966.

First Reading

- H. Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance for a Site Prep

Engineering Services Grant.
Council Letter Number CL - 1200.

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance by Appropriating Additional State Aviation Funds for the Purpose of Completing Site Prep Engineering Services to Develop an Aviation Training Facility Building and Hangar in the Amount of \$95,643 and Providing Local Matching Funds in the Amount of \$31,539 for a Total Amount of \$127,182 and Appropriating Same.

First Reading

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 - 1214

CONSENT AGENDA A.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of Approval of Minutes from Regular Council Meeting held on February 6, 2024.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Consideration of Approval of Minutes from Regular Council Meeting held on February 6, 2024.

Attachments

1. Meeting Minutes
-

February 6, 2024

The Regular February meeting of the Danville City Council was held on February 6, 2024, 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, 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 (8). L.G. "Larry" Campbell Jr. was absent (1).

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

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS AND SPECIAL RECOGNITIONS

Certificate of Recognition: Timothy Lowell Garland, Jr.
Presented to: Mr. Garland

Mr. Garland thanked the Mayor and Council for the Certificate of Recognition; it was an honor to be recognized by the City of Danville. Mr. Garland spoke about his youth, growing up in Danville and expressed gratitude to the teachers and individuals he interacted with here. Mr. Garland thanked Council for the honor; he was still working to better young men's lives and pass on the experiences he has had. Council members congratulated Mr. Garland on his achievements, for representing Danville on a national level, and for his continued support and work with youth.

Introduction of Terrance Draper, 4H Agent, Virginia Cooperative Extension
By Corey Riedel, Horticultural Extension Agent, Virginia Cooperative Extension

Corey Riedel, Extension Agent with the Virginia Cooperative Extension, reviewed their programs and their community engagement. Mr. Riedel introduced the new 4H Extension Agent for Danville, Terrance Draper. Mr. Draper stated he plans to offer programs in the school setting, provide enrichment including a 4H camp July 8 – July 12, and was going to start an archery club. Mr. Draper noted 4H was built to create and discover leaders, and he loves to challenge youth and help them develop skills. There was a link on the Danville 4H page for parents to sign-up their youth, they can call the office at 434-799-6558 or email Mr. Draper at terranced91@vt.edu. He will also be collaborating with Project Imagine. Council Members thanked Mr. Riedel and Mr. Draper.

MEETING MINUTES

Upon **Motion** by Council Member Buckner and **second** by Council Member Whittle, Minutes from the Regular Council Meeting held on January 2, 2024 were approved as presented. Draft copies of the Minutes had been distributed prior to the meeting.

NEW BUSINESS

CONSIDERATION OF AMENDING CHAPTER 41 ENTITLED "ZONING ORDINANCE", SPECIFICALLY, ARTICLE 3.J SECTION C TO CREATE ITEM 23 "AUTOMOBILE AND LIGHT VEHICLE REPAIR ESTABLISHMENTS (WITHIN COMPLETELY ENCLOSED STRUCTURES WITH SCREENED OUTDOOR STORAGE)"

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Mayor Jones opened the floor for a Public Hearing regarding Amending the Zoning Ordinance. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 23, 2024 and January 30, 2024.

Mayor Jones recognized Steven Gould with PLDR Law, representing the applicant, who gave a power point presentation to Council on the three-part request coming from his clients which includes Agenda Items A, B, and C. Mr. Gould explained this property was included in the 1980 annexation from Pittsylvania County, acquired by the current owner in September and zoned residential since 2004. There were prior non-conforming uses of the property that included a cabinet making operation and had also served as the operating base for Regional One EMS. The applicant, First Choice Transmission, when it moved to this location, the planning staff deemed its desired use of the property was expansive and expanded beyond the prior non-conforming use. That decision was appealed to the Board of Zoning Appeals which upheld it. With the Planning staff, they tried to determine a path forward that would allow this property to stay active and a business to continue operating within the city limits. This involved three separate steps, one was the code change which was the first item before Council, followed by rezoning and then a special use permit for this business to operate.

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. 2024-02.01

AN ORDINANCE AMENDING CHAPTER 41 ENTITLED, "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED, MORE SPECIFICALLY, TO AMEND ARTICLE 3.J., SECTION C, TO CREATE ITEM 23 "AUTOMOBILE AND LIGHT VEHICLE REPAIR ESTABLISHMENTS (WITHIN COMPLETELY ENCLOSED STRUCTURES WITH SCREENED OUTDOOR STORAGE)".

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

Vice Mayor Miller questioned what could and could not come onto the property under the proposed rezoning and Director of Planning Renee Burton stated that items that would be permitted would be offices, banks without a drive-through, restaurants, and things of that nature and level of intensity. Council Member Vogler stated that the building was there regardless; if this did not happen, it would more than likely deteriorate and then become a blight in that neighborhood. Vice Mayor Miller noted his agreement, he thought it was a good use for the property.

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

VOTE:	7-0-1-1
AYE:	Hood, Jones, Mayo, Miller, Saunders, Vogler, and Whittle (7)
NAY:	None (0)
ABSENT:	Campbell (1)
ABSTAIN:	Buckner (1)

I, James Buckner, do hereby state that I have a conflict of interest regarding the consideration of the Ordinance Amending Chapter 41, entitled Zoning Ordinance, of the Code of the City of Danville, Virginia, 1985 as amended, more specifically to amend Article 3.J., Section C,

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to Create Item 23 “Automobile and Light Vehicle Repair Establishments (within Completely Enclosed Structures with Screened Outdoor Storage)”, listed in the Agenda as New Business Item A. Therefore, pursuant to State law and local government Conflict of Interest Act of Virginia, Code 2.2-3112, I must abstain from voting on this agenda item.

s/James Buckner.

CONSIDERATION OF APPROVING A REZONING APPLICATION FILED BY FIRST CHOICE TRANSMISSIONS LLC REQUESTING TO REZONE 135 FORESTDALE DRIVE (PARCEL 54834) FROM OT-R OLD TOWN RESIDENTIAL TO N-C NEIGHBORHOOD COMMERCIAL

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application for Parcel 54834. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 23, 2024 and January 30, 2024.

Mayor Jones recognized Attorney Steven Gould, representing the applicant who noted this was step two of the three-step process. Now that the code change was adopted, this was a request to rezone the property from the current designation of OT-R to N-C Neighborhood Commercial. Mr. Gould noted his appreciation of Ms. Burton helping them with this process.

Mayor Jones recognized Lewis Garnett, City resident, who asked for clarification on the drive-thru and Ms. Burton stated there could not be a drive-thru without a special use permit.

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. 2024-02.02

AN ORDINANCE REZONING FROM OT-R OLD TOWN RESIDENTIAL ZONING DISTRICT TO N-C NEIGHBORHOOD COMMERCIAL ZONING DISTRICT PARCEL ID 54834 (135 FORESTDALE DRIVE).

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

VOTE: 7-0-1-1
AYE: Hood, Jones, Mayo, Miller,
Saunders, Vogler, and Whittle (7)
NAY: None (0)
ABSENT: Campbell (1)
ABSTAIN: Buckner (1)

I, James Buckner, do hereby state that I have a conflict of interest regarding the consideration of approval or denial the rezoning application filed by First Choice Transmissions LLC requesting to rezone 135 Forestdale Drive, Parcel ID #54834 from OT-R Old Town Residential to N-C Neighbor Commercial, listed in the Agenda as New Business Item B. Therefore, pursuant to State law and local government Conflict of Interest Act of Virginia, Code 2.2-3112, I must abstain from voting on this agenda item.

s/James Buckner.

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CONSIDERATION OF APPROVING A SPECIAL USE PERMIT APPLICATION FILED BY FIRST CHOICE TRANSMISSIONS LLC AT 135 FORESTDALE DRIVE (PARCEL 54834) TO ALLOW AUTOMOBILE AND LIGHT VEHICLE REPAIR ESTABLISHMENTS

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 135 Forestdale Drive, Parcel 54834. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 23, 2024 and January 30, 2024.

Mayor Jones recognized Attorney Steven Gould, representing the applicant who noted this was step three of the three-step process now that the Code has been amended to allow automotive businesses as a special use in the Neighborhood Commercial zone. This was a request for a Special Use Permit to allow First Choice to operate on this property.

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. 2024-02.03

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23- 00497, FILED BY FIRST CHOICE TRANSMISSIONS, LLC, REQUESTING A SPECIAL USE PERMIT IN ACCORDANCE WITH ARTICLE 3.J, SECTION C ITEM 23 OF CHAPTER 41., ENTITLED "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA TO INCLUDE PARCEL ID 54834 (135 FORESTDALE DRIVE).

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

VOTE: 7-0-1-1
AYE: Hood, Jones, Mayo, Miller,
Saunders, Vogler, and Whittle (7)
NAY: None (0)
ABSENT: Campbell (1)
ABSTAIN: Buckner (1)

I, James Buckner, do hereby state that I have a conflict of interest regarding the consideration of approval or denial of Special Use Permit Application filed by First Choice Transmissions LLC requesting a special use at 135 Forestdale Drive, Parcel ID #to allow automotive and light vehicle repair establishments, listed in the Agenda as New Business Item C. Therefore, pursuant to State law and local government Conflict of Interest Act of Virginia, Code 2.2-3112, I must abstain from voting on this agenda item.

s/James Buckner.

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY POWERS SIGNS REQUESTING A SPECIAL USE PERMIT AT 540 CENTRAL BOULEVARD (PARCEL 26372)

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 540 Central Boulevard. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 23, 2024 and January 30, 2024.

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Mayor Jones recognized Thomas Powers from Powers Signs, who noted he was working with Sacred Heart who was requesting the special use permit; he was there in case there were any questions.

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. 2024-02.04

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23- 00465, FILED BY POWERS SIGNS, INC., REQUESTING A SPECIAL USE PERMIT FOR A WAIVER TO THE MAXIMUM SIGN AREA IN ACCORDANCE WITH ARTICLE 3.I, SECTION C, ITEM 25 OF CHAPTER 41., ENTITLED "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA TO INCLUDE PARCEL ID 26372 (540 CENTRAL BOULEVARD).

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

VOTE: 8-0-1
AYE: Buckner, Hood, Jones, Mayo, Miller,
Saunders, Vogler, and Whittle (8)
NAY: None (0)
ABSENT: Campbell (1)

CONSIDERATION OF A REZONING APPLICATION FILED BY RIVER CITY DEVELOPERS LLC, REQUESTING TO REZONE PARCEL 73170 FROM PS-C PLANNED SHOPPING CENTER COMMERCIAL TO M-R MULTIFAMILY RESIDENTIAL

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application filed by River City Developers. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 23, 2024 and January 30, 2024.

Steven Gould, PLDR Law, representing the applicants, stated this was the initial step in anticipated development of this property for residential use, it was thirty acres behind Coleman Marketplace, off Parker Road. Plans were currently being formulated and they have had conversations with Planning and Housing about what they may be able to do with the properties. At this point, no details have been finalized; that will be forthcoming. The end result will be new, high-quality housing units outside of the River District and just off an important commercial corridor in the city. The owner of River City Developers anticipates seeking a special use permit likely for a planned unit development for the property, looked forward to presenting a fully developed plan in the coming months and would anticipate inviting neighboring property owners for a discussion of what was being considered before anything was presented to Council for approval.

Mayor Jones recognized Sonya Wallen, 419 Avondale Drive, who stated she was a citizen water quality monitor and the property in question abuts the stream she has been monitoring for seven and half years. It consistently exhibits degrees of impairment for various reasons, even though it was surrounded mainly by woods right now, it still has problems probably coming from upstream. Ms. Wallen questioned if Danville had any policies in place that would ensure some kind of buffer or protection for the feeder streams that feed into the Dan River. City Manager Ken Larking noted from what he understands, this property was adjacent to the stream, and the question would be addressed when a development plan comes forward; they don't have one at this point.

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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. 2024-02.05

AN ORDINANCE REZONING FROM PS-C PLANNED SHOPPING CENTER COMMERCIAL ZONING DISTRICT TO M-R MULTI-FAMILY RESIDENTIAL ZONING DISTRICT PARCEL ID 73170 (PARKER ROAD).

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

Mayor Jones asked Ms. Burton to contact Ms. Wallen and update her as this goes forward. Council Member Whittle stated there were erosion and conservation programs in place so that it was less impactful on the streams.

Mr. Larking noted if there was a disturbance of land greater than about one acre, everyone has to get a permit that requires stormwater measures in place, and buffers, to make sure the sediment does not get into the creeks; that was required for any development that disturbs land over an acre. This project would require stormwater control measures to be put into place for this development to occur; that was handled by the public works/engineering department.

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

VOTE: 8-0-1
AYE: Buckner, Hood, Jones, Mayo, Miller,
Saunders, Vogler, and Whittle (8)
NAY: None (0)
ABSENT: Campbell (1)

CONSIDERATION OF APPROVAL TO RELEASE A BLANKET EASEMENT ON PARCEL 2403-90-5329 IN PITTSYLVANIA COUNTY FOR A DOMINION ENERGY SOLAR FARM

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

RESOLUTION NO. 2024-02.01

A RESOLUTION AUTHORIZING THE ABANDONMENT OF ONE BLANKET EASEMENT ACROSS A PROPERTY IN PITTSYLVANIA COUNTY.

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

Council Member Vogler asked the City Manager what the City was getting out of this, and Mr. Larking noted he did not believe the City was receiving anything from this; it was similar to other easements done in the past. Long ago, when easements were done, they were blanket easements; those were no longer necessary. Director of Utilities Jason Grey explained the easements before were done for the entire property. To incorporate this solar farm for Dominion, the City has to define the utility lines they currently have on the property. The City was basically redoing the easements, but were not getting anything out of it.

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

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VOTE: 8-0-1
AYE: Buckner, Hood, Jones, Mayo, Miller,
Saunders, Vogler, and Whittle (8)
NAY: None (0)
ABSENT: Campbell (1)

COMMUNICATIONS

The City Manager and City Clerk had nothing this evening. City Attorney Clarke Whitfield thanked Mr. Garland and his family for coming tonight and mentioned that Mr. Garland would be the bench coach for the Toledo team in the Detroit Tigers organization, the Mudhens.

Council Member Vogler reminded everyone that t-ball, baseball, and softball signups were available now through Parks and Recreation and encouraged people to sign-up. City and county residents can sign up for these activities through Parks and Recreation, at 434-799-5214 or www.playdanvilleva.com. People may have noticed a lot of properties that were once a house but had been converted to offices and were now empty; Mr. Vogler asked staff to get an inventory of those properties with the possibility of getting them back to residential housing. Mr. Vogler questioned, to report a power outage, would it be possible, moving forward, for the person to give their phone number associated with the account or address instead of their account number. Director of Utilities Jason Grey stated he would get back to Mr. Vogler on this issue.

Council Member Whittle thanked Mr. Garland for coming tonight with his family and would love a one-on-one sit-down meeting to learn more about his history.

Council Member Buckner apologized for missing the unveiling yesterday for the new bus wrap for the City of Danville's Transit System; it was a black history wrap and he was proud to say that this year it is an all-Danville citizen wrap.

Council Member Hood noted the Danville Transit bus wrap for Black History month was amazing. Mr. Hood thanked Mr. Garland and his family for coming out and for all that he has done in the community. He acknowledged several community members including Nannie Louise Pinchback, Miss Caroline Wilson, Miss Dorothy Badsen, Miss Rosa McCain, Thurmond Echols, Arthur and Johnny Pinchback who was part of the SNCC, as well as Danville's first African American firefighter Mr. Frank Ferguson, and others in recognition of Black History month. Mr. Hood spoke about how the residents of the City come together to help those in need and thanked everyone for their part.

Council Member Mayo noted his congratulations to everyone who was included on the bus wrap; it was good to see so many that he has known throughout his life, growing up Danville. Mr. Mayo thanked Mr. Garland and his family, noting how proud he was of him; his story was amazing. Mr. Mayo noted Dr. Brian Jackson from Danville Community College passed away and asked everyone to please keep his family in prayer.

Vice Mayor Miller stated that there was an unsung hero on Council, Bryant Hood, who, with others, went around the City looking for people who were homeless and needed shelter during the cold weather, including a woman with two children, and one two-year-old child who did not have shoes. They collected clothing and other items and handed those out. Dr. Miller commented on the population drop in the recent newspaper headline; Danville's population was growing and will continue to grow, and more businesses will come in. The Chamber of Commerce had a great event last week, their Annual Meeting, with over four hundred people attending.

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Council Member Saunders noted the Chamber event was very nice; it was a great meeting. Mr. Saunders thanked the Transportation Advisory Committee for everything done to honor those on the bus wrap; it was a wonderful occasion and made the families of those honored feel proud. Mr. Saunders welcomed Mr. Garland home, they were very proud of him and thanked him for everything he has done. The Danville Museum of Fine Arts and History was doing good things in the City, and Mr. Saunders thanked the citizens of Danville for all they do everyday. Mr. Saunders noted that hate does not belong anywhere, quite frankly, not in Danville.

Mayor Jones thanked Mr. Draper for the work he has done and will continue to do with the youth, and congratulations to Steven Gould for helping to grow Danville. Mayor Jones noted several Council Members went to the school board meeting last week and there were several things that have been on his mind. Some have asked him since he has been Mayor, about things that other Mayors in cities have done. There were games, balls, and galas, and he would like to try to put something together. There have been so many wonderful people who have come out of the community that have been so successful and have come back. Mayor Jones asked if the city put something together, have a meet and greet at the Carrington Pavilion where young people can come out and meet these people, get autographs, and listen to their stories. He thanked Council Member Saunders for all his support over the years.

The meeting was adjourned at 8:23 p.m.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Council Letter

City of Danville, Virginia



CL - 2

CONSENT AGENDA B.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance by Increasing Revenues from Casino Gaming Taxes to Fund Capital Projects.

From: Henrietta Weaver, Budget Director

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance by Increasing Revenues from the Casino Gaming Taxes to Fund Capital Projects in the Amount of \$2,000,000 and Appropriating the Same.

Final Adoption

SUMMARY

Revenues from casino gaming taxes are anticipated to exceed previously budgeted amounts. The additional revenues will be used to fund the construction of Ballou Park Splash Pad for \$1 million and the design and placement of underground electric lines along West Main Street in front of the casino and adjacent properties for \$1 million.

BACKGROUND

The City's Fiscal Year 2024 Budget Appropriation Ordinance includes estimates for casino gaming taxes using the best available information. Casino gaming taxes are on trend to exceed fiscal year estimates. The projects intended to be funded by the increased revenues are one-time type expenditures, since the revenue derived from this funding source is highly contingent on the state of the economy.

RECOMMENDATION

It is recommended that the City Council adopt the attached ordinance amending the Fiscal Year 2024 Budget Appropriation Ordinance.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024 - _____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUES FROM THE CASINO GAMING TAXES TO FUND CAPITAL PROJECTS IN THE AMOUNT OF \$2,000,000 AND APPROPRIATING THE SAME.

WHEREAS, the City anticipates the receipt of an additional \$2,000,000 in casino gaming taxes to be used to fund Phases 1 and 2 of the Ballou Park Splash Pad construction and the placement of underground electric lines along West Main Street .

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 hereby is, amended, by increasing revenues in the General Fund and appropriating same to be as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Casino Gaming Tax Local Share	0100000-40585	\$2,000,000
Total		<u>\$2,000,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Support of /Transfer to/ Capital:		
Transfer Out to Capital Projects	0199501-6025	\$1,000,000
Transfer Out to Electric Fund	0199501-6054	1,000,000
Total		<u>\$2,000,000</u>

BE IT FURTHER ORDAINED, by the Council of the City of Danville, Virginia, that the Fiscal Year 2024 Budget Appropriation Ordinance be, and the same hereby is, amended, by providing funding for the Splash Pads in the Capital Projects Fund and appropriating same to be as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Transfer In From General Fund	61618000-6101	<u>\$1,000,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Splash Pads	61618999-50	<u>\$1,000,000</u>

AND BE IT FURTHER ORDAINED, by the Council of the City of Danville, Virginia, that the Fiscal Year 2024 Budget Appropriation Ordinance be, and the same hereby is, amended, by providing funding for the West Main Street Underground in the Electric Fund and appropriating same to be as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Transfer In From General Fund	61903000-6101	<u>\$1,000,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
West Main St. Underground	61903999-50	<u>\$1,000,000</u>

AND BE IT FINALLY 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:

City Clerk

Approved As To
Form and Legal Sufficiency

City Attorney

Council Letter

City of Danville, Virginia



CL - 1188

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of a Special Use Permit Application at Parcel 58005 to Allow an Accessory Building without a Primary Dwelling.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23- 00507, filed by Torrence Walden, Requesting a Special Use Permit to Allow an Accessory Building without a Primary Dwelling Being Located on Parcel ID 58005 (Springfield Road) in Accordance with Article 3.E, Section C, Item 23 of Chapter 41., Entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia.

SUMMARY

The applicant, Torrance Walden, is requesting a Special Use Permit to allow an accessory building without a primary building being located on the parcel, at Parcel ID 58005. Parcel 58005 is a vacant parcel located on the corner of Springfield Drive and Freeze Road and adjacent to 315 Springfield Drive where the applicant resides. Mr. Walden has requested a waiver to place a residential garage for his private, personal use.

Article 3.E Section C Item 23 allows a property with an OT-R, Old Town Residential Zoning classification to request a Special Use Permit for an accessory building without a primary dwelling being located on the parcel. The planning staff met with Mr. Walden and discussed the placement of the garage. If a Special Use Permit is approved, the garage may be placed on the property and meet all zoning requirements.

Twenty-one (21) notices were sent out to property owners within three hundred (300) feet. Six (6) notices were received. Five (5) were not opposed, one (1) was opposed.

On February 12, 2024, the City Planning Commission voted 7 - 0 to recommend approval of Special Use Permit Request PZ23-00507 to allow an accessory building without a primary building being located on the parcel at Parcel ID 58005 (Springfield Road) with the condition that the structure may not be used for commercial purposes.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to approve the Special Use Permit request at Parcel ID 58005 (Springfield Road) to allow an accessory building without a primary building being located on the parcel with the condition that the structure may not be used for commercial purposes.

Attachments

1. Ordinance
 2. Application
 3. Springfield Road - Aerials
 4. Springfield Road - Owners
 5. Springfield Road - Landuse
 6. Planning Commission Recommendation
 7. Neighbor Responses
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024 - _____._____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ23-00507, FILED BY TORRENCE WALDEN, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING WITHOUT A PRIMARY DWELLING BEING LOCATED ON PARCEL ID 58005 (SPRINGFIELD ROAD) IN ACCORDANCE WITH ARTICLE 3.E, SECTION C, ITEM 23 OF CHAPTER 41., ENTITLED "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA.

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 PZ23-00507, filed by Torrence Walden, requesting a Special Use Permit to allow an accessory building without a primary dwelling being located on Parcel ID 58005 (Springfield Road), in accordance with Article 3.E, Section C, Item 23 of Chapter 41, entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia and the same is hereby, received, subject to the following condition:

1. The structure may not be used for commercial purposes.

AND BE IT FURTHER ORDAINED that is consideration of said report and the public hearing this day held by the Council, Special Use Permit Application PZ23-00507 to allow an accessory dwelling without a primary dwelling being located on Parcel ID 58005 (Springfield Road), in accordance with Article 3.E, Section C, Item 23 of Chapter 41, entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, is hereby granted and approved, subject to the following condition:

1. The structure may not be used for commercial purposes.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): _____

Applicant: Lorraine Tremayne Walden

Applicant's Address: 315 Springfield Rd. Danville Va. 24540

Applicant's Phone Number: 434-728-4015

Applicant's E-mail: Olawalden72@gmail.com

Describe Proposed Request: Garage on a single lot.

Lorraine J. Walden 12/28/2023

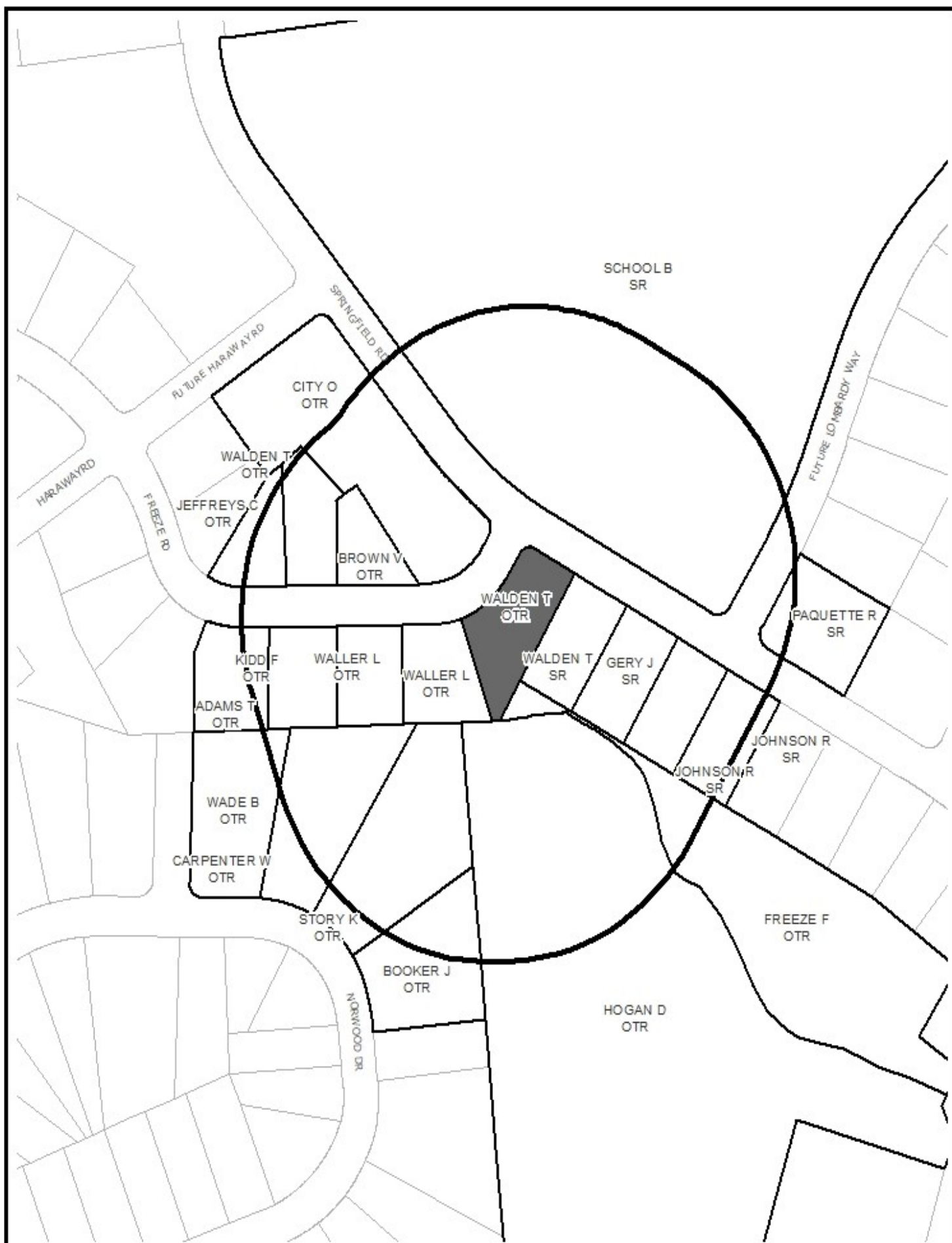
Applicant Signature

date

Property Owner Signature
(if not applicant)

date



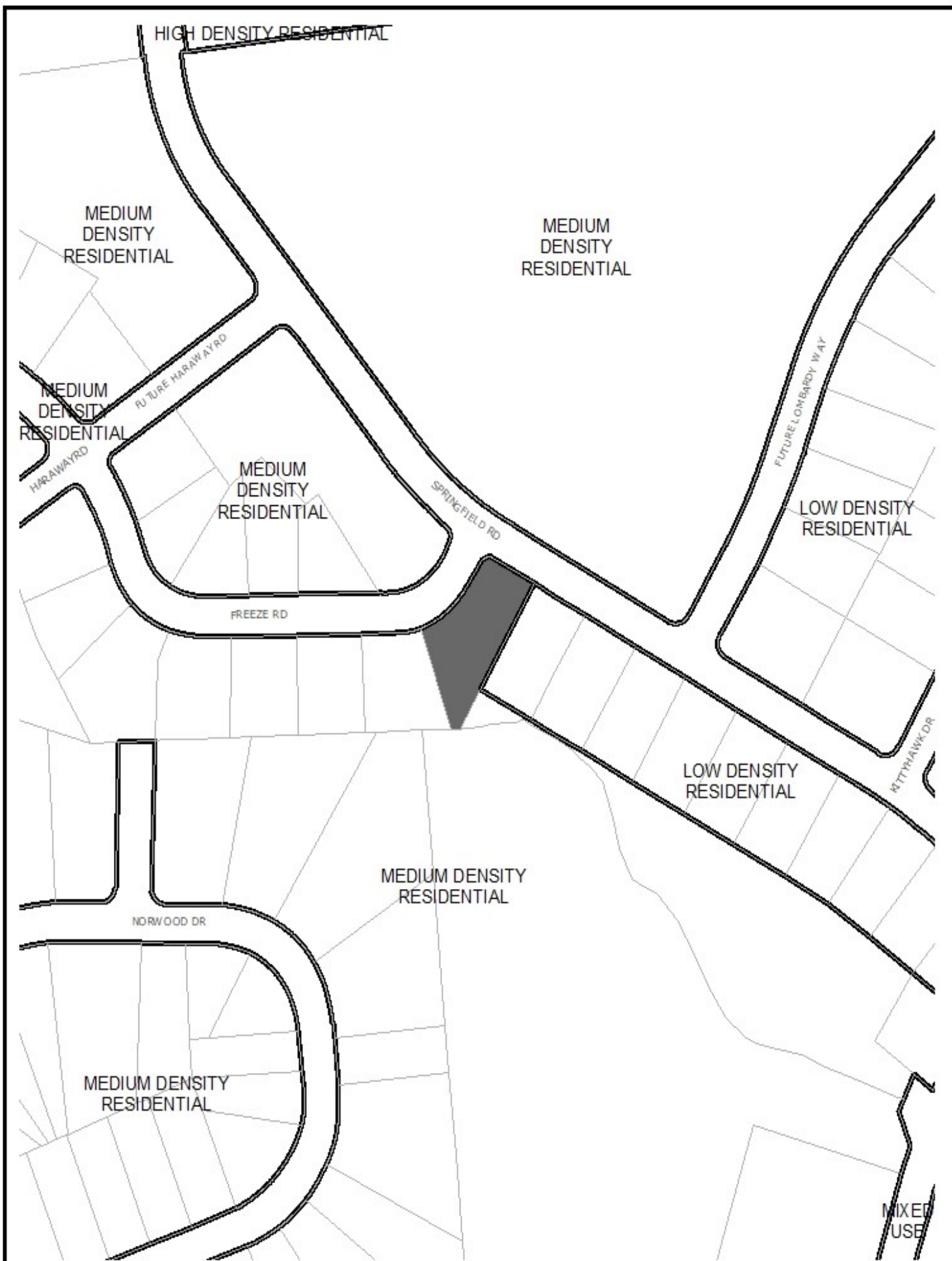


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:
Planning Division
1/19/2024

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
1/19/2024

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.



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

City Planning Commission

MEMORANDUM

DATE: FEBRUARY 12, 2024
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00507

REQUEST

Special Use Permit Application PZ23-00507 filed by Torrence Walden requesting a Special Use Permit at Parcel 58005 to allow an accessory building without a primary dwelling being located on the parcel in accordance with Article 3.E Section C Item 23.

RECOMMENDATION

The Planning Commission, at their February 12, 2024, meeting voted 7 - 0 to recommend approval of Special Use Permit Request PZ23-00507 with the condition that the garage only be used for personal use.

Mr. Steve Petrick, Chair

MEMORANDUM

DATE: February 12, 2024
TO: City Planning Commission
FROM: Planning Staff
SUBJECT: Response From Neighboring Property Owners

REQUEST:

1. *Special Use Permit Application PZ23-00507 filed by Torrence Walden requesting a Special Use Permit at Parcel 58005 to allow an accessory building without a primary dwelling being located on the parcel in accordance with Article 3.E Section C Item 23.*

RESPONSES:

Twenty-one (21) notices were sent out to property owners within three hundred (300) feet. Six (6) notices were received. Five (5) were not opposed, one (1) was opposed.

COMMENTS:

Council Letter

City of Danville, Virginia



CL - 1191

NEW BUSINESS B.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of a Special Use Permit Application to Convert a Single-Family Residence to a Duplex at 912 Green Street.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00038, filed by Frederick and Laura Meder, Requesting a Special Use Permit to Convert a Single-Family Dwelling into a Duplex in Accordance with Article 3.E, Section C, Item 2, of Chapter 41, Entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia on Parcel ID 21176 (912 Green Street).

SUMMARY

The applicants, Frederick and Laura Meder, are requesting a Special Use Permit to convert a single-family dwelling to a duplex at 912 Green Street. 912 Green Street was constructed ca. 1890 and is located in the Old West End Historic District. The historic structure boasts a 3,744 square foot floor plan and driveway access to the rear yard. The conversion to a duplex would require the addition of a side entrance and a new interior layout. The applicant has provided a copy of the interior layout with their Special Use Permit application. Exterior changes must be reviewed and approved by the Commission of Architectural Review prior to construction.

The proposed interior layout for a duplex conversion at 912 Green Street has received a preliminary review. There are no comments that would hinder this application from moving forward. Conversion of a single-family residence of this size to a duplex offers two (2) large units for rent. There are existing duplex units on Green Street and the adjacent streets. This conversion is not out of character for the area.

On January 25, 2024, the Commission of Architectural Review reviewed this request and voted 5 - 0 to recommend approval of PZ24-00038 to the City Planning Commission.

Seventy (70) notices were sent out to property owners within three hundred (300) feet. Sixteen (16) were unopposed, one (1) was opposed, and one (1) was undecided.

On February 12, 2024, the City Planning Commission voted 7 - 0 to recommend approval of Special Use Permit request PZ24-00038 to convert a single-family dwelling to a duplex at 912 Green Street (Parcel ID 21176).

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to approve a Special Use Permit to convert a single-family residence to a duplex in accordance with Article 3.E Section C Item 2 at 912 Green Street.

Attachments

1. Ordinance
 2. Application
 3. 912 Green Street Historic Data
 4. 912 Green Street - Aerials
 5. 912 Green Street - Owners
 6. 912 Green Street - Landuse
 7. Neighbor Responses
 8. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00038, FILED BY FREDERICK AND LAURA MEDER, REQUESTING A SPECIAL USE PERMIT TO CONVERT A SINGLE-FAMILY DWELLING INTO A DUPLEX IN ACCORDANCE WITH ARTICLE 3.E, SECTION C, ITEM 2, OF CHAPTER 41, ENTITLED "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA ON PARCEL ID 21176 (912 GREEN STREET).

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 PZ24-00038, filed by Fred and Laura Meder, requesting a Special Use Permit to convert a single family dwelling to a duplex in accordance with Article 3.E, Section C, Item 2, of Chapter 41, entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia on include Parcel ID 21176 (912 Green Street) be, and the same is hereby, received, and

BE IT FURTHER ORDAINED that is consideration of said report and the public hearing this day held by the Council, Special Use Permit Application PZ24-00038 to convert a single family dwelling to a duplex in accordance with Article 3.E, Section C, Item 2, of Chapter 41, entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, on Parcel ID 21176 (912 Green Street), 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: _____ Received By: _____

Parcel ID: _____ Address: _____

Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 912 GREEN ST.

Applicant: FREDERICK & LAURA MEDER

Applicant's Address: 912 GREEN ST

Applicant's Phone Number: 336-207-0436

Applicant's E-mail: Frederick.Meder@gmail.com

Describe Proposed Request: _____

Frederick L Meder 12 Jan 2024
Applicant Signature date

FREDERICK L. MEDER JR. 12 Jan 24
Property Owner Signature date
(if not applicant)

912 Green St

As per our request, we would like to turn 912 Green St., currently a single family home, into a duplex. 912 was previously a multifamily home before Mitch and Debbie Stewart moved back and maintained it as a single family home.

According to the Danville Housing Strategy, D2099 Danville, VA, V5LOX7. The demographic needs point to a very real need of housing for 62 and older age group. We are looking to attend to this need.

912 has over 22 rooms and most rooms are 16'x18' with the smallest being 10'x12' and it is over 3700 sqft of somewhat cutup living spaces. I might add that the original home had less than 12 or possible only 9 rooms. This home was built without bathrooms and presents a tremendous challenge in locating the bathrooms needed.

We propose to restore this home, up grade the efficiency standards to meet the current Build Back Better guidelines. Note; All of the current major mechanicals are extremely out dated or broken. We will remove the gas service from this home and it will become 100% electric. We have learned when one applies the newest science based technology and ideas, the health of the home, the people within, and the surrounding community improves.

We have a wonderful example in a previous projects, 154 Chestnut St clearly demonstrates superior workmanship and our use of the new building science and technological advances in the homes mechanical systems. If needed we can make a site visit to 154 Chestnut St.

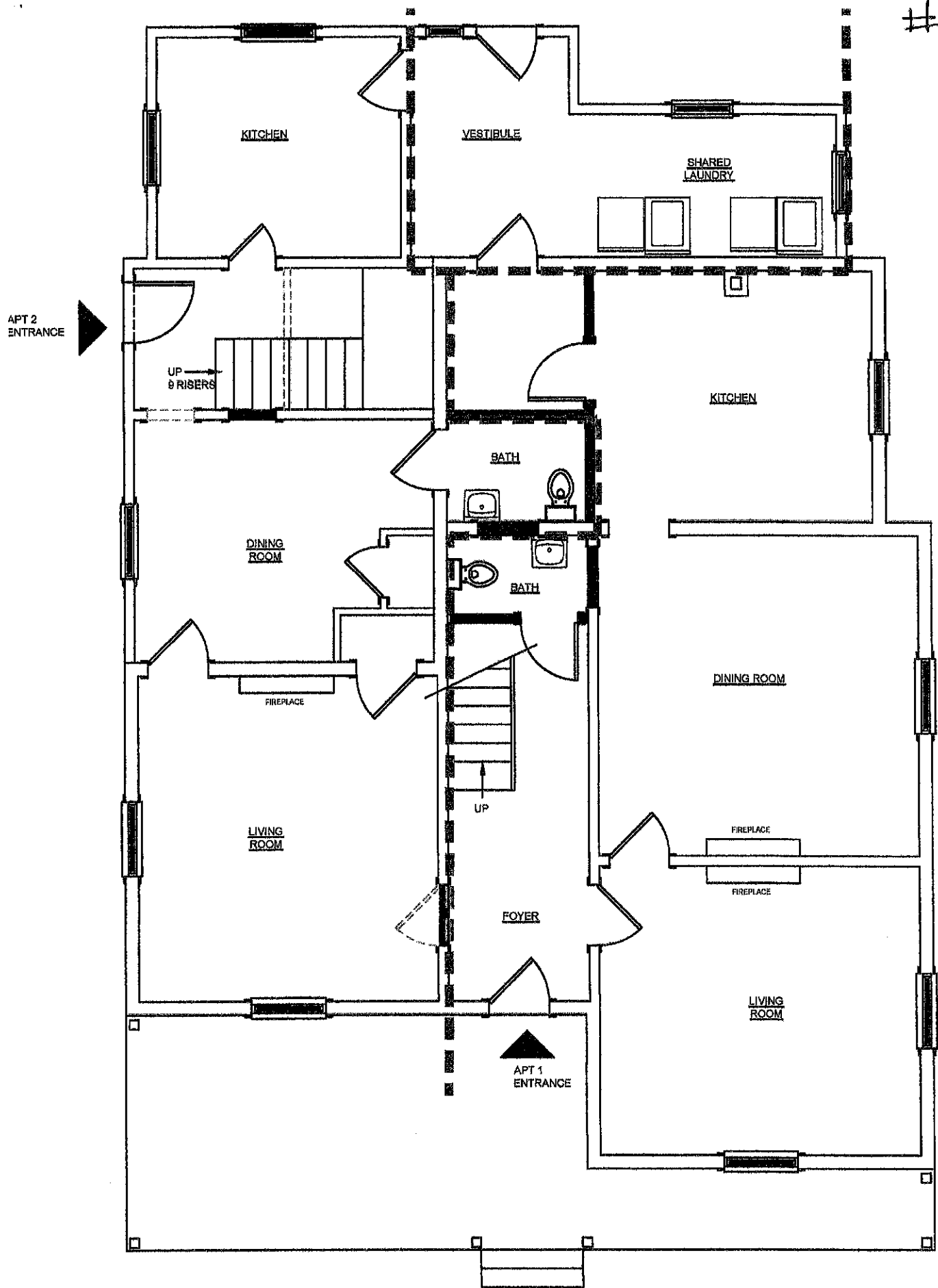
912 Green St is no small endeavor and will require thousands of hours of skilled and non skill labor. And please note this work will follow all historic restoration guidelines which will keep and improve this homes historic integrity.

We are working with an architect and have included 2 concepts for this duplex in the package. Please note that we are leaning toward the installation of an elevator to help serve the senior population.

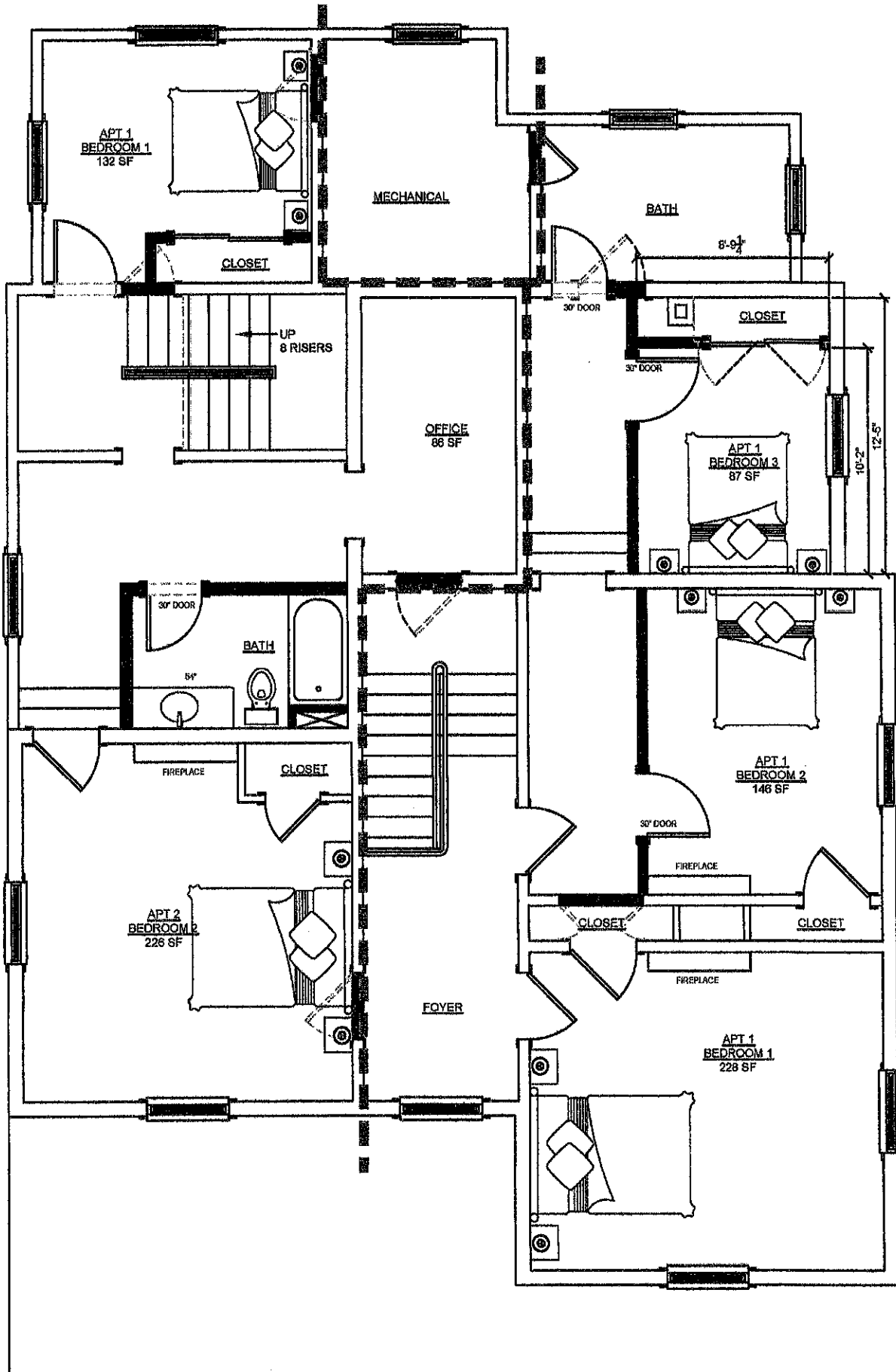
Thank you for your consideration and efforts.

Sincerely,
Frederick L Meder, Jr

#1



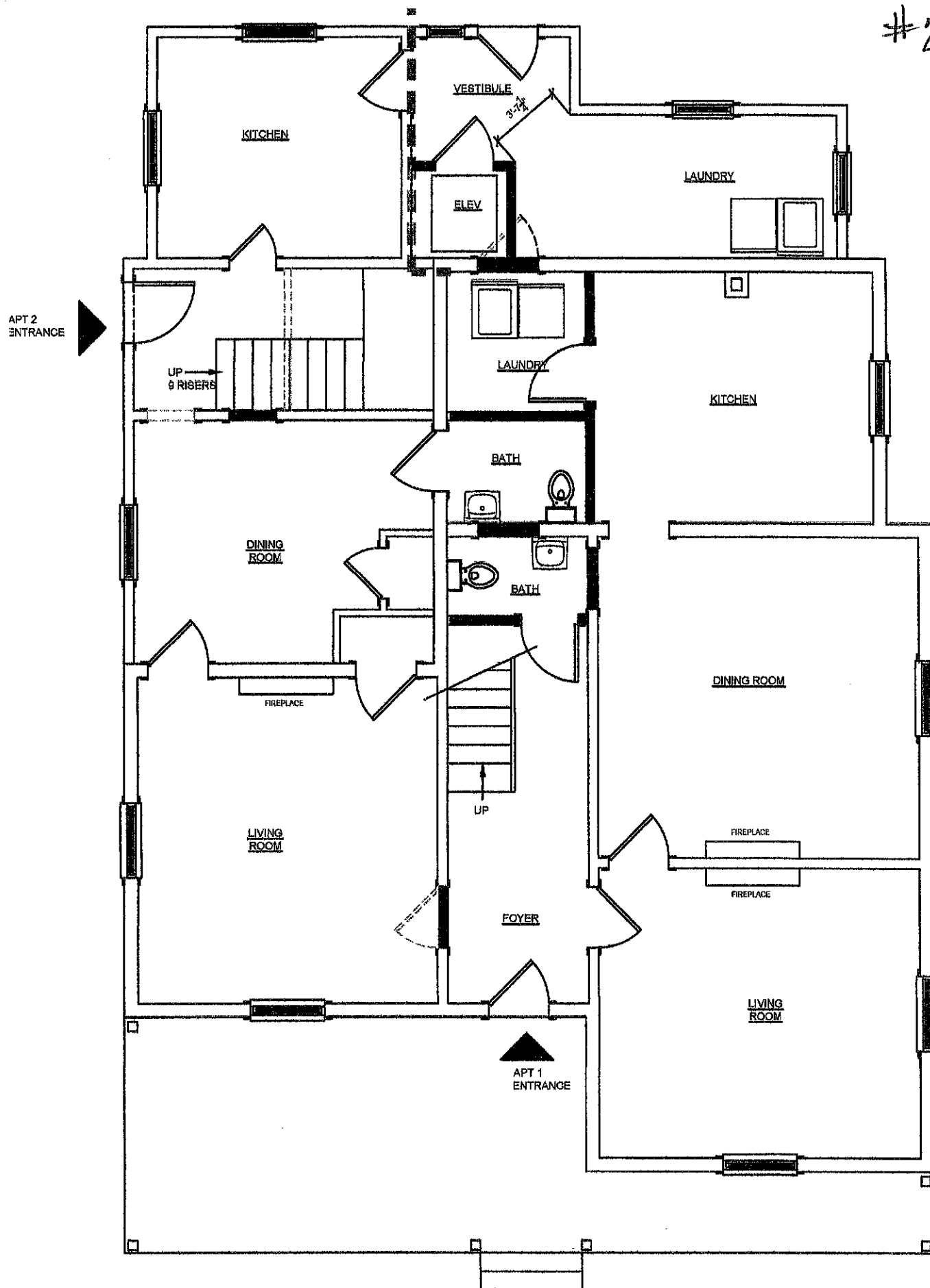
912 GREEN STREET - 1ST FLOOR OPTION 1
SCALE: N.T.S.



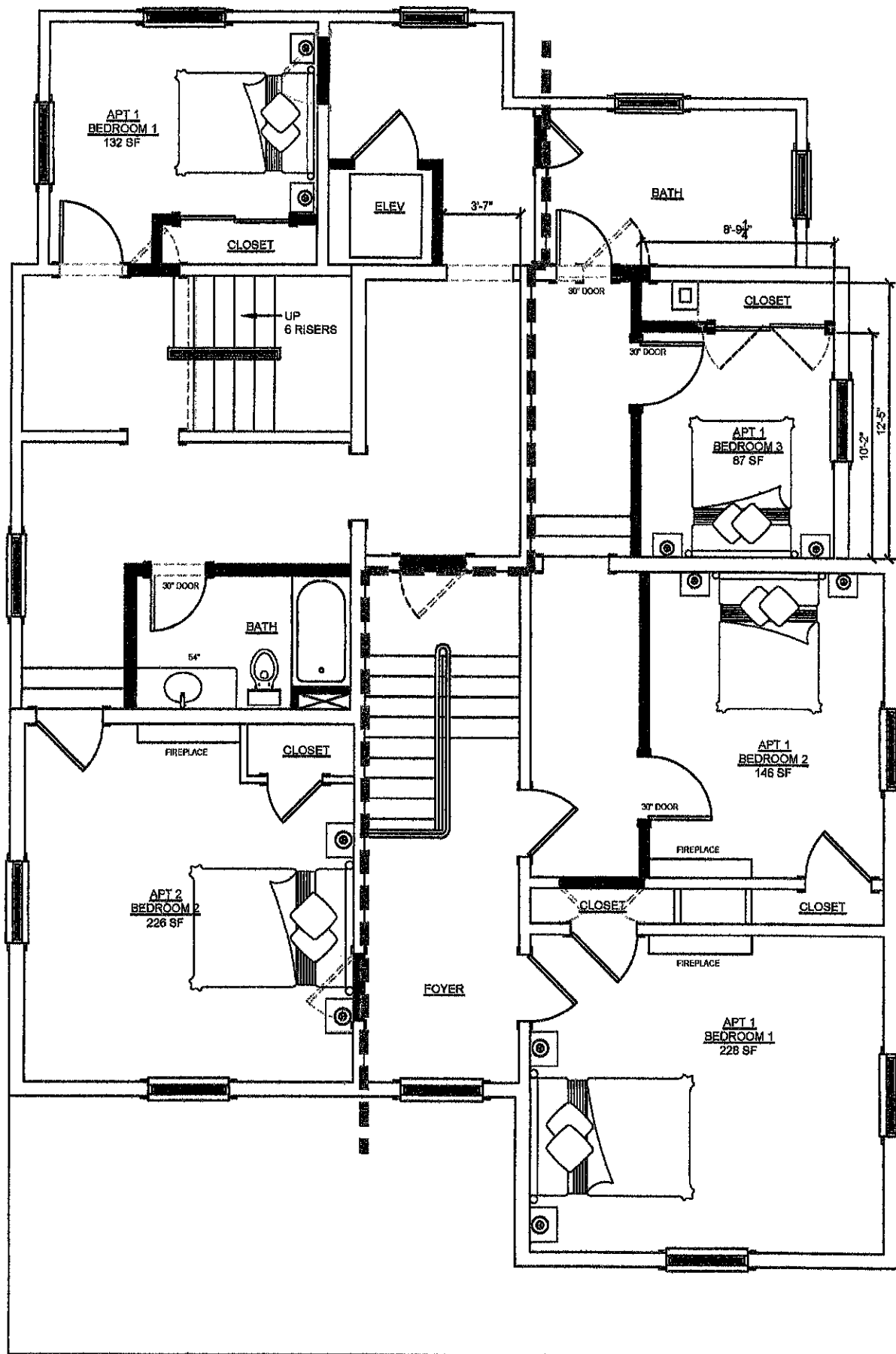
912 GREEN STREET - 2ND FLOOR OPTION 1

SCALE: N.T.S.

#2



912 GREEN STREET - 1ST FLOOR OPTION 2 W/ELEVATOR
SCALE: N.T.S.



912 GREEN STREET - 2ND FLOOR OPTION 2 W/ELEVATOR
 SCALE: N.T.S.

Department of Historic Resources Reconnaissance Level Survey

Danville

DHR Id#: 108-0056-0046

Resource Identification

Property Name(s): House, 912 Green Street {Function/Location}
 Property Date: ca 1890
 Address(s): 925 Green Street {Current}
 County/Independent City: Danville
 City:
 State, Zip: Virginia 24540
 USGS Quad Name: DANVILLE
 Surrounding area: City

National Register Eligibility Status

Property is Historic (50 years or older)

This Property is associated with the Danville Historic District [district]

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Foundation	Foundation - Solid	Brick	
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard
Structural System	Structural System - Frame	Wood	Structural System - Asbestos Shingl
Windows	Windows - Sash, double-hung	Wood	Windows - 2/2
Porch	Porch - 1-story	Wood	Porch - Replacement Supports
Roof	Roof - Gable, Side		
Chimneys	Chimneys - Interior	Brick	Chimneys - Corbeled

Site Description: Located within the Danville Historic District (Old West End neighborhood), the building lies on the south side of Green Street in the block between Holbrook Avenue and Park Street. Green Street has a good variety of single and multi-family houses dating primarily from the last half of the nineteenth century and the first quarter of the twentieth century. The house sits on a typically sized, urban lot with a small lawn area in front. The property is fronted by a very low, rock-faced, concrete block retaining wall and the public, concrete walk with grass strip and granite curb.

Secondary Resource Desc: There are no visible secondary resources associated with this property.

WUZIT Count:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Single Dwelling	Contributing

NR Resource Count:

<u>#</u>	<u>NR Resource Type</u>	<u>Contributing Status</u>
1	Building	Contributing

Contributing: 1.00 Total: 1.00

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: 1890 ca {Site Visit}

Primary Resource? Yes

Architectural Style: Late Victorian

Interior Plan Type:

Accessed? No Not accessible

Number of Stories: 2.0

Condition: Good-Fair

Threats to Resource: None Known

Description: This two-story, side gable house has a front gable projection and a one-story porch, with a gable marking the porch entry. Supported with metal replacement posts on rock-faced piers, the front porch has a wide frieze board. The cornice of the house is decorated with modillions and scrollwork at the gable returns. Windows are two-over-two light sash with hoods. The front door is surmounted by a transom. The house is clad in weatherboard and asbestos shingles.

**Department of Historic Resources
Reconnaissance Level Survey**

Danville

DHR Id#: 108-0056-0046

Cemetery Information

Bridge Information

Historic Context(s): Architecture/Community Planning

Historic Time Period(s): P- Reconstruction and Growth (1865 to 1914)

Significance Statement: The house is one of several dwellings within the Danville Historic District from the late nineteenth and early twentieth century. The district is eligible for listing under Criteria A and C for its significance in the growth and development of the City of Danville and for the outstanding architecture within the district. This building is contributing to the district.

Bibliographic Documentation

Reference #: 1

Bibliographic RecordType: Survey, DHR

Author: Lori Jones

Citation Abbreviation:

Notes:

Ownership Information

Graphic Media Documentation

<i>Medium</i>	<i>Depository ID #</i>	<i>Photo Depository</i>	<i>Date</i>	<i>File Name</i>
35MM Black & White	22381	DHR	2005/08/99	Frames 25-27-front

National Register Eligibility Information

Cultural Resource Management (CRM) Events

CRM Event # 1,

Cultural Resource Management Event: Reconnaissance: Cost-Share

Date: 2005/10/99

Organization or Person: Sherry Wyatt

CRM Event Notes or Comments:

DANVILLE, VIRGINIA

ARCHITECTURAL-HISTORIC INVENTORY CARD

OWNERSHIP RECORD

Present Owner Various
Mailing Address _____
Original Owner _____

CLASSIFICATION

District ☒ Site _____ Building _____ Object _____

ARCHITECT OR BUILDER

DATE OF CONSTRUCTION c.1880-1910

MAJOR ALTERATIONS NUMEROUS

PRESENT USE RESIDENTIAL

ORIGINAL USE RESIDENTIAL

ACCESSIBLE TO PUBLIC? ☒

ARCHITECTURAL STYLE

Vernacular _____ Italianate _____
Federal _____ American Pr _____
Greek Revival _____ Neo-Classic _____
Gothic Revival _____ Twentieth C _____

PHYSICAL DESCRIPTION

Facade Materials (Street Facade)

WOOD: Clapboards ☒ Shingle ☒

MASONRY: Brick _____ Stone _____

HEIGHT IN FULL STORIES 1 1/2 3 4 5

INTERIOR DETAILS OF SIGNIFICANCE

Woodwork: Mantels _____ Doors and Windows _____

Wainscoting _____ Panelling _____ Other _____

Other Details: Murals _____ Wallpaper _____ Cornice _____

Details _____ Other _____

Significance of Total Interior _____

SIGNIFICANT OUTBUILDINGS, IF ANY

Type _____

Condition _____

PHYSICAL CONDITION

Good Fair Poor

Structure _____ ☒ _____

Grounds _____ ☒ _____

Neighborhood _____ ☒ _____

ARCHITECTURAL SIGNIFICANCE (Including interiors)

OUTSTANDING _____ NOTABLE ☒ AS GROUP

EXCELLENT _____ WORTHY OF MENTION _____

LOCATION

State _____
County _____
City or Town _____

Street Address 900-922 GREEN STREET

LEGAL DESCRIPTION

City or Town _____

Assessor's Book _____



rare _____ Common ☒

ALTERATION OF ORIGINAL DESIGN

None _____ Moderate ☒ Considerable _____

HISTORIC SIGNIFICANCE

NATIONAL _____ STATE _____ LOCAL _____

HISTORIC NOTES AN ARCHITECTURALLY VARIOUS
BLOCK OF TURN-OF-THE-CENTURY MEDIUM
SIZE FRAME DWELLINGS VISUALLY UNIFIED
BY SCALE AND USE OF MATERIALS. THE
BLOCK IS GIVEN ADDED INTEREST BY THE
SUBTLE CURVE OF THE STREET AND BY
THE IRREGULAR PLACEMENT OF THE
HOUSES ON THEIR LOTS

DATE _____ FILED BY _____

CHECKED BY _____ REVIEWED _____/_____/_____

PHOTO _____ Roll No. _____ Negative _____





SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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
1/22/2024

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: February 12, 2024
TO: City Planning Commission
FROM: Planning Staff
SUBJECT: Response From Neighboring Property Owners

REQUEST:

4. *Special Use Permit application PZ24-00038 filed by Frederick and Laura Meder to convert a single-family residence into a duplex at 912 Green Street in accordance with Article 3.E Section C Item 2.*

RESPONSES:

Seventy (70) notices were sent out to property owners within three hundred (300) feet. Sixteen (16) were unopposed, one (1) was opposed, and one (1) was undecided.

COMMENTS:

"I welcome it and want more."



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

City Planning Commission

MEMORANDUM

DATE: FEBRUARY 12, 2024
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ23-00038

REQUEST

Special Use Permit application PZ24-00038 filed by Frederick and Laura Meder to convert a single-family residence into a duplex at 912 Green Street in accordance with Article 3.E Section C Item 2.

RECOMMENDATION

The Planning Commission, at their February 12, 2024, meeting voted 7 - 0 to recommend approval of Special Use Permit Request PZ23-00038.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 1189

NEW BUSINESS C.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of a Rezoning Application filed on behalf of Sycamore Development Company Requesting to Rezone Approximately 14 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to M-R Multifamily Residential.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from T-R Threshold Residential Zoning District to M-R Multi-Family Residential Zoning District a Fourteen (14) Acre Portion of Parcel ID 51484 (1700 West Main Street).

SUMMARY

1700 West Main Street is a 157 acre parcel located in the West Main Corridor Overlay with frontage on the Dan River, West Main Street, River Oak Drive and Beccan Drive. The property is currently undeveloped and zoned T-R, Threshold Residential. The applicants, Chris Vail and Brent Cochran, on behalf of Sycamore Development Company, are requesting to divide the property to create a fourteen (14) acre tract fronting West Main Street, a ten (10) acre tract fronting River Oak Drive and a one hundred and thirty-three 133 acre tract fronting Beccan Drive and the Dan River.

The applicants, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, are requesting to rezone fourteen (14) acres of the 157 acre parcel from T-R, Threshold Residential to M-R, Multi-family Residential. The applicants are proposing a multifamily apartment development of 204 units. The proposed complex is designed with seventeen (17) buildings, 326 parking spaces, a clubhouse, in-ground pool and vehicular storage buildings.

The new parcel fronting West Main Street must comply with the regulations set forth in Article 3.X, West Main Corridor Overlay. The West Main Corridor Overlay requires that the development must have a minimum of fifteen percent (15%) open space and that a minimum of fifty percent (50%) of the parking must be located behind the principal structure. The proposed site plan meets both of these requirements.

According to the 2030 Comprehensive Plan (adopted in 2015), the subject property is located in Planning Area 3 and sub area 2. The Comprehensive Plan Land Use map for Area 3 recommends low density residential development as the future land use for the area. The current application is not consistent with this designation. However, the future land use narrative states: "Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only as housing demand grows." The City of Danville is currently experiencing a growth in housing demand

and a large-scale development, as proposed, would provide housing to meet this demand.

The Planning Staff recommends approval of the application with the following conditions:

1. The development is to include a maximum of 204 garden-style, market rate apartment units;
2. Minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure;
3. Minimum of fifteen percent (15%) of the developed area must remain open space;
4. In-ground pool for residents and their guests only;
5. Clubhouse for residents and their guests only;
6. Exterior facades to be a minimum of 35% masonry or stone and the remaining to be solid siding. Vinyl is prohibited.
7. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville; and
8. A secondary emergency point of egress must be provided. This area must be gated and secured from public use.

Sixty-nine (69) notices were sent out to property owners within three hundred (300) feet. Twenty-five notices were received. Nine (9) were unopposed, sixteen (16) were opposed.

On February 12, 2024, the City Planning Commission voted 4 - 3 to recommend approval of Rezoning Request PZ24-00034 to rezone fourteen (14) acres of 1700 West Main Street (Parcel ID 51484) with the following conditions:

1. The development is to include a maximum of 204 garden-style, market rate apartment units;
2. Minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure;
3. Minimum of fifteen percent (15%) of the developed area must remain open space;
4. In-ground pool for residents and their guests only;
5. Clubhouse for residents and their guests only;
6. Exterior facades to be a minimum of 35% masonry or stone and the remaining to be solid siding. Vinyl is prohibited.
7. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville; and
8. A secondary emergency point of egress must be provided. This area must be gated and secured from public use.

RECOMMENDATION

It is recommended that the City Council adopt an Ordinance to approve the request to rezone fourteen (14) acres of Parcel ID 51484 (1700 West Main Street) from T-R, Threshold Residential to M-R, Multi-family Residential with the following conditions:

1. The development is to include a maximum of 204 garden-style, market rate apartment units;
2. Minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure;
3. Minimum of fifteen percent (15%) of the developed area must remain open space;
4. In-ground pool for residents and their guests only;
5. Clubhouse for residents and their guests only;
6. Exterior facades to be a minimum of 35% masonry or stone and the remaining to be solid siding. Vinyl is prohibited.
7. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville; and
8. A secondary emergency point of egress must be provided. This area must be gated and secured

from public use.

Attachments

1. Ordinance
 2. Supporting Documents
 3. West Main River Oak Rezoning Request Summary
 4. West Main Master Plan with Distances
 5. Preliminary Plat
 6. Plat - 1700 W Main Street
 7. Open Space Map
 8. Comprehensive Plan Area 3
 9. 1700 W Main Street - Aerials
 10. 1700 W Main Street - Owners
 11. 1700 W Main Street - Landuse
 12. Neighbor responses
 13. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024____.____

AN ORDINANCE REZONING FROM T-R THRESHOLD RESIDENTIAL ZONING DISTRICT TO M-R MULTI-FAMILY RESIDENTIAL ZONING DISTRICT A FOURTEEN (14) ACRE PORTION OF PARCEL ID 51484 (1700 WEST MAIN STREET).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, have requested to rezone from the T-R Threshold Residential zoning district to M-R Multi-family Residential zoning district, a fourteen (14) acre portion of Parcel ID 51484 (1700 West Main Street), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ23-00034, filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential zoning district to M-R Multi-family Residential zoning district, a fourteen (14) acre portion of Parcel ID 51484 (1700 West Main Street) of the City of Danville, Virginia Zoning District Map, is hereby received; with the following conditions:

1. The development is to include a maximum of 204 garden-style, market rate apartment units; and
2. A minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure; and
3. Minimum of fifteen percent (15%) of the developed area must remain open space; and
4. In-ground pool for residents and their guests only; and
5. Clubhouse for residents and their guests only; and
6. Exterior facades to be a minimum of thirty-five percent (35%) masonry or stone and the remaining to be solid siding. Vinyl is prohibited; and
7. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville; and
8. A secondary emergency point of egress must be provided. This area must be gated and secured from public use.

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ24-00034, filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential district to M-R Multi-family Residential zoning district of the City of Danville, Virginia Zoning District Map, and is hereby approved, with the following conditions:

1. The development is to include a maximum of 204 garden-style, market rate apartment units; and
2. A minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure; and
3. Minimum of fifteen percent (15%) of the developed area must remain open space; and
4. In-ground pool for residents and their guests only; and
5. Clubhouse for residents and their guests only; and
6. Exterior facades to be a minimum of thirty-five percent (35%) masonry or stone and the remaining to be solid siding. Vinyl is prohibited; and
7. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville; and
8. A secondary emergency point of egress must be provided. This area must be gated and secured from public use.

BE IT FINALLY ORDAINED that a fourteen (14) acre portion of Parcel ID 51484, of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

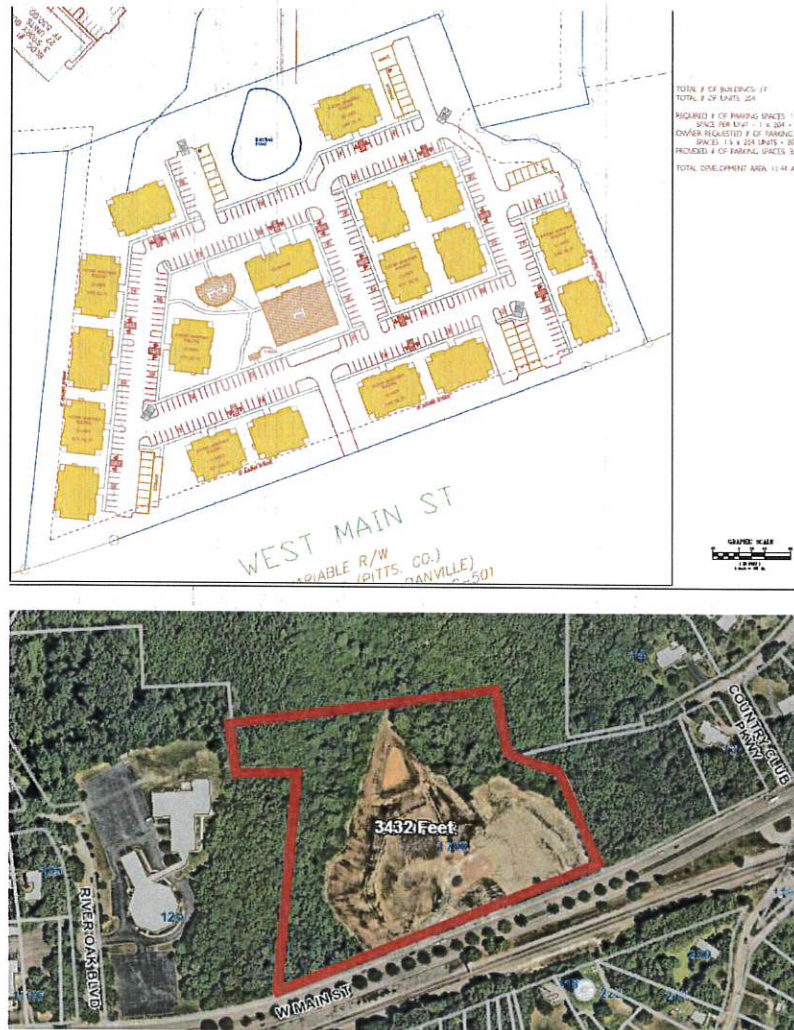
City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Request for Rezoning

On behalf of Brent Cochran and Chris Vail, we are requesting to rezone the 14.00 +/- acres located along West Main Street, addressed as 1700 W Main Street, Danville, VA. The site is shown below:



Our request is to rezone this section of the parcel, to be subdivided as 'new parcel A', from T-R to a M-R for the purpose of developing 204 multi-family units in addition to a clubhouse, in-ground pool, and vehicular storage buildings. All amenities intended for the private use of future tenants. The Subject parcel is accessed via a turn-in from west bound traffic along W. Main Street. Considering the great need for additional housing options in the City of Danville we feel this rezoning and subsequent development will help move Danville closer toward the goal of an adequate and diverse housing inventory.

The proposed plan offers 326 parking spaces, which is 40% above the required number of spaces per City Code. Directly neighboring properties include an unimproved parcel and River Oak Church. We do not foresee the increased occupancy of the Subject imposing any negative traffic impact on adjacent parcels. Public water is available along W. Main Street. Public sewer is located along the northern portion of the site. There is an existing storm water management pond on site, which will be modified and upgraded for the proposed new development.

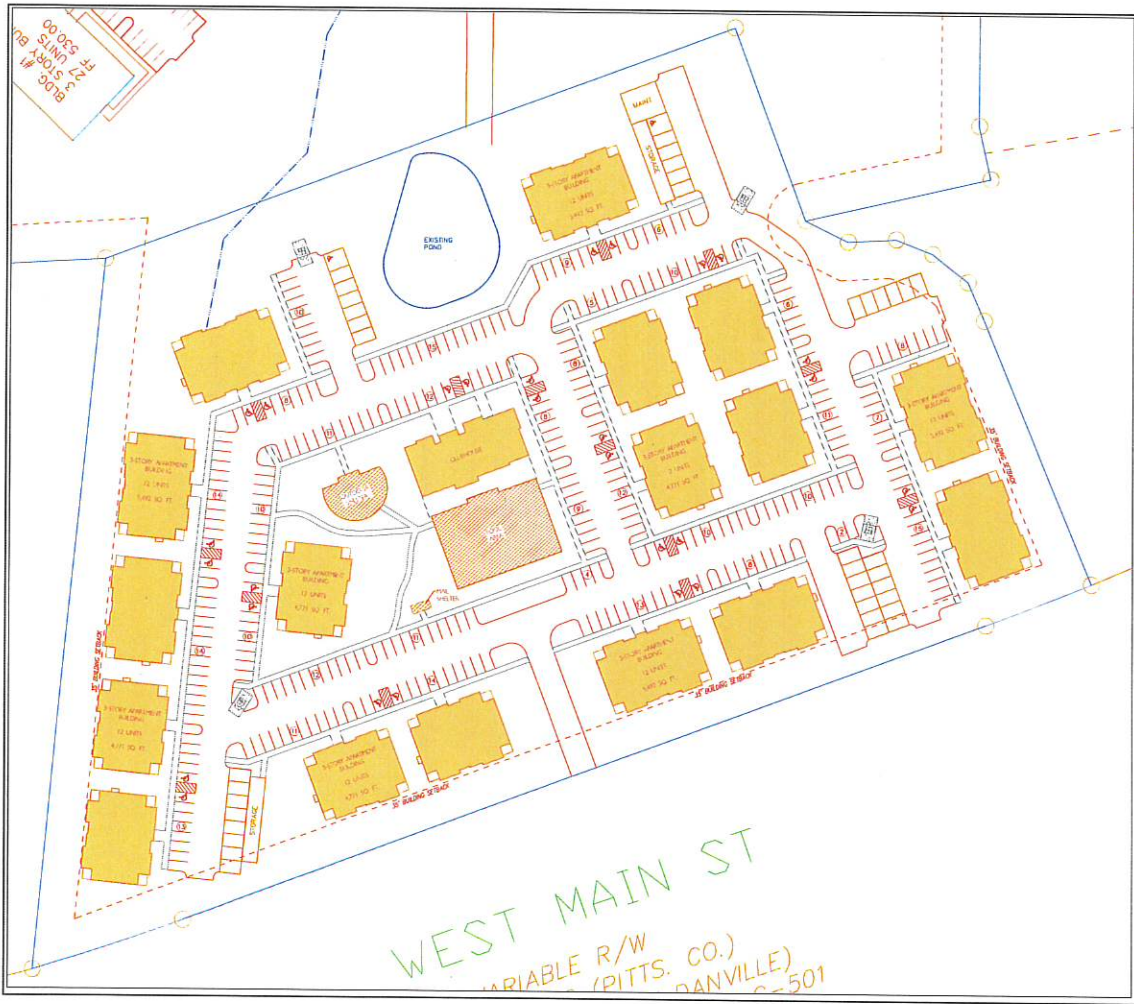
Request for Rezoning

The proposed units are constructed in a garden style format (three-story) and the exteriors will be of at least 35% masonry or stone, with the remainder being a solid siding such as Hardie Plank, as opposed to vinyl. Included on the following pages are some images of a similarly designed complex in another market, constructed by the same builder as the Subject parcel. The units are expected to be leased at market rent, as derived from a HUD appraisal or other approved market study. The rents are forecast to be in line with the rents stated in the Danville prepared 'Point of Commitment' PDF referring to workforce and upscale apartment units.



Request for Rezoning





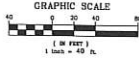
TOTAL # OF BUILDINGS: 17
 TOTAL # OF UNITS: 204
 REQUIRED # OF PARKING SPACES: 1
 SPACE PER UNIT = 1 x 204 = 204
 OWNER REQUESTED # OF PARKING SPACES: 1.5 x 204 UNITS = 306
 PROVIDED # OF PARKING SPACES: 326
 TOTAL DEVELOPMENT AREA: 11.44 AC

LE&D
 PROFESSIONALS, P.C.
 1101 EAST MAIN STREET
 DANVILLE, VA 22021
 TEL: (540) 401-1234
 FAX: (540) 401-1235
 WWW.LEANDPROFS.COM

WEST MAIN STREET APARTMENTS
 BRENT COCHRAN
 WEST MAIN STREET - DANVILLE, VA
 PRELIMINARY LAYOUT-6 (02-14-23)



REVISIONS	DATE	DESCRIPTION	BY

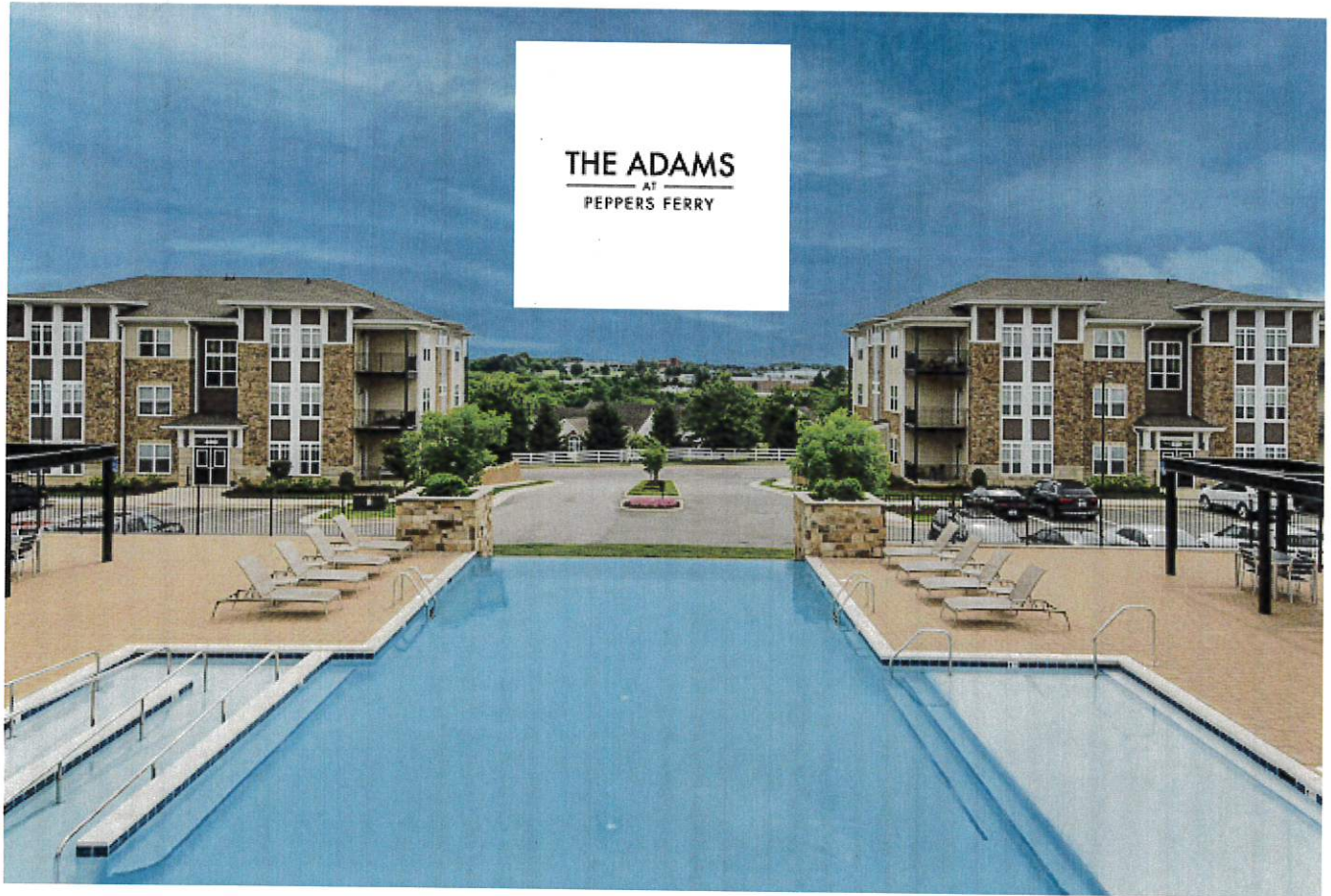


Sheet No. **1** of **1**
 DATE: DECEMBER 14, 2023
 SCALE: 1" = 40'
 PROJECT NO.: WMS-001-ADD-6
 C-2001-LAYOUT-6



THE ADAMS
AT
PEPPERS FERRY





West Main & River Oak Residential Rezoning Summary

To: Danville City Council

We're proposing to invest approximately \$50 million in two residential development projects which would deliver 204 new market-rate apartments and 24 new single-family homes to the City of Danville. Our current rezoning request is to rezone approximately 22 acres out of a 157 acre parcel, which is already zoned for residential use. We do not have any intention of developing any of the remaining parcel, beyond the two sub-division parcels that we're requesting for rezoning.

There are two separate sub-division parcels and rezoning proposals:

1. **West Main Apartments:** 204 Apartments in 3 story garden-style buildings fronting West Main Street
2. **The Ridge (Single Family Homes):** 24 single family craftsmen style homes to be built on a new cul-de-sac street located off of River Oak Drive.

We're pursuing these developments in direct response to the City of Danville's advertised need for housing, which has been actively expressed by the City through the following public engagements and information.

- 2022 Housing Strategy Study performed by *Danter / Economic Development Strategies*.
- 2023 Housing Summit
- Economic Development Incentives focused on incentivizing the development of single-family and multi-family housing.
- *Please note that all proposed development sites being marketed by the City at this time require rezoning, with many bordering single family neighborhoods.

Key Highlights from the Housing Strategy Study:

- "If Danville cannot meet the housing demand generated from new employers already committed to the area, it will significantly impact the potential to attract new employers in the future." "In order to meet the immediate needs of new employers, housing initiatives must focus on large scale development. While neighborhood development and infill housing are worthy objectives, they do not respond with the emergency required to meet current needs."
- Current and Future Demand for Single Family Homes = 840
- Current and Future Demand for Apartments = 2,323

Our proposed developments will not come near satisfying Danville's housing demand, but they will help put a positive dent in that demand, while producing high quality properties and respecting the surrounding neighborhoods and greater community.

Development Details:

1. West Main Apartments:

- **West Main Corridor – Identified for Development:** Faces West Main Street in a corridor identified in the Schoolfield District Master Plan for mixed-use development, streetscaping improvements, and greater pedestrian & biking access.
- **Buffers between Neighbors:** Extensive buffers between all surrounding neighbors with ample trees to remain. The industry standard is 100ft. Our closest neighbor is 457ft. away
 - Please see the accompanying Site Plan with distances.
- **Infill Soil:** The property has been infilled by the current owner over the past 18 months. (We have the property under contract for purchase) The infill soil has been properly permitted and studied by the regional engineering firm, Hurt & Proffitt, for Geo Technical and Environmental purposes and is safe and sound for development. Contrary to current rumors, the soil is not hazardous.
- **Traffic:** We have already engaged *Engineering & Planning Resources “EPR”* to prepare for the traffic study already required by City Planning Staff, and we will comply with whatever requirements Public Works and/or VDOT determine based on EPR’s study. As for traffic on West Main, the soon to open Casino will have a far greater impact than either of our small developments.
 - EPR is a professional Traffic Engineering firm who performed some traffic studies in and around the Casino, so they are familiar with the West Main corridor.

2. The Ridge (Single Family Homes):

- **New Homes in a Neighborhood:** River Oak Drive is a single-family home neighborhood. Our proposal is to build 24 new homes within this existing neighborhood for greater density to address the current housing demand.
- **Buffers between Neighbors:** The Ridge is surrounded by woods on all sides and ravines on three sides, so there are ample physical buffers between the existing neighbors.
- **Infill Soil:** The property has been infilled by the current owner over the past 18 months. (We have the property under contract for purchase) The infill soil has been properly permitted and studied by the regional engineering firm, Hurt & Proffitt, for Geo Technical and Environmental purposes and is safe and sound for development. Contrary to current rumors, the soil is not hazardous.
- **Traffic:** We have already engaged *Engineering & Planning Resources “EPR”* to prepare for the traffic study already required by City Planning Staff, and we will comply with whatever requirements Public Works and/or VDOT determine based on EPR’s study.
 - EPR is a professional Traffic Engineering firm who performed some traffic studies in and around the Casino, so they are familiar with the West Main corridor.

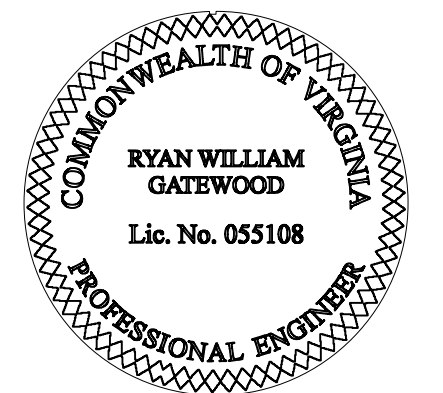
Thank You,
Brent Cochran & Chris Vail



www.landeng.com

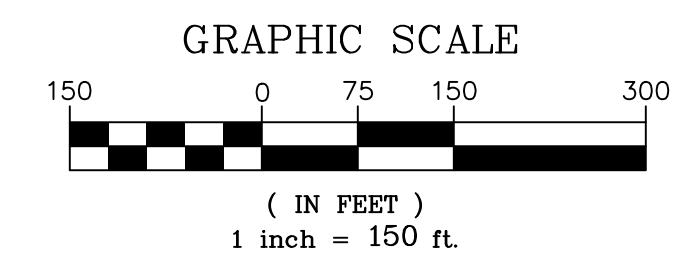
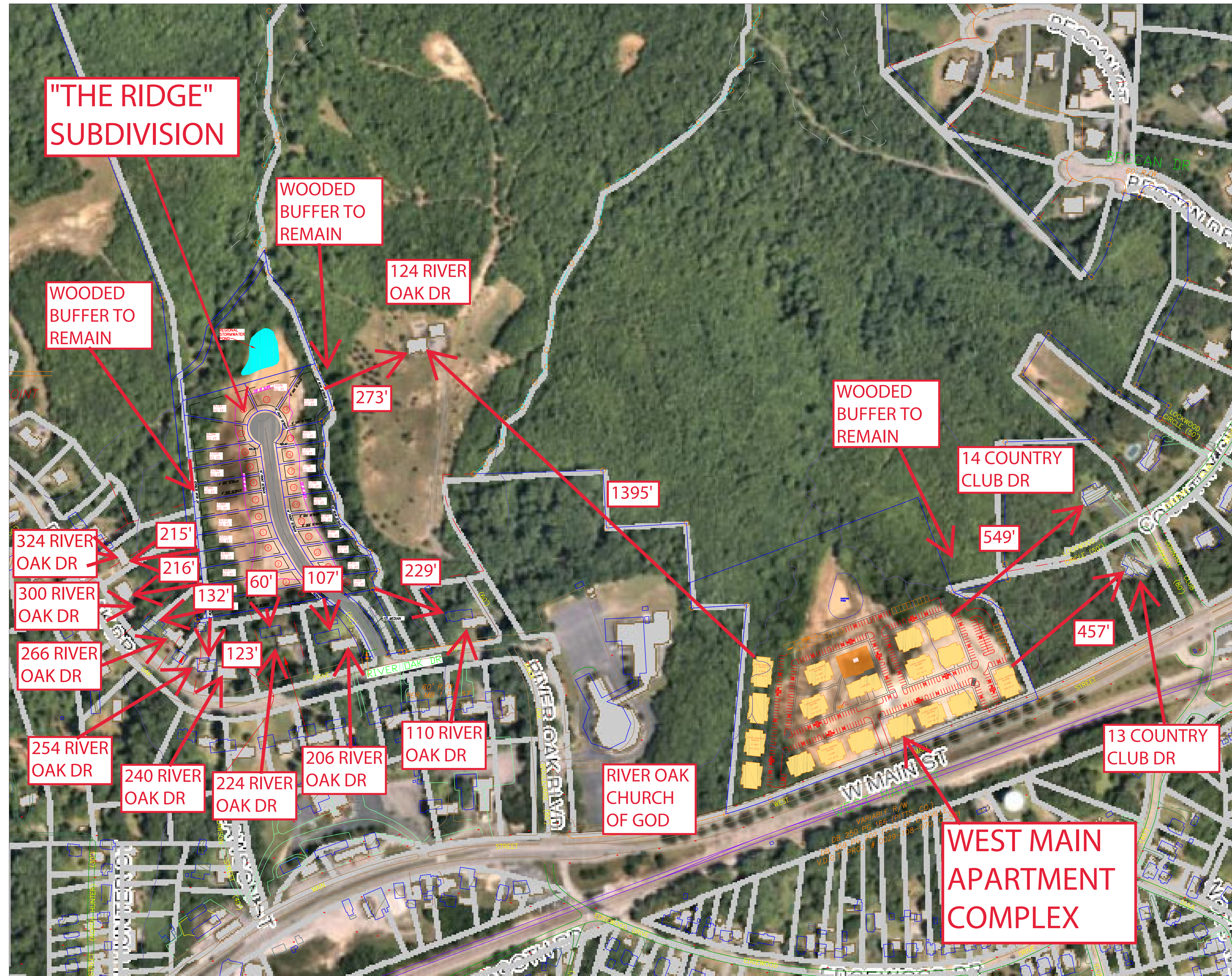
**WEST MAIN AND RIVER OAK
SYCAMORE DEVELOPMENT COMPANY
1700 WEST MAIN STREET - DANVILLE, VA**

MASTER PLAN



REVISIONS					
	NO.	DATE	DESCRIPTION		BY

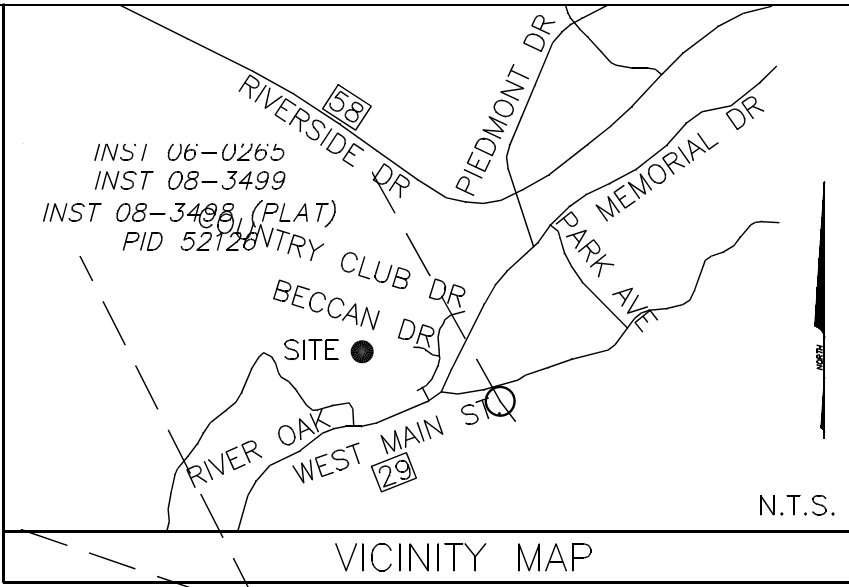
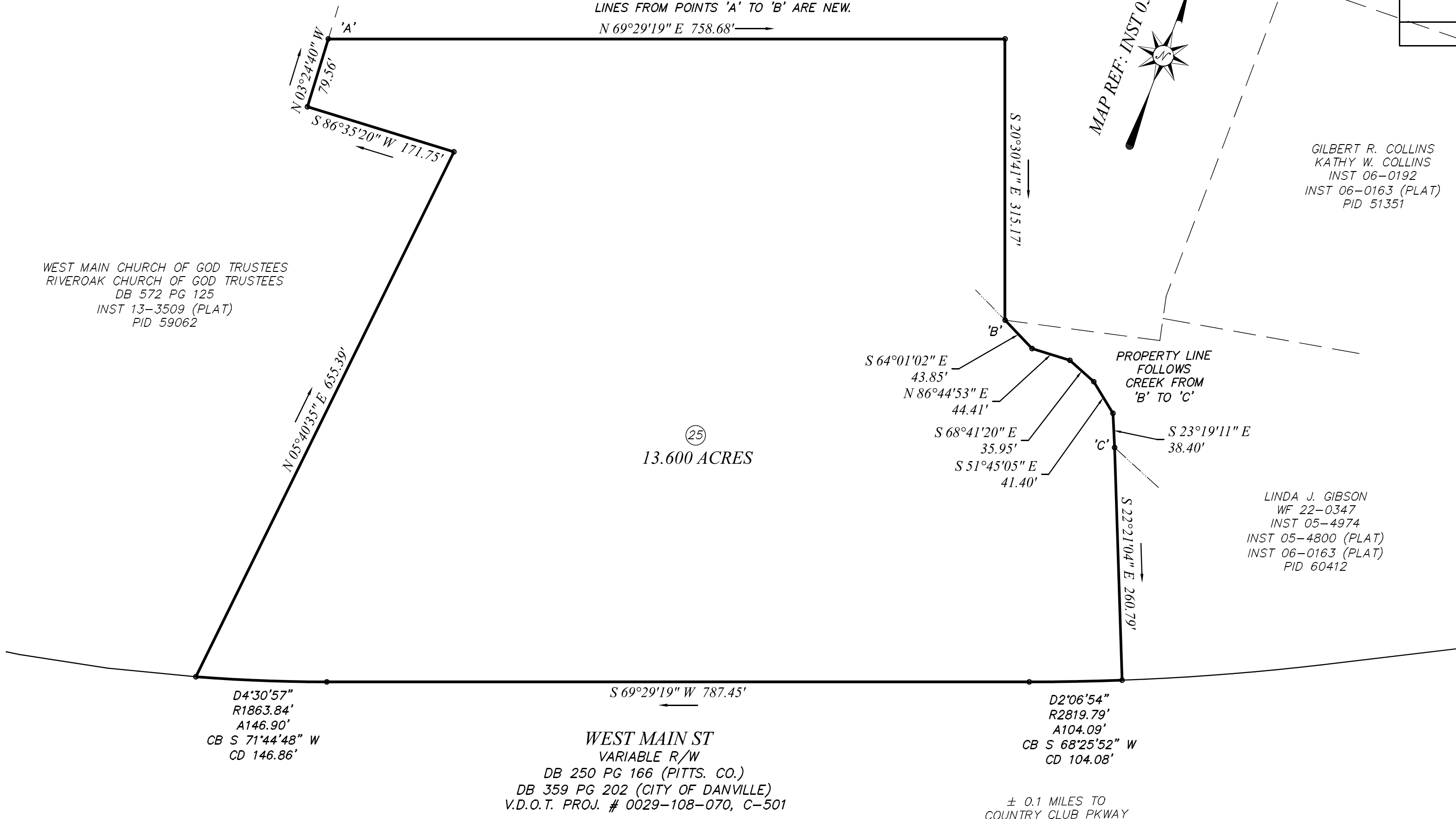
Sheet No.
1 of **1**
Date: FEBRUARY 29, 2024
Scale: 1" = 150'
Project No.
VA\23-047-A107\
P-23047-LAYOUT-9



NOTES:

1. THIS PRELIMINARY SUBDIVISION MAP HAS BEEN PREPARED FROM RECORD DOCUMENTS. NO FIELD WORK WAS PERFORMED BY THIS FIRM FOR THIS SITE, ACCURACY DEPENDANT UPON SUCH.
2. THIS COMPOSITE MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0629E DATED 09-29-2010.

157.18 ACRES+/- (PID 51484)
-6.592 ACRES LOTS 1-24
-0.843 ACRES - PROPOSED R/W
-1.939 ACRES COMMON AREA
-0.737 ACRES FUTURE ACCESS
=13.600 ACRES (LOT 25)
133.469 ACRES (RESIDUE)
LINES FROM POINTS 'A' TO 'B' ARE NEW.
N 69°29'19" E 758.68'



CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS FIFTH DAY OF FEBRUARY, 2024.

RICHARD B. ARMSTRONG, JR. LS 3017



CITY APPROVAL CERTIFICATION:
I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

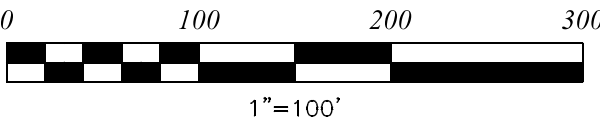
CITY ENGINEER

ZONING ADMINISTRATOR

SHEET 2 OF 2

DRAWN BY: RBA | DATE: 02-05-2024 | PROJECT #230265-2

PLAT SHOWING
SUBDIVISION FOR
1700 W. MAIN ST
CITY OF DANVILLE, VIRGINIA

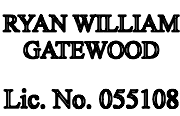


SOURCE OF TITLE:
BESS COMPANY
INST 05-5015

PLAT OF REFERENCE:
INST 05-4510 & OTHERS NOTED IN ADJOINER INFO



PRELIMINARY LAYOUT-9 (2-5-24)

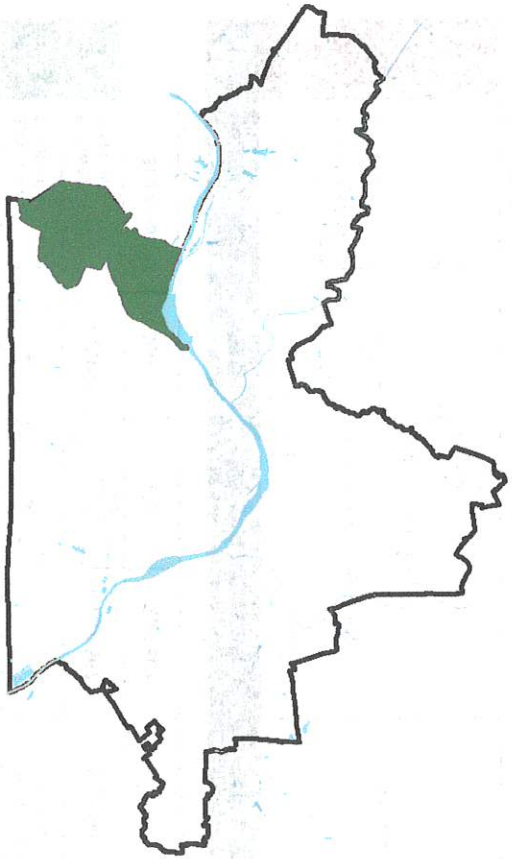
Sheet No.

Date: FEBRUARY 5, 2024

Scale: 1" = 40'

Project No.
VA\23-047-A107\
P-23047-LAYOUT-9

Planning Area 3: COUNTRY CLUB



Location: Planning Area 3 is located in the southwestern portion of the City and encompasses over 1470 total acres (approximately 5% of the City's total land area). It is bordered on the west by the City's corporate limits, on the north by the corporate limits and the Dan River, on the east by West Main Street, and on the south by the Virginia/North Carolina state line. Five Sub Areas and one Redevelopment Area have been identified within the Country Club Planning Area.

Existing Land Use: The Country Club Planning Area is dominated by residential uses, most of which are located in one of four major subdivisions: Withers Park, Cedarbrook, Country Club West or Wedgewood. The vast majority of the residences are single-family detached units, although some multifamily (apartment) units are located within the Planning Area as well. Planning Area 3 is also home to the Danville Golf Club and the Thomasville Builders woodland property (Sub Area 3) which

overlooks the Dan River and is currently being forested and subdivided for residential use. Aging commercial strip development borders the West Main (Business Route 29) entranceway at the southern City line.

Environment: The Dan River and the adjacent Dan River Mills woodlands are the two most significant environmental features in the Planning Area. The Dan River mills woodland property drains directly into the City's principal fresh water supply; therefore, the future development of this property must incorporate adequate stormwater management design strategies to protect the fresh water source.

Public Utilities: Public utilities are readily available throughout with the exception of the Thomasville Builders woodland property.

Transportation: West Main Street serves as the principal access road to properties within Planning Area 3. Internal properties are reliant upon a largely unconnected system of local residential collector streets for access.

Corridors: West Main (Business Route 29)

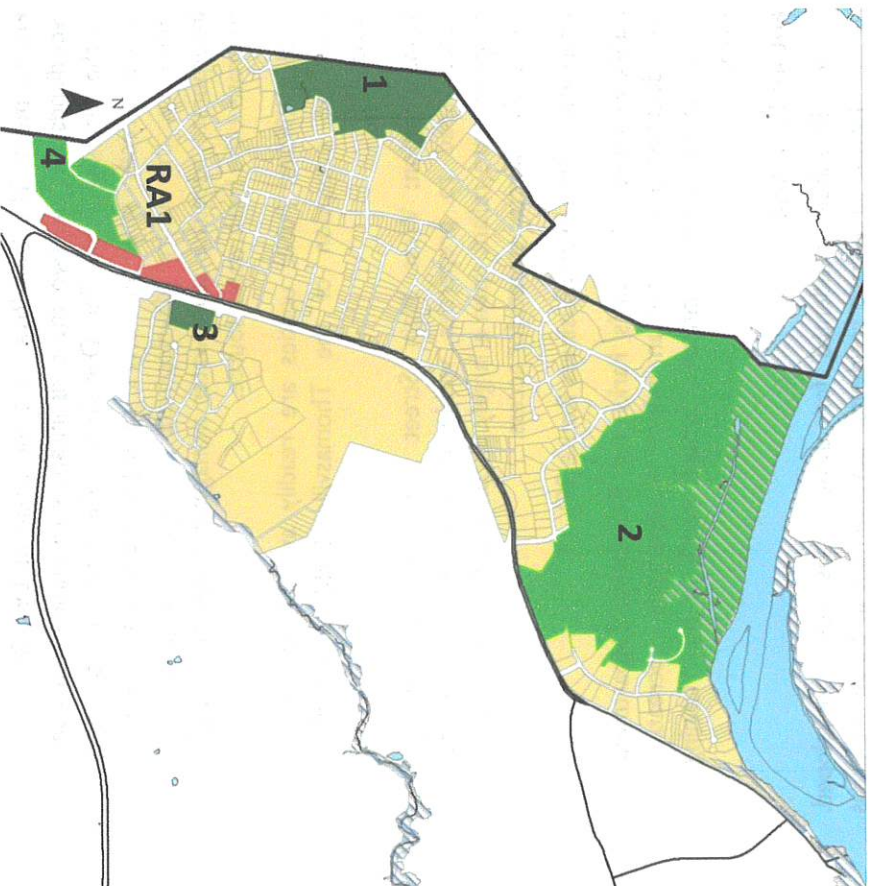
Public Facilities: The City's Parks and Recreation Department has identified a need for an indoor multipurpose recreation facility to serve senior citizens through youth in this Planning Area.

Future Land Use:

- Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only as housing demand grows.
- W. Main Gateway and Corridor Redevelopment, right-of-way improvements, signage, setbacks.

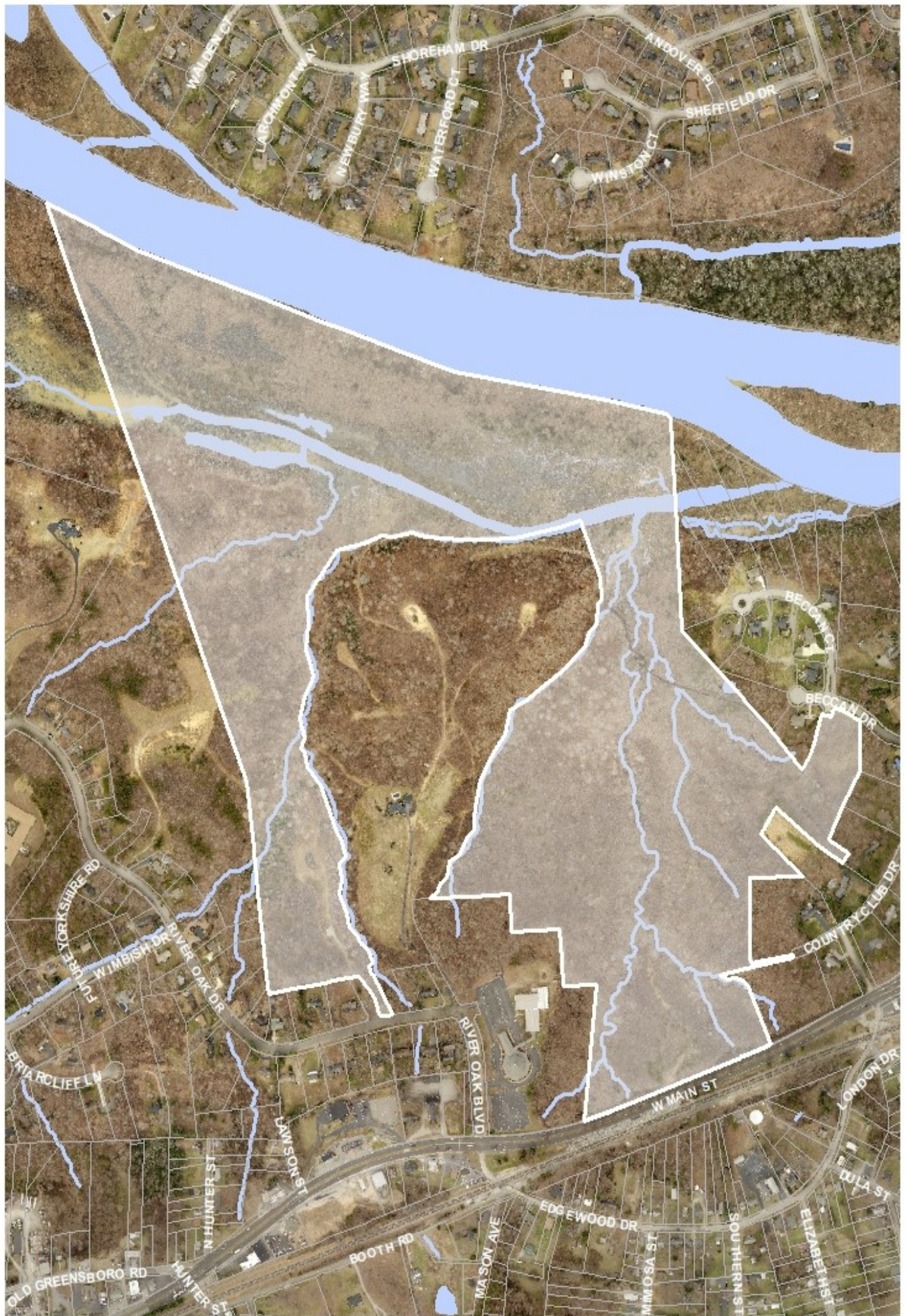
- Light Industrial at 29 and 58 (good transportation infrastructure and proximity to southern gateway and NC research markets) to accompany redevelopment at gateway.

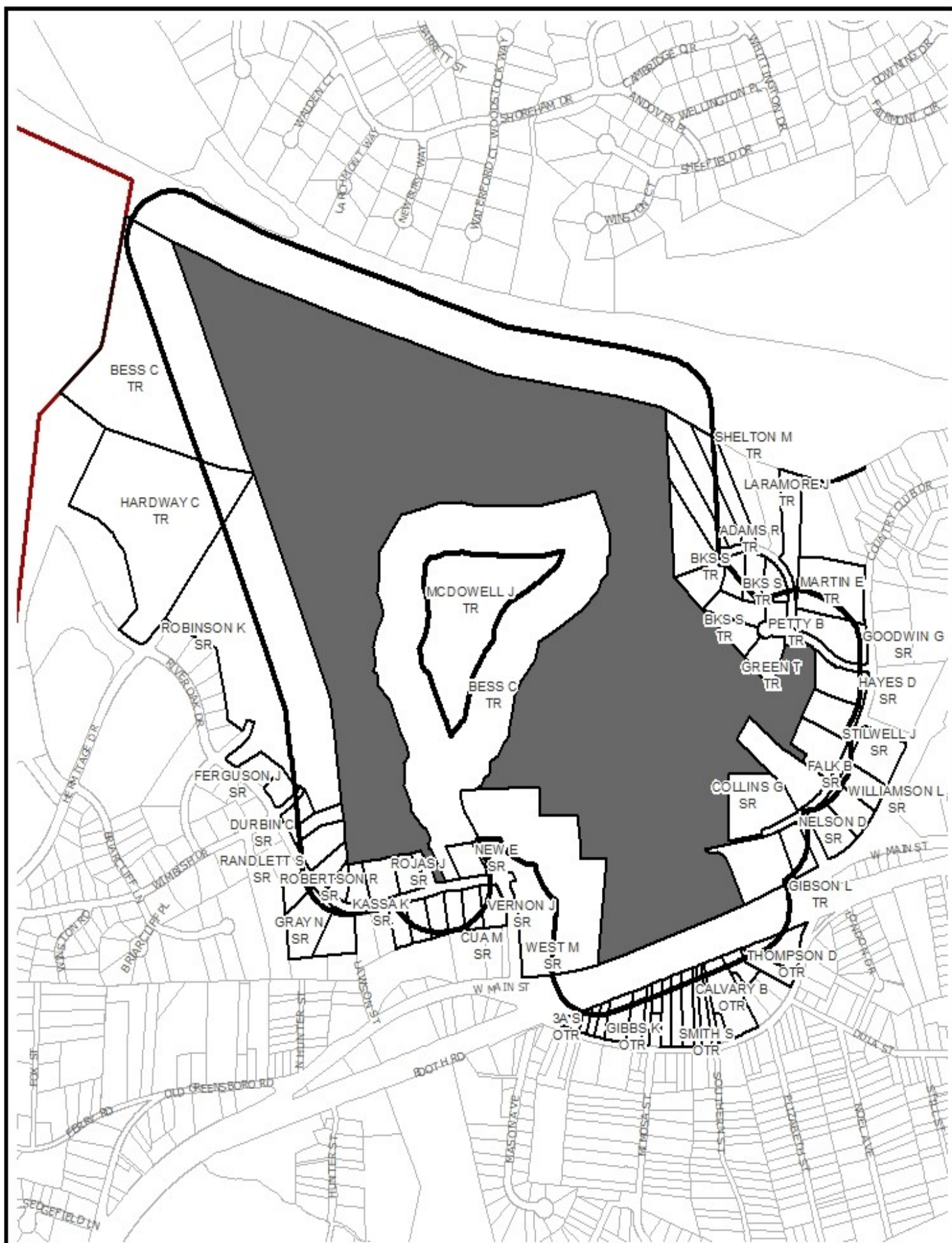
PLANNING AREA 3						
Sub Area	Zoning Classification	Developable Acreage	Potential Yield	Sq Feet	Future Land-Use Recommendation	
1	Threshold Residential	44	17		Rural Residential	
	Old Town Residential	8	24			
	Sub Total:	52	40			
	Threshold Residential	207	78			
2	Suburban Residential	12	11		Low Density Residential	
	Sub Total:	219	89			
	Suburban Residential	5	5			
3	Highway Retail Commercial	30		287,667	Light Industrial	
4	Sub Total:	306	135	287,667		
Sub Areas:						
1	Light Economic Development	3	Motel (33%) Single Family Residential (10%) Multi-Family (10%) Distribution Warehouse Wholesale (9%)		Mixed Use	
	Highway Retail Commercial	13				
	Redevelopment Areas:	16				
	PLANNING AREA:	322	135	287,667		



Planning Area 3: COUNTRY CLUB



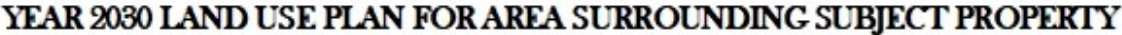




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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 or 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.



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: February 12, 2024
TO: City Planning Commission
FROM: Planning Staff
SUBJECT: Response From Neighboring Property Owners

REQUEST:

2. *Rezoning Application PZ24-00034 filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company requesting to rezone approximately 14 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to M-R Multifamily Residential.*

RESPONSES:

Sixty-nine (69) notices were sent out to property owners within three hundred (300) feet. Twenty-five notices were received. Nine (9) were unopposed, sixteen (16) were opposed.

COMMENTS:

"We refuse to be unopposed to any land development near our property without full disclosure and plan renderings from Chris Vail and Brent Cochran on behalf of Sycamore Development."

"Would like more information!"

"The neighbors to this proposed rezoned property have made substantial investments in single-family residential homes and strongly oppose having our property values compromised by multi-family housing. Noise, traffic, crime rates, privacy, property values, etc. are all serious concerns that should be considered for existing citizens whose investments are jeopardized. Require developers to build consistent with current codes unless neighbors approve."

"A traffic light at the intersection of West Main and River Oak Dr. would greatly help safety and traffic flow with the increase in residents."



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

City Planning Commission

MEMORANDUM

DATE: FEBRUARY 12, 2024
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ23-00034

REQUEST

Rezoning Application PZ24-00034 filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company requesting to rezone approximately 14 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to M-R Multifamily Residential.

RECOMMENDATION

The Planning Commission, at their February 12, 2024, meeting voted 4 - 3 to recommend approval of Rezoning Request PZ23-00034 with the following conditions:

1. 204 garden-style, market rate apartment units;
2. Minimum of 300 parking spaces, with a minimum of fifty percent (50%) located behind the principal structure;
3. Minimum of fifteen percent (15%) of the developed area must remain open space;
4. In-ground pool for residents only;
5. Clubhouse for residents only;
6. Exterior facades to be a minimum of 35% masonry or stone and the remaining to be solid siding. Vinyl is prohibited;
7. Traffic analysis is to be completed. Actions identified in the analysis are to be carried out in coordination with the City of Danville; and
8. A secondary emergency point of egress must be provided. This area must be gated and secured from public use.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 1190

NEW BUSINESS D.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of a Rezoning Application filed on behalf of Sycamore Development Company Requesting to Rezone Approximately 10 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to NT-R Neotraditional Residential.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from T-R Threshold Residential Zoning District to NT-R Neotraditional Residential Zoning District a Ten (10) Acre Portion of Parcel ID 51484 (1700 West Main Street).

SUMMARY

1700 West Main Street is a 157 acre parcel located in the West Main Corridor Overlay with frontage on the Dan River, West Main Street, River Oak Drive and Beccan Drive. The property is currently undeveloped and zoned T-R, Threshold Residential. The applicants, Chris Vail and Brent Cochran, on behalf of Sycamore Development Company, are requesting to divide the property to create a fourteen (14) acre tract fronting West Main Street, a ten (10) acre tract fronting River Oak Drive and a one hundred and thirty-three 133 acre tract fronting Beccan Drive and the Dan River.

The applicants, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, are requesting to rezone ten (10) acres of the 157 acre parcel from T-R, Threshold Residential to NT-R, Neotraditional Residential. The applicants are proposing the development of 24 lots for single-family home construction and 3 acres of open recreation space. The NT-R zoning classification allows development of seven (7) units per acre, creating a smaller lot size and an increased sense of community.

The West Main Corridor Overlay requires that the development must have a minimum of fifteen percent (15%) open space and that a minimum of fifty percent (50%) of the parking must be located behind the principal structure. The proposed parcel, once subdivided, will have frontage on River Oak Drive and not West Main Street. Therefore, the parcel will no longer be located in the West Main Corridor Overlay and the aforementioned regulations do not apply.

According to the 2030 Comprehensive Plan (adopted in 2015), the subject property is located in Planning Area 3 and sub area 2. The Comprehensive Plan Land Use map for Area 3 recommends low density residential development as the future land use for the area. The current application is not consistent with this designation. However, the future land use narrative states: "Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only

as housing demand grows." The City of Danville is currently experiencing a growth in housing demand and a large-scale development as proposed would provide housing to meet this demand.

The NT-R zoning classification is to be applied selectively to new single family residential subdivisions on tracts of five acres or greater, with the intent and objectives of:

- Encouraging an expanded supply of affordable detached housing;
- Creating residential architecture with attractive character and variety;
- Promoting human-scaled and harmonious neighborhoods;
- Increasing neighborhood interaction, community spirit, security, and safety;
- Creating pedestrian-friendly neighborhood circulation systems;
- Employing street systems which reduce through movements and promote "calming";
- Stimulating the application of traditional neighborhood design concepts;
- Providing suitable landscaped open space and active recreation areas;
- Conserving areas of significant vegetation and sensitive ecological characteristics; and
- Reducing social barriers between poverty and affluence vis a vis the "gated community."

Sixty-nine (69) notices were sent out to property owners within three hundred (300) feet. Twenty-five notices were received. Nine (9) were unopposed, (16) sixteen were opposed.

On February 12, 2024, the City Planning Commission voted 4 - 3 to recommend approval of Rezoning Request PZ24-00033 to rezone from T-R Threshold Residential to NT-R Neotraditional Residential at 1700 West Main Street (Parcel ID 51484).

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to approve the request to rezone a ten (10) acre portion of Parcel ID 51484 (1700 West Main Street) from T-R, Threshold Residential to NT-R, NeoTraditional Residential.

Attachments

1. Ordinance
 2. Supporting Documents
 3. West Main River Oak Rezoning Request Summary
 4. West Main Master Plan with Distances
 5. Preliminary Plat
 6. Plat - 1700 West Main Street
 7. Comprehensive Plan Area 3
 8. 1700 West Main Street - Aerials
 9. 1700 West Main Street - Owners
 10. 1700 West Main Street - Landuse
 11. Neighbor responses
 12. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024____.____

AN ORDINANCE REZONING FROM T-R THRESHOLD RESIDENTIAL ZONING DISTRICT TO NT-R NEOTRADITIONAL RESIDENTIAL ZONING DISTRICT A TEN (10) ACRE PORTION OF PARCEL ID 51484 (1700 WEST MAIN STREET)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, has requested to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district, a ten (10) acre portion of Parcel ID 51484 (1700 West Main Street), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ23-00033, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district, a ten (10) acre portion of Parcel ID 51484 (1700 West Main Street) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ24-00033, filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district of the City of Danville, Virginia Zoning District Map, and is hereby approved, and

BE IT FINALLY ORDAINED that a ten (10) acre portion of Parcel ID 51484, of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

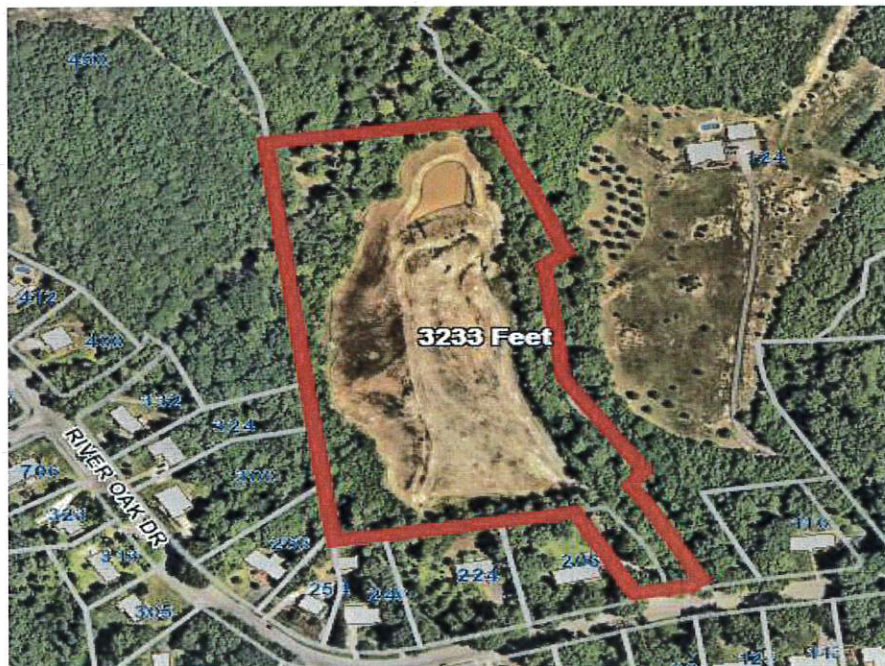
City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Request for Rezoning

On behalf of Brent Cochran and Chris Vail, we are requesting to rezone the 10.06+/- acres located along River Oak Drive, addressed as 1700 W Main Street, Danville, VA. The site is shown below:

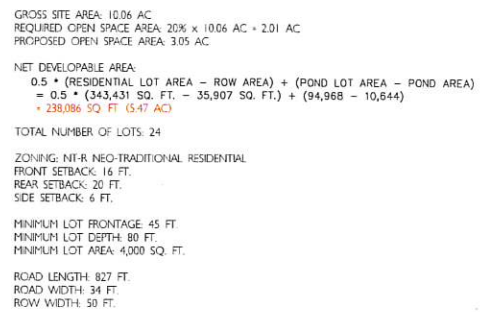


Request for Rezoning

Our request is to rezone this section of the parcel, to be subdivided as 'new parcel B', from T-R to a NT-R for the purpose of developing a 34-lot residential subdivision. The Subject parcel is accessed via an existing right of way from River Oak Drive. We would be developing a new road to VDOT standards which would become a public roadway upon completion of the development. Considering the great need for additional housing options in the City of Danville we feel this rezoning and subsequent development will help move Danville closer toward the goal of an adequate and diverse housing inventory.

The proposed plan offers 3.05-acres of proposed open space area 35% greater than the code requirement for the proposed zoning. Public water is existing along River Oak Drive, and public sewer is located along the southwestern side of the proposed parcel. Electricity is publicly available at the street as well. The site is adjacent to several existing residential homes along River Oak Drive, on both sides of the proposed Subject. There is existing storm water maintenance infrastructure on site which would be upgraded and modified for the proposed development. The homes would be constructed for sale, rather than for rent.

The proposed homes are constructed in an appealing design offering multiple choices of 1-story, 1.5-story, and 2-story layouts with attached garages. The following pages include some images of a highly similar development in another market, constructed by the same builder as the proposed Subject property.



LE&D
PROFESSIONALS, P.C.
ENGINEERING OFFICE
SUITE B
111 CALDWAY STREET
DANVILLE, VA 22817

TEL: 0521-84501000
FAX: 0521-84501001
E-MAIL: 0521-84501002
WWW.BROADCOM.COM

RIVER OAK DRIVE SUBDIVISION
BRENT COCHRAN
RIVER OAK DRIVE - DANVILLE, VA
PRELIMINARY LAYOUT-10

[illegible]



The Emory



The Remington

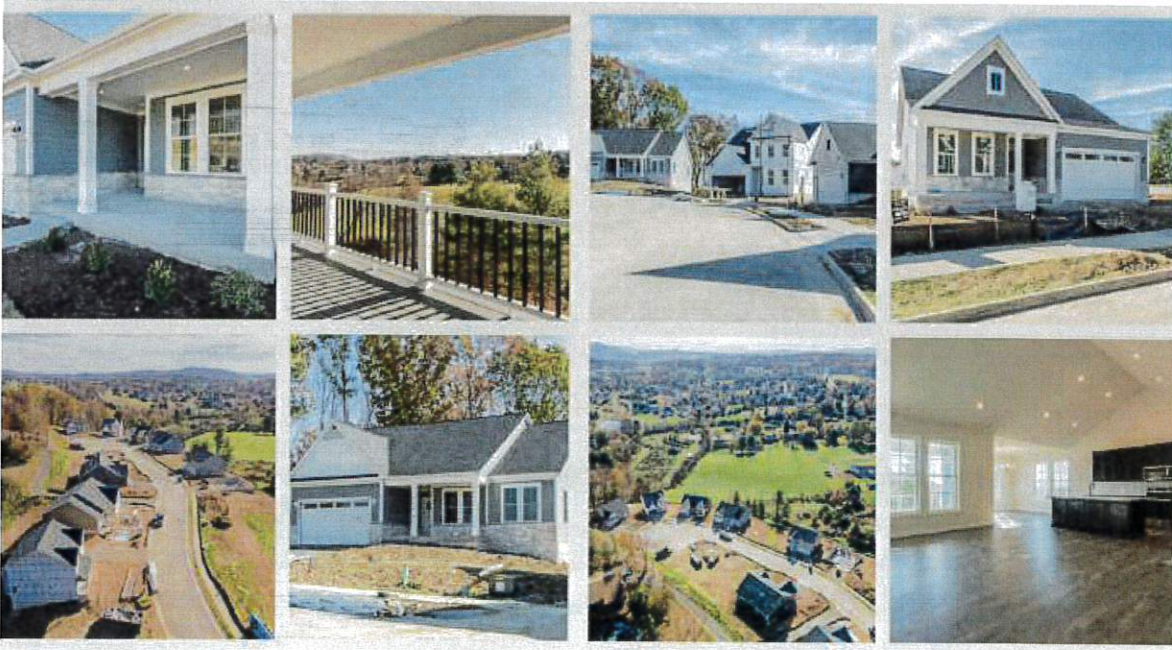
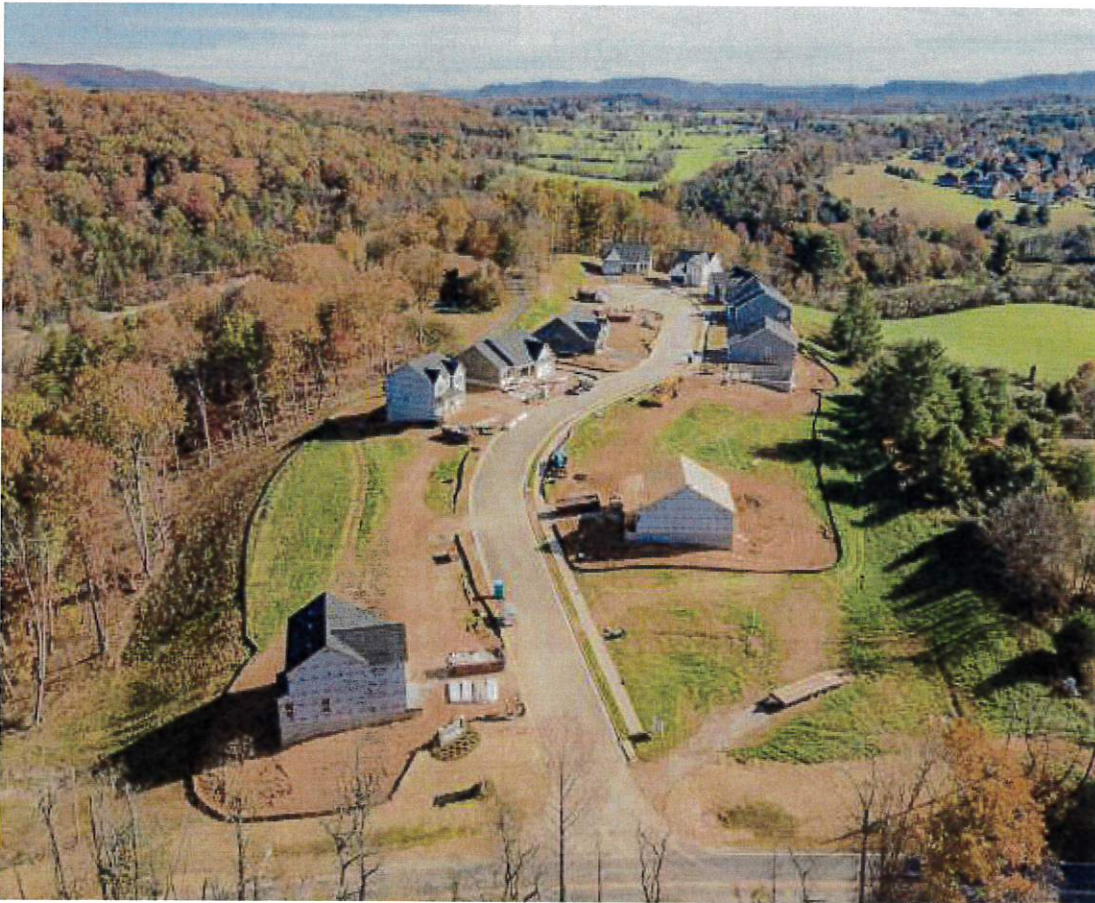


The Shenandoah



The Madison

Request for Rezoning



West Main & River Oak Residential Rezoning Summary

To: Danville City Council

We're proposing to invest approximately \$50 million in two residential development projects which would deliver 204 new market-rate apartments and 24 new single-family homes to the City of Danville. Our current rezoning request is to rezone approximately 22 acres out of a 157 acre parcel, which is already zoned for residential use. We do not have any intention of developing any of the remaining parcel, beyond the two sub-division parcels that we're requesting for rezoning.

There are two separate sub-division parcels and rezoning proposals:

1. **West Main Apartments:** 204 Apartments in 3 story garden-style buildings fronting West Main Street
2. **The Ridge (Single Family Homes):** 24 single family craftsmen style homes to be built on a new cul-de-sac street located off of River Oak Drive.

We're pursuing these developments in direct response to the City of Danville's advertised need for housing, which has been actively expressed by the City through the following public engagements and information.

- 2022 Housing Strategy Study performed by *Danter / Economic Development Strategies*.
- 2023 Housing Summit
- Economic Development Incentives focused on incentivizing the development of single-family and multi-family housing.
- *Please note that all proposed development sites being marketed by the City at this time require rezoning, with many bordering single family neighborhoods.

Key Highlights from the Housing Strategy Study:

- "If Danville cannot meet the housing demand generated from new employers already committed to the area, it will significantly impact the potential to attract new employers in the future." "In order to meet the immediate needs of new employers, housing initiatives must focus on large scale development. While neighborhood development and infill housing are worthy objectives, they do not respond with the emergency required to meet current needs."
- Current and Future Demand for Single Family Homes = 840
- Current and Future Demand for Apartments = 2,323

Our proposed developments will not come near satisfying Danville's housing demand, but they will help put a positive dent in that demand, while producing high quality properties and respecting the surrounding neighborhoods and greater community.

Development Details:

1. West Main Apartments:

- **West Main Corridor – Identified for Development:** Faces West Main Street in a corridor identified in the Schoolfield District Master Plan for mixed-use development, streetscaping improvements, and greater pedestrian & biking access.
- **Buffers between Neighbors:** Extensive buffers between all surrounding neighbors with ample trees to remain. The industry standard is 100ft. Our closest neighbor is 457ft. away
 - Please see the accompanying Site Plan with distances.
- **Infill Soil:** The property has been infilled by the current owner over the past 18 months. (We have the property under contract for purchase) The infill soil has been properly permitted and studied by the regional engineering firm, Hurt & Proffitt, for Geo Technical and Environmental purposes and is safe and sound for development. Contrary to current rumors, the soil is not hazardous.
- **Traffic:** We have already engaged *Engineering & Planning Resources “EPR”* to prepare for the traffic study already required by City Planning Staff, and we will comply with whatever requirements Public Works and/or VDOT determine based on EPR’s study. As for traffic on West Main, the soon to open Casino will have a far greater impact than either of our small developments.
 - EPR is a professional Traffic Engineering firm who performed some traffic studies in and around the Casino, so they are familiar with the West Main corridor.

2. The Ridge (Single Family Homes):

- **New Homes in a Neighborhood:** River Oak Drive is a single-family home neighborhood. Our proposal is to build 24 new homes within this existing neighborhood for greater density to address the current housing demand.
- **Buffers between Neighbors:** The Ridge is surrounded by woods on all sides and ravines on three sides, so there are ample physical buffers between the existing neighbors.
- **Infill Soil:** The property has been infilled by the current owner over the past 18 months. (We have the property under contract for purchase) The infill soil has been properly permitted and studied by the regional engineering firm, Hurt & Proffitt, for Geo Technical and Environmental purposes and is safe and sound for development. Contrary to current rumors, the soil is not hazardous.
- **Traffic:** We have already engaged *Engineering & Planning Resources “EPR”* to prepare for the traffic study already required by City Planning Staff, and we will comply with whatever requirements Public Works and/or VDOT determine based on EPR’s study.
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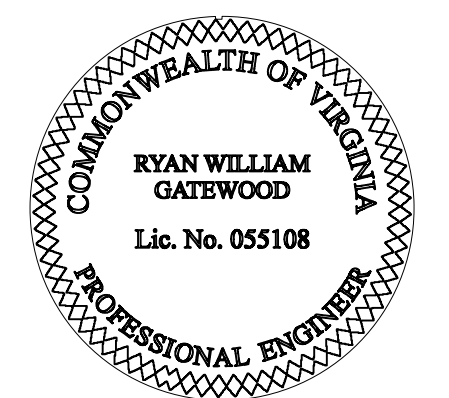
Thank You,
Brent Cochran & Chris Vail



www.landeng.com

**WEST MAIN AND RIVER OAK
SYCAMORE DEVELOPMENT COMPANY
1700 WEST MAIN STREET - DANVILLE, VA**

MASTER PLAN



REVISIONS					
NO.	DATE	DESCRIPTION			BY

Sheet No. **1** of **1**
 Date: FEBRUARY 29, 2024
 Scale: 1" = 150'
 Project No.
 VA\23-047-A107\
 P-23047-LAYOUT-9



(IN FEET)
1 inch = 150 ft.

NOTES:

1. THIS PRELIMINARY SUBDIVISION MAP HAS BEEN PREPARED FROM RECORD DOCUMENTS. NO FIELD WORK WAS PERFORMED BY THIS FIRM FOR THIS SITE, ACCURACY DEPENDANT UPON SUCH.
2. THIS COMPOSITE MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0629E DATED 09-29-2010.

THE DEDICATION OF RIGHT OF WAY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ALL RIGHT OF WAY AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO PITTSYLVANIA COUNTY, FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF RIGHT OF WAY TO PITTSYLVANIA COUNTY INCLUDES GRANTING THE MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE RIGHT OF WAY SHOWN HEREIN. ALL RIGHT OF WAY IS FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, EXCEPT AS RESTRICTED IN THE USE AS SHOWN ON THIS PLAT.

THE SUBDIVISION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

SIGNED

NAME TITLE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/ CITY OF

I, _____, A
NOTARY PUBLIC IN AND FOR THE STATE
AFORESAID, DO HEREBY CERTIFY THAT THE
OWNER:

_____, WHOSE NAME
(NAME) (TITLE)
IS SIGNED HEREON HAS ACKNOWLEDGED THE
SAME BEFORE ME THIS _____ DAY OF _____,
20____.

MY COMMISSION EXPIRES:

KEITH ROBINSON
INST 13-2487
INST 11-3344 (PLAT)
PID 58218

MAP REF: INST 05-4510

CALEB DURBIN
INST 22-1653
DB 898 PG 370 (PLAT)
PID 53861

LOT 7 SECTION C
SCOTT HUNTER RANDLETT
TAMMY M. RANDLETT
INST 20-1832
MB 3 PG 4
PID 54212

ROYGER L. ROBERTSON
VICKI A. ROBERTSON
INST 16-1799
DB 928 PG 57 (PLAT)
PID 56092

DAVID L. CHURCH
SHIRLEY A. CHURCH
INST 11-0727
DB 904 PG 239
PID 53406

LOT 4A
JAMES F.
SUTHERLAND
JANICE A
SUTHERLAND
DB 513 PG 16
MB 3 PG 4
PID 53630

LOT C
KOKOU D. KASSA
IYA B. KASSA
INST 18-1940
MB 3 PG 20
PID 56711

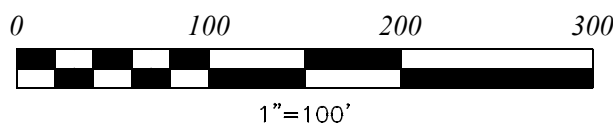
JULIO C. ROJAS
VIRGINIA R. ROJAS
INST 23-0184
INST 93-2314 (PLAT)
PID 57105

SOURCE OF TITLE:

BESS COMPANY
INST 05-5015

PLAT OF REFERENCE:

INST 05-4510 & OTHERS NOTED IN ADJOINER INFO



157.18 ACRES+/- (PID 51484)
-6.592 ACRES LOTS 1-24
-0.843 ACRES - PROPOSED R/W
-1.939 ACRES COMMON AREA
-0.737 ACRES FUTURE ACCESS
-11.444 ACRES (LOT 25)
135.525 ACRES (RESIDUE)

COMMON AREA
1.939 ACRES

PROPOSED
REGIONAL
STORMWATER
POND

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 49°57'25" W	52.59'	L35	N 38°06'27" E	34.11'
L2	N 49°57'25" W	17.90'	L36	N 44°32'30" E	46.52'
L3	N 30°28'29" W	21.24'	L37	N 36°44'30" E	60.51'
L4	N 08°26'11" W	9.31'	L38	N 40°50'46" E	35.51'
L5	N 08°26'11" W	52.01'	L39	N 36°57'14" E	38.17'
L6	N 08°26'11" W	52.01'	L40	N 30°19'07" E	87.56'
L7	N 08°26'11" W	52.01'	L41	N 10°27'20" E	33.69'
L8	N 09°01'02" W	7.55'	L42	S 10°27'20" E	38.21'
L9	S 09°01'02" E	7.55'	L43	S 39°20'05" E	113.67'
L10	S 08°26'11" E	36.00'	L44	S 20°18'40" E	209.19'
L11	S 08°26'11" E	52.00'	L45	S 20°18'40" E	12.34'
L12	S 08°26'11" E	52.00'	L46	S 26°14'52" E	66.91'
L13	S 08°26'11" E	52.00'	L47	S 16°51'47" E	71.42'
L14	S 08°26'11" E	29.05'	L48	S 41°08'45" W	51.61'
L15	S 30°28'29" E	21.24'	L49	S 09°57'39" E	62.03'
L16	S 49°57'25" E	44.16'	L50	S 09°57'39" E	11.18'
L17	S 49°57'25" E	26.33'	L51	S 07°39'21" W	42.49'
L18	N 24°47'09" W	97.33'	L52	S 07°39'21" W	25.54'
L19	N 32°46'59" E	171.42'	L53	S 22°22'54" E	28.29'
L20	N 77°46'09" E	124.21'	L54	S 22°22'54" E	53.58'
L21	N 81°33'46" E	153.21'	L55	S 22°22'54" E	20.75'
L22	N 81°33'49" E	142.04'	L56	S 07°12'53" E	39.47'
L23	N 81°33'49" E	141.78'	L57	S 07°12'53" E	23.75'
L24	N 81°33'49" E	154.69'	L58	S 42°32'08" E	34.09'
L25	N 84°19'03" E	158.07'	L59	S 42°32'08" E	34.09'
L26	N 84°01'29" E	167.09'	L60	S 28°18'10" E	19.35'
L27	N 81°50'23" E	172.96'	L61	S 28°18'10" E	19.35'
L28	N 83°42'32" E	183.58'	L62	S 54°30'45" E	44.41'
L29	N 83°42'32" E	148.99'	L63	S 20°36'36" E	10.43'
L30	N 41°33'18" E	27.65'	L64	S 20°36'36" E	53.67'
L31	N 55°47'20" E	35.83'	L65	S 37°38'35" W	27.85'
L32	N 47°26'49" E	43.36'	L66	S 18°06'45" E	36.95'
L33	N 23°53'43" E	45.47'			
L34	N 11°43'30" E	56.97'			

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°10'04"	275.00'	15.20'	N 48°22'23" W	15.20'
C2	8°22'15"	325.00'	47.48'	N 45°46'17" W	47.44'
C3	10°16'48"	325.00'	58.31'	N 36°26'46" W	58.23'
C4	0°49'53"	325.00'	4.72'	N 30°53'26" W	4.72'
C5	9°20'52"	325.00'	53.02'	N 20°39'00" W	52.97'
C6	7°32'23"	325.00'	42.77'	N 12°12'22" W	42.74'
C7	3°18'53"	275.00'	15.91'	N 07°21'36" W	15.91'
C8	54°18'53"	17.00'	16.12'	N 36°10'28" W	15.52'
C9	14°49'23"	55.00'	14.23'	N 55°55'13" W	14.19'
C10	57°23'45"	55.00'	55.10'	N 19°48'39" W	52.82'
C11	56°19'38"	55.00'	54.07'	N 37°03'02" E	51.92'
C12	57°34'07"	55.00'	55.26'	S 86°00'05" E	52.97'
C13	63°02'01"	55.00'	60.51'	S 25°42'01" E	57.50'
C14	39°28'51"	55.00'	37.90'	S 25°33'25" W	37.15'
C15	54°18'53"	17.00'	16.12'	S 18°08'24" W	15.52'
C16	0°16'30"	325.00'	1.56'	S 08°52'47" E	1.56'
C17	2°49'14"	325.00'	16.00'	S 07°19'55" E	16.00'
C18	4°47'15"	275.00'	22.98'	S 10°49'48" E	22.97'
C19	11°06'51"	275.00'	53.34'	S 18°46'51" E	53.26'
C21	1°11'01"	275.00'	5.68'	S 31°04'00" E	5.68'
C22	12°46'04"	275.00'	61.28'	S 38°02'33" E	61.15'
C23	5°31'50"	275.00'	26.54'	S 47°11'30" E	26.53'
C24	9°34'32"	325.00'	54.32'	S 45°10'09" E	54.25'

JEFFREY E. MCDOWELL
HEATHER J. MCDOWELL
INST 11-0374
INST 11-313 (PLAT)
PID 51470

PROPERTY LINE
FOLLOWS
CREEK FROM
'D' TO 'E'

CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS FIFTH DAY OF FEBRUARY, 2024.

RICHARD B. ARMSTRONG, JR. LS 3017



CITY APPROVAL CERTIFICATION:

I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

CITY ENGINEER

ZONING ADMINISTRATOR

SHEET 1 OF 2

DRAWN BY: RBA | DATE: 02-05-2024 | PROJECT #230265-2

ARMSTRONG
CIVIL
105 NORTH MAIN ST. GRETNA, VA 24557. 434-656-1051
ARMSTRONGCIVIL.COM
INFO@ARMSTRONGCIVIL.COM

PLAT SHOWING
SUBDIVISION FOR
1700 W. MAIN ST
CITY OF DANVILLE, VIRGINIA

NOTES:

1. THIS COMPOSITE MAP HAS BEEN PREPARED FROM RECORD DOCUMENTS. NO FIELD WORK WAS PERFORMED BY THIS FIRM FOR THIS SITE. ACCURACY DEPENDANT UPON SUCH.
2. THIS COMPOSITE MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0628E DATED 09-29-2010. THE APPROXIMATE LIMITS OF FLOOD HAZARD ZONE 'AE' ARE SHOWN HEREON BY GRAPHIC SCALING ONLY.

PROPERTY LINE FROM 'A' TO 'B' ALONG SOUTH BANK OF DAN RIVER AS IT MEANDERS. BEARINGS AND DISTANCES SHOWN ARE FOR ACREAGE CALCULATIONS

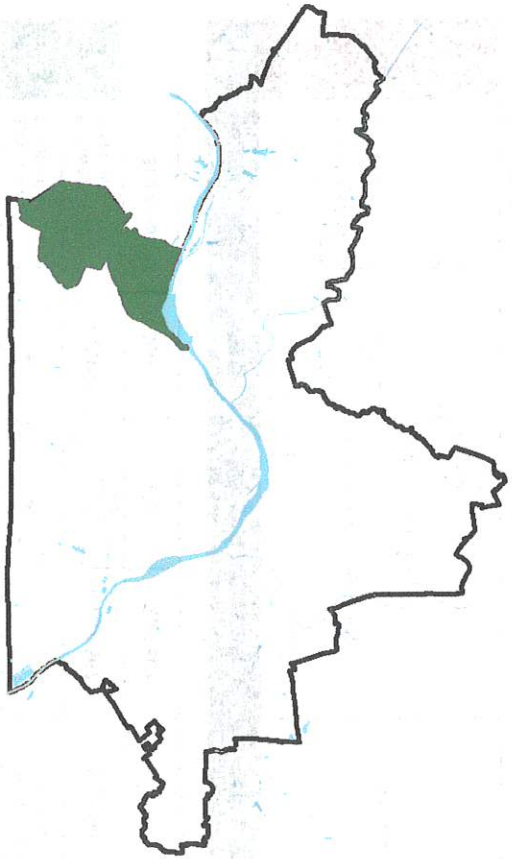
DAN RIVER

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	753.91'	44.88'	S 87°11'44" W	44.87'
C2	20.00'	30.24'	N 55°11'31" W	27.44'
C3	261.36'	112.00'	N 25°18'35" W	111.26'
C4	275.00'	117.28'	N 25°28'35" E	116.36'
C5	25.00'	39.97'	N 62°14'37" E	35.85'
C6	437.56'	127.02'	S 67°37'33" E	126.57'
C7	2819.79'	104.08'	S 82°25'52" W	104.08'
C8	1863.94'	148.90'	S 71°44'48" W	148.90'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 27°50'57" E	48.78'	L1	S 85°36'04" W	154.67'
L2	N 24°10'18" E	42.67'	L2	N 88°30'18" W	123.30'
L3	N 24°10'18" E	42.67'	L3	N 88°30'18" W	123.30'
L4	N 07°08'51" E	75.18'	L4	N 79°03'53" W	57.97'
L5	N 07°08'51" E	75.18'	L5	N 79°03'53" W	57.97'
L6	N 07°08'51" E	75.18'	L6	N 79°03'53" W	57.97'
L7	N 07°08'51" E	75.18'	L7	N 79°03'53" W	57.97'
L8	N 07°08'51" E	75.18'	L8	N 79°03'53" W	57.97'
L9	N 07°08'51" E	75.18'	L9	N 79°03'53" W	57.97'
L10	N 07°08'51" E	75.18'	L10	N 79°03'53" W	57.97'
L11	N 07°08'51" E	75.18'	L11	N 79°03'53" W	57.97'
L12	N 07°08'51" E	75.18'	L12	N 79°03'53" W	57.97'
L13	N 07°08'51" E	75.18'	L13	N 79°03'53" W	57.97'
L14	N 07°08'51" E	75.18'	L14	N 79°03'53" W	57.97'
L15	N 07°08'51" E	75.18'	L15	N 79°03'53" W	57.97'
L16	N 07°08'51" E	75.18'	L16	N 79°03'53" W	57.97'
L17	N 07°08'51" E	75.18'	L17	N 79°03'53" W	57.97'
L18	N 07°08'51" E	75.18'	L18	N 79°03'53" W	57.97'
L19	N 07°08'51" E	75.18'	L19	N 79°03'53" W	57.97'
L20	N 07°08'51" E	75.18'	L20	N 79°03'53" W	57.97'
L21	N 07°08'51" E	75.18'	L21	N 79°03'53" W	57.97'
L22	N 07°08'51" E	75.18'	L22	N 79°03'53" W	57.97'
L23	N 07°08'51" E	75.18'	L23	N 79°03'53" W	57.97'
L24	N 07°08'51" E	75.18'	L24	N 79°03'53" W	57.97'
L25	N 07°08'51" E	75.18'	L25	N 79°03'53" W	57.97'
L26	N 07°08'51" E	75.18'	L26	N 79°03'53" W	57.97'
L27	N 07°08'51" E	75.18'	L27	N 79°03'53" W	57.97'
L28	N 07°08'51" E	75.18'	L28	N 79°03'53" W	57.97'
L29	N 07°08'51" E	75.18'	L29	N 79°03'53" W	57.97'
L30	N 07°08'51" E	75.18'	L30	N 79°03'53" W	57.97'
L31	N 07°08'51" E	75.18'	L31	N 79°03'53" W	57.97'
L32	N 07°08'51" E	75.18'	L32	N 79°03'53" W	57.97'
L33	N 07°08'51" E	75.18'	L33	N 79°03'53" W	57.97'
L34	N 07°08'51" E	75.18'	L34	N 79°03'53" W	57.97'
L35	N 07°08'51" E	75.18'	L35	N 79°03'53" W	57.97'
L36	N 07°08'51" E	75.18'	L36	N 79°03'53" W	57.97'
L37	N 07°08'51" E	75.18'	L37	N 79°03'53" W	57.97'
L38	N 07°08'51" E	75.18'	L38	N 79°03'53" W	57.97'
L39	N 07°08'51" E	75.18'	L39	N 79°03'53" W	57.97'
L40	N 07°08'51" E	75.18'	L40	N 79°03'53" W	57.97'
L41	N 07°08'51" E	75.18'	L41	N 79°03'53" W	57.97'
L42	N 07°08'51" E	75.18'	L42	N 79°03'53" W	57.97'
L43	N 07°08'51" E	75.18'	L43	N 79°03'53" W	57.97'
L44	N 07°08'51" E	75.18'	L44	N 79°03'53" W	57.97'
L45	N 07°08'51" E	75.18'	L45	N 79°03'53" W	57.97'
L46	N 07°08'51" E	75.18'	L46	N 79°03'53" W	57.97'
L47	N 07°08'51" E	75.18'	L47	N 79°03'53" W	57.97'
L48	N 07°08'51" E	75.18'	L48	N 79°03'53" W	57.97'
L49	N 07°08'51" E	75.18'	L49	N 79°03'53" W	57.97'
L50	N 07°08'51" E	75.18'	L50	N 79°03'53" W	57.97'
L51	N 07°08'51" E	75.18'	L51	N 79°03'53" W	57.97'
L52	N 07°08'51" E	75.18'	L52	N 79°03'53" W	57.97'
L53	N 07°08'51" E	75.18'	L53	N 79°03'53" W	57.97'
L54	N 07°08'51" E	75.18'	L54	N 79°03'53" W	57.97'
L55	N 07°08'51" E	75.18'	L55	N 79°03'53" W	57.97'
L56	N 07°08'51" E	75.18'	L56	N 79°03'53" W	57.97'
L57	N 07°08'51" E	75.18'	L57	N 79°03'53" W	57.97'
L58	N 07°08'51" E	75.18'	L58	N 79°03'53" W	57.97'
L59	N 07°08'51" E	75.18'	L59	N 79°03'53" W	57.97'
L60	N 07°08'51" E	75.18'	L60	N 79°03'53" W	57.97'
L61	N 07°08'51" E	75.18'	L61	N 79°03'53" W	57.97'
L62	N 07°08'51" E	75.18'	L62	N 79°03'53" W	57.97'
L63	N 07°08'51" E	75.18'	L63	N 79°03'53" W	57.97'
L64	N 07°08'51" E	75.18'	L64	N 79°03'53" W	57.97'
L65	N 07°08'51" E	75.18'	L65	N 79°03'53" W	57.97'
L66	N 07°08'51" E	75.18'	L66	N 79°03'53" W	57.97'
L67	N 07°08'51" E	75.18'	L67	N 79°03'53" W	57.97'
L68	N 07°08'51" E	75.18'	L68	N 79°03'53" W	57.97'
L69	N 07°08'51" E	75.18'	L69	N 79°03'53" W	57.97'
L70	N 07°08'51" E	75.18'	L70	N 79°03'53" W	57.97'
L71	N 07°08'51" E	75.18'	L71	N 79°03'53" W	57.97'
L72	N 07°08'51" E	75.18'	L72	N 79°03'53" W	57.97'
L73	N 07°08'51" E	75.18'	L73	N 79°03'53" W	57.97'
L74	N 07°08'51" E	75.18'	L74	N 79°03'53" W	57.97'
L75	N 07°08'51" E	75.18'	L75	N 79°03'53" W	57.97'
L76	N 07°08'51" E	75.18'	L76	N 79°03'53" W	57.97'
L77	N 07°08'51" E	75.18'	L77	N 79°03'53" W	57.97'
L78	N 07°08'51" E	75.18'	L78	N 79°03'53" W	57.97'
L79	N 07°08'51" E	75.18'	L79	N 79°03'53" W	57.97'
L80	N 07°08'51" E	75.18'	L80	N 79°03'53" W	57.97'
L81	N 07°08'51" E	75.18'	L81	N 79°03'53" W	57.97'
L82	N 07°08'51" E	75.18'	L82	N 79°03'53" W	57.97'
L83	N 07°08'51" E	75.18'	L83	N 79°03'53" W	57.97'
L84	N 07°08'51" E	75.18'	L84	N 79°03'53" W	57.97'
L85	N 07°08'51" E	75.18'	L85	N 79°03'53" W	57.97'
L86	N 07°08'51" E	75.18'	L86	N 79°03'53" W	57.97'
L87	N 07°08'51" E	75.18'	L87	N 79°03'53" W	57.97'
L88	N 07°08'51" E	75.18'	L88	N 79°03'53" W	57.97'
L89	N 07°08'51" E	75.18'	L89	N 79°03'53" W	57.97'
L90	N 07°08'51" E	75.18'	L90	N 79°03'53" W	57.97'
L91	N 07°08'51" E	75.18'	L91	N 79°03'53" W	57.97'
L92	N 07°08'51" E	75.18'	L92	N 79°03'53" W	57.97'
L93	N 07°08'51" E	75.18'	L93	N 79°03'53" W	57.97'
L94	N 07°08'51" E	75.18'	L94	N 79°03'53" W	57.97'
L95	N 07°08'51" E	75.18'	L95	N 79°03'53" W	57.97'
L96	N 07°08'51" E	75.18'	L96	N 79°03'53" W	57.97'
L97	N 07°08'51" E	75.18'	L97	N 79°03'53" W	57.97'
L98	N 07°08'51" E	75.18'	L98	N 79°03'53" W	57.97'
L99	N 07°08'51" E	75.18'	L99	N 79°03'53" W	57.97'
L100	N 07°08'51" E	75.18'	L100	N 79°03'53" W	57.97'

LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE
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Planning Area 3: COUNTRY CLUB



Location: Planning Area 3 is located in the southwestern portion of the City and encompasses over 1470 total acres (approximately 5% of the City's total land area). It is bordered on the west by the City's corporate limits, on the north by the corporate limits and the Dan River, on the east by West Main Street, and on the south by the Virginia/North Carolina state line. Five Sub Areas and one Redevelopment Area have been identified within the Country Club Planning Area.

Existing Land Use: The Country Club Planning Area is dominated by residential uses, most of which are located in one of four major subdivisions: Withers Park, Cedarbrook, Country Club West or Wedgewood. The vast majority of the residences are single-family detached units, although some multifamily (apartment) units are located within the Planning Area as well. Planning Area 3 is also home to the Danville Golf Club and the Thomasville Builders woodland property (Sub Area 3) which

overlooks the Dan River and is currently being forested and subdivided for residential use. Aging commercial strip development borders the West Main (Business Route 29) entranceway at the southern City line.

Environment: The Dan River and the adjacent Dan River Mills woodlands are the two most significant environmental features in the Planning Area. The Dan River mills woodland property drains directly into the City's principal fresh water supply; therefore, the future development of this property must incorporate adequate stormwater management design strategies to protect the fresh water source.

Public Utilities: Public utilities are readily available throughout with the exception of the Thomasville Builders woodland property.

Transportation: West Main Street serves as the principal access road to properties within Planning Area 3. Internal properties are reliant upon a largely unconnected system of local residential collector streets for access.

Corridors: West Main (Business Route 29)

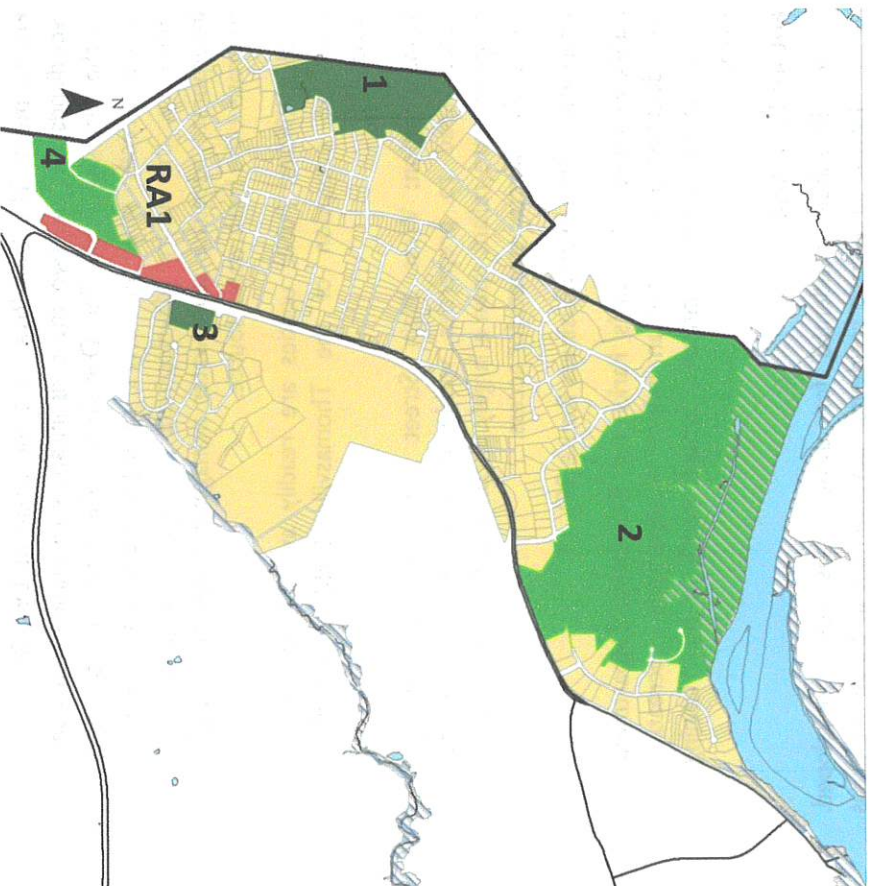
Public Facilities: The City's Parks and Recreation Department has identified a need for an indoor multipurpose recreation facility to serve senior citizens through youth in this Planning Area.

Future Land Use:

- Threshold residential for those areas still undeveloped. Revisit large-scale residential development in fringe sub-areas only as housing demand grows.
- W. Main Gateway and Corridor Redevelopment, right-of-way improvements, signage, setbacks.

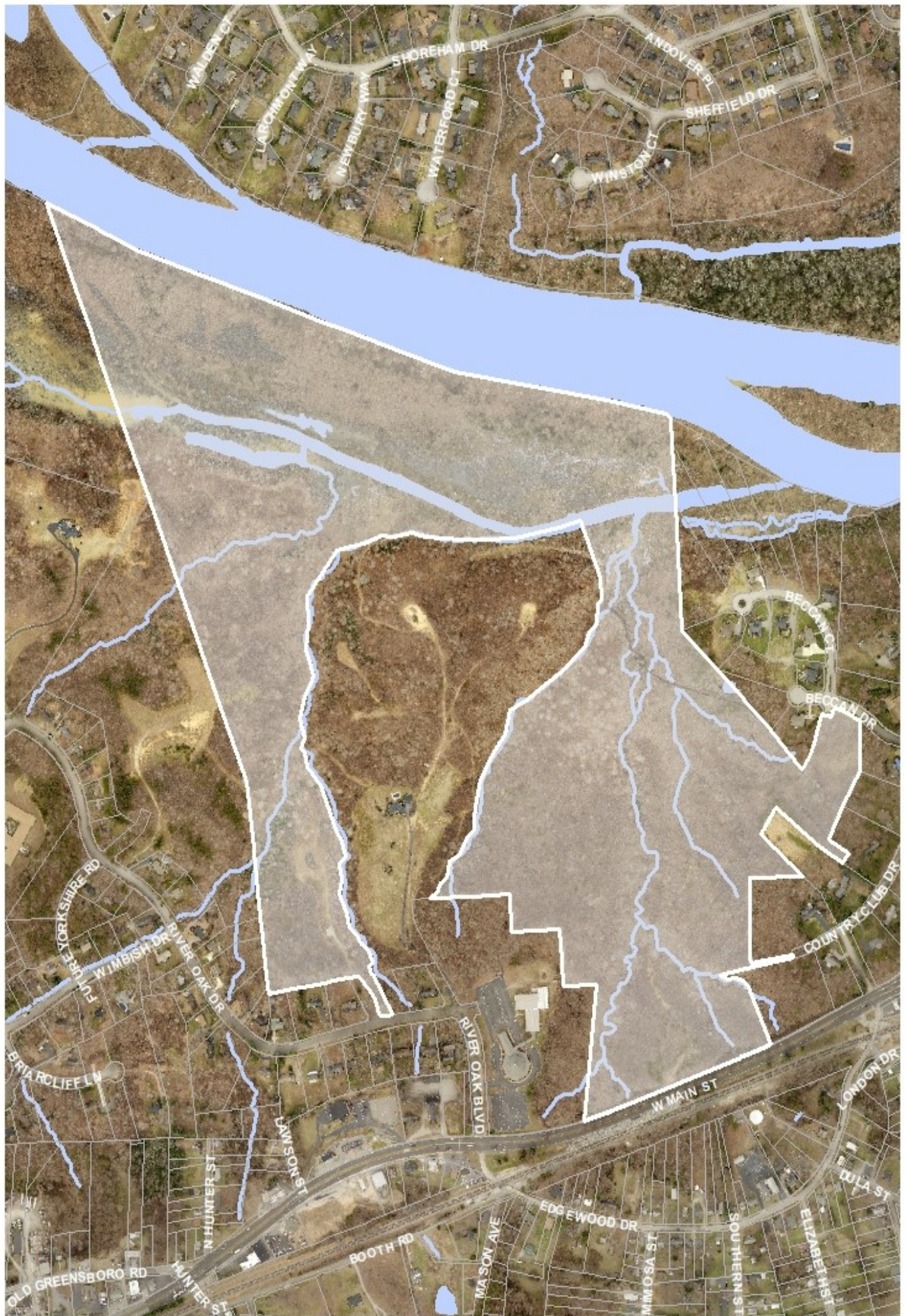
- Light Industrial at 29 and 58 (good transportation infrastructure and proximity to southern gateway and NC research markets) to accompany redevelopment at gateway.

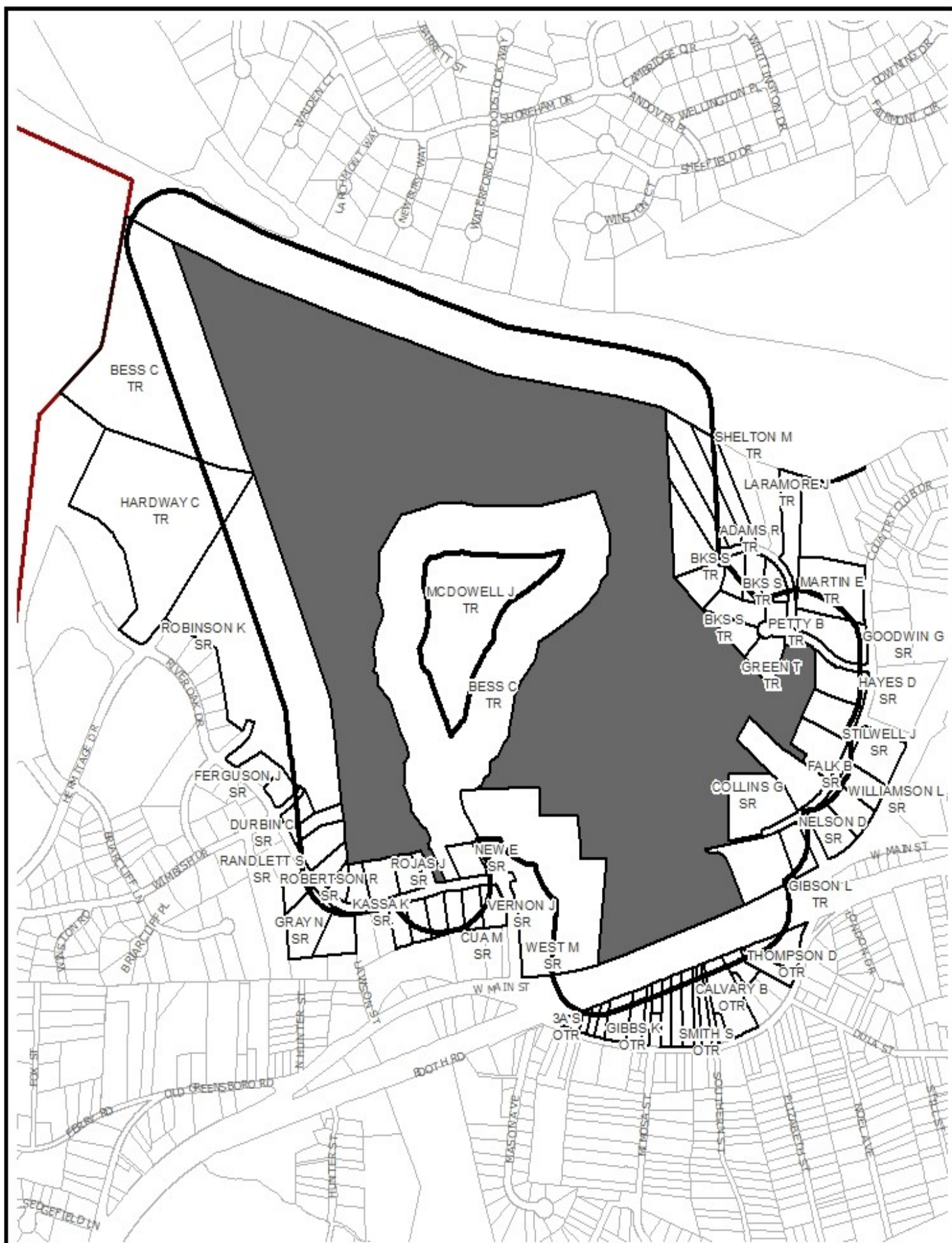
PLANNING AREA 3						
Sub Area	Zoning Classification	Developable Acreage	Potential Yield	Sq Feet	Future Land-Use Recommendation	
1	Threshold Residential	44	17		Rural Residential	
	Old Town Residential	8	24			
	Sub Total:	52	40			
	Threshold Residential	207	78			
2	Suburban Residential	12	11		Low Density Residential	
	Sub Total:	219	89			
	Suburban Residential	5	5			
3	Highway Retail Commercial	30		287,667	Light Industrial	
Sub Areas:		306	135	287,667		
Sub Area	Zoning Classification	Total Acreage	Existing Land Use (% of total acreage)		Future Land-Use Recommendation	
1	Light Economic Development	3	Motel (33%) Single Family Residential (10%) Multi-Family (10%) Distribution Warehouse Wholesale (9%)		Mixed Use	
	Highway Retail Commercial	13				
Redevelopment Areas:		16				
PLANNING AREA:		322	135	287,667		



Planning Area 3: COUNTRY CLUB



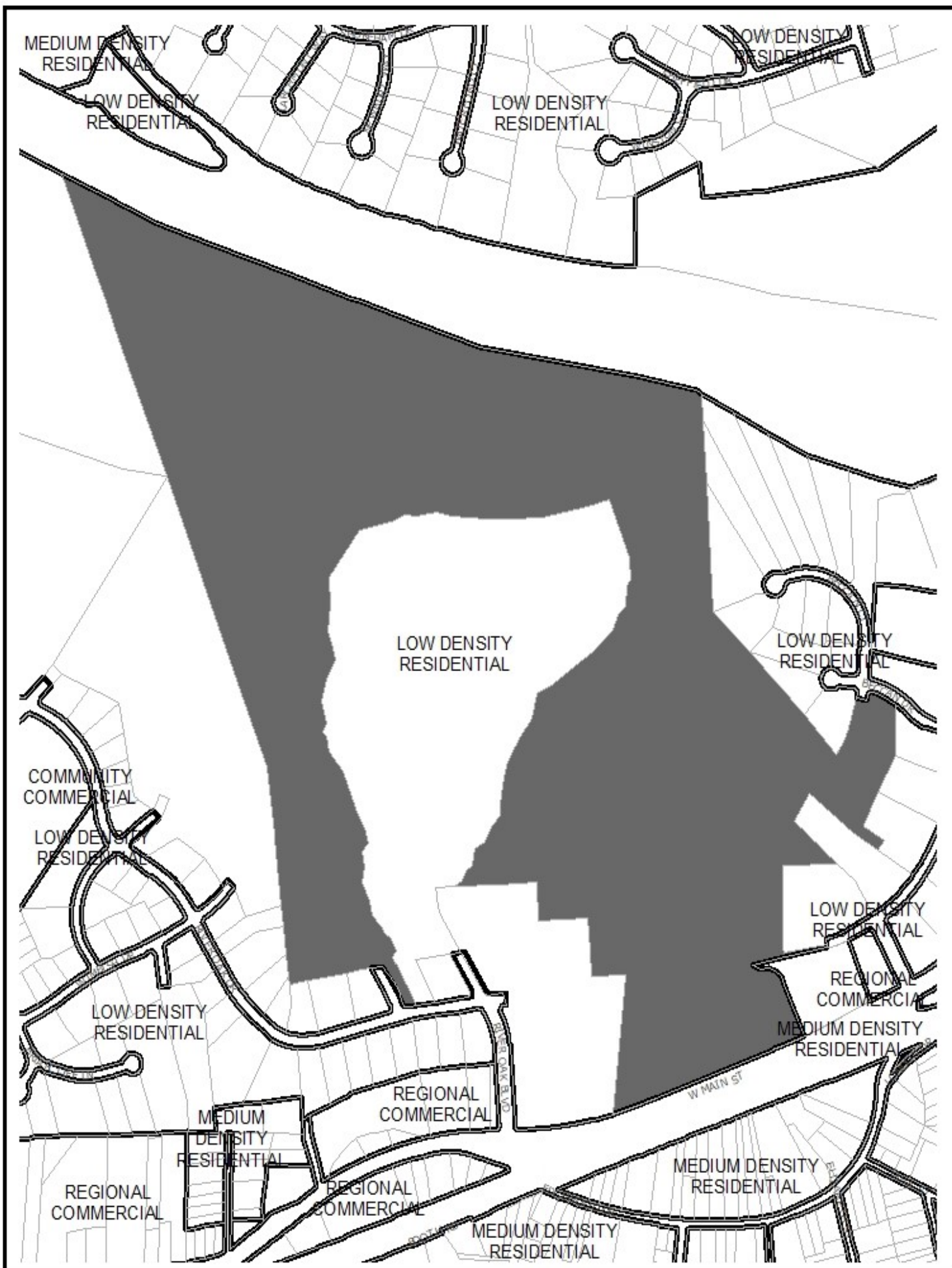




SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/19/2024

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 or 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
1/19/2024

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: February 12, 2024
TO: City Planning Commission
FROM: Planning Staff
SUBJECT: Response From Neighboring Property Owners

REQUEST:

3. *Rezoning Application PZ24-00033 filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company requesting to rezone approximately 10 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to NT-R Neotraditional Residential.*

RESPONSES:

Sixty-nine (69) notices were sent out to property owners within three hundred (300) feet. Twenty-five notices were received. Nine (9) were unopposed, sixteen (16) were opposed.

COMMENTS:

"We refuse to be unopposed to any land development near our property without full disclosure and plan renderings from Chris Vail and Brent Cochran on behalf of Sycamore Development."

"Would like more information!"

"The neighbors to this proposed rezoned property have made substantial investments in single-family residential homes and strongly oppose having our property values compromised by multi-family housing. Noise, traffic, crime rates, privacy, property values, etc. are all serious concerns that should be considered for existing citizens whose investments are jeopardized. Require developers to build consistent with current codes unless neighbors approve."

"A traffic light at the intersection of West Main and River Oak Dr. would greatly help safety and traffic flow with the increase in residents."



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

City Planning Commission

MEMORANDUM

DATE: FEBRUARY 12, 2024
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ23-00033

REQUEST

Rezoning Application PZ24-00033 filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company requesting to rezone approximately 10 acres of 1700 West Main Street (Parcel 51484) from T-R Threshold Residential to NT-R Neotraditional Residential.

RECOMMENDATION

The Planning Commission, at their February 12, 2024, meeting voted 4 - 3 to recommend approval of Rezoning Request PZ23-00033.

 RB

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 1160

NEW BUSINESS E.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of Authorizing the Issuance of Bonds of the City of Danville, Virginia.

From: Michael Adkins, Chief Financial Officer

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Authorizing the Issuance of Bonds of the City of Danville, Virginia, in the Maximum Aggregate Principal Amount of \$16,000,000 to Finance the Acquisition, Construction and Equipping of Various Capital Projects.
First Reading

SUMMARY

The City's Charter grants the ability to issue bonds, within a specified annual limit, without a referendum. Each year's bond capacity may carry forward to the next fiscal year, if the authorization is granted by Council prior to June 30. Approving the attached Ordinance does not allow the City to issue debt, it only reserves the capacity to issue debt based on the Fiscal Year 2024 legal limits for issuing debt without a referendum. This capacity is only available from now until the end of the subsequent fiscal year (June 30, 2025). Council would need to approve a Resolution for the issuance or refunding of debt before the City can actually issue debt. A separate Resolution will be presented at a future meeting for approval in order to issue new bonds to finance the FY 2024 Capital Improvement Plan in accordance with Council's adopted budget for Fiscal Year 2024.

BACKGROUND

The City's Charter grants the ability to issue up to \$6,000,000 principal amount of bonds to finance any capital expenditures other than expenditures relating to the City's water, sewer, gas, and/or electric systems. Further, the Charter grants authority to issue up to \$10,000,000 principal amount of bonds to finance capital expenditures related to the City's water, sewer, gas, and electrical systems, or other specific undertakings from which a revenue may be derived. The Charter also allows an additional \$25,000,000 in principal amount of bonds to be issued to finance capital expenditure relating to the City's water treatment, wastewater treatment, storm water treatment, solid waste disposal, or recycling facilities, and any extraordinary maintenance improvements or expansion of transmission and distribution infrastructure for the electric or gas systems. Each of the amounts may be authorized annually without referendum and may carry forward one fiscal year, if authorized prior to June 30.

The Fiscal Year 2024 budget for capital projects includes potential bond financing of approximately \$11 million of general governmental projects and \$12.5 million of utility projects. The passing of this Ordinance will allow access to the borrowing capacity needed to finance these approved projects, but

does not actually authorize the issuance of the bonds. A separate Resolution to authorize bonds will need to be approved in order to issue the debt.

RECOMMENDATION

It is recommended City Council approve the attached Ordinance authorizing utilization of the City's Fiscal Year 2024 borrowing capacity to issue General Obligation bonds of the City of Danville, Virginia, that will potentially utilize up to \$6,000,000 of the FY 2024 capacity, pursuant to Section 9-7A of the City Charter, as well as utilize up to \$10,000,000 of the FY 2024 capacity, pursuant to Section 9-7D of the City Charter

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024 - _____.____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS OF THE CITY OF DANVILLE, VIRGINIA, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$16,000,000 TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF VARIOUS CAPITAL PROJECTS.

WHEREAS, Section 9-7A of the City Charter allows the City of Danville, Virginia (the "City"), to issue each fiscal year up to \$6,000,000 principal amount of bonds to finance any capital expenditures other than for capital expenditures relating to the City's water, sewer, gas and/or electric systems, without submitting the question of their issuance to the voters; and

WHEREAS, the Council of the City (the "Council") has not authorized or issued any bonds pursuant to Section 9-7A for the fiscal year that began July 1, 2023, and the Council now desires to authorize the issuance of up to \$6,000,000 principal amount of bonds in accordance with such Charter provision; and

WHEREAS, Section 9-7D of the City Charter allows the City to issue each fiscal year up to \$10,000,000 principal amount of bonds to finance capital expenditures relating to the City's water, sewer, gas and electric systems or other specific undertaking or undertakings from which the City may derive a revenue, without submitting the question of their issuance to the voters; and

WHEREAS, the Council has not authorized or issued any bonds pursuant to Section 9-7D for the fiscal year that began July 1, 2023, and the Council now desires to authorize the issuance of up to \$10,000,000 principal amount of bonds in accordance with such Charter provision.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that:

1. It is determined to be necessary and expedient for the City to plan, design, acquire, construct, extend, renovate and/or improve the Projects described below, all of which are determined to promote the development and public welfare of the City, to borrow money for such purposes and to issue the City's bonds therefor.

2. Pursuant to Section 9-7A of the City Charter, there are authorized to be issued general obligation bonds in the maximum principal amount of \$6,000,000 to finance and pay, together with other available funds, the costs to plan, design, acquire, construct, extend, renovate and/or improve: (a) parks and recreational facility improvements, (b) fire and police equipment, (c) information technology software and equipment, (d) public building improvements (including, without limitation, roof, elevator and HVAC improvements), (e) acquisition and installation of emergency generators, (f) sidewalk, street and parking lot improvements, (g) capital improvements for the municipal airport, (h) stormwater system upgrades, and (i) any other capital expenditures (other than for capital expenditures relating to the City's water, sewer, gas and/or electric systems) (collectively, the "9-7A Project"). Proceeds of the bonds may be applied to pay, in addition to 9-7A Project costs, related financing and issuance costs. Such bonds may be issued as one or more separate issues or may be combined with bonds authorized for other purposes and issued as a single issue.

3. Pursuant to Section 9-7D of the City Charter, there are authorized to be issued general obligation and/or revenue bonds in the maximum principal amount of \$10,000,000 to finance and pay, together with other available funds, the costs to plan, design, acquire, construct, extend, renovate and/or improve: (a) distribution and treatment infrastructure improvements for the water system, (b) substations and distribution infrastructure improvements for the electric system, and (c) any other capital expenditures relating to the City's water, sewer, gas and/or electric systems or other specific undertaking or undertakings from which the City may derive a revenue (collectively, the "9-7D Project" and, together with the 9-7A Project, the "Projects"). Proceeds of the bonds may be applied to pay, in addition to 9-7D Project costs, related financing and issuance costs. Such bonds may be issued as one or more separate issues or may be combined with bonds authorized for other purposes and issued as a single issue.

4. The bonds shall conform to Section 9-5 of the City Charter and shall bear such date or dates, mature at such time or times, bear interest at such rate or rates, be in such denominations and form, be executed in such manner, and be sold at such time or times and in such manner as the Council shall hereafter provide by appropriate resolution or resolutions. All bonds issued to finance capital expenditures shall be made payable within the average probable period of usefulness of the improvements or undertakings to be financed. The Council shall make such determinations pursuant to such resolution or resolutions.

5. As determined by Council pursuant to subsequent resolution, the bonds shall be issued as general obligations of the City to which the City's full faith and credit of the City shall be irrevocably pledged, or, in the alternative for purposes of financing the 9-7D Project, the bonds may be issued as revenue obligations to which the revenues derived from any such specified undertakings shall be irrevocably pledged.

6. The City Clerk, in collaboration with the City Attorney, is authorized and directed to see to the immediate filing of a certified copy of this Ordinance in the Circuit Court of the City of Danville.

7. This Ordinance shall take effect immediately.

Approved:

Mayor

Attest:

City Clerk

Approved As To
Form and Legal Sufficiency

City Attorney

Council Letter City of Danville, Virginia



CL - 1165

NEW BUSINESS F.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of a Request to the Virginia Department of Transportation to Adjust Danville's Lane Mile Inventory.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

COUNCIL ACTION

A Resolution Authorizing and Approving a Request by the City of Danville to the Virginia Department of Transportation to Adjust Danville's Lane Milage Inventory.

SUMMARY

Lane mile inventory changes, due to the construction of Community Way and the addition of bike lanes on Westover Drive, need to be reported to the Virginia Department of Transportation (VDOT) so that the City of Danville's lane mile inventory can be updated accordingly.

BACKGROUND

The Commissioner of Highways authorizes payments to localities for maintenance of eligible streets. Payments are based on lane miles within a locality's street inventory. Danville currently has an inventory of approximately 725 lane miles. The Community Way road construction project was recently completed, and this new road is eligible to be added to Danville's street inventory to increase overall lane miles. Two existing lanes on Westover Drive were converted to bicycle-only lanes from Blair Loop Road to the western city limits. Payments will not be impacted as allowed in §33.2-319 of the Code of Virginia.

RECOMMENDATION

It is recommended that City Council adopt the accompanying Resolution authorizing submission of Danville's lane mile inventory changes to the Virginia Department of Transportation.

Attachments

1. Resolution
 2. U1 Form
 3. UMIS-Community Way
 4. UMIS-Westover Drive
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2024 - _____._____

A RESOLUTION AUTHORIZING AND APPROVING A REQUEST BY THE CITY OF DANVILLE TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO ADJUST DANVILLE'S LANE MILEAGE INVENTORY.

WHEREAS, the Virginia Department of Transportation allows municipalities receiving highway maintenance payments to adjust their lane mileage inventory annually to reflect additions, deletions, annexations, mergers or incorporations that occur during the year.

NOW THEREFORE, BE IT RESOLVED that the City Manager, Kenneth F. Larking, be, and he is hereby, authorized and directed to submit to the Virginia Department of Transportation, on the forms and in the manner prescribed by the Department, the City's request for street additions for municipal assistance payments, together with a copy of this resolution and such maps and other documents that may be necessary to make and support a request, that Community Way be functionally classified by the Virginia Department of Transportation and added to the Danville Highway Maintenance System for which the City of Danville is entitled to receive maintenance payments in accordance with provisions of §33.2-319 of the Code of Virginia, 1950, as amended; and

BE IT FURTHER RESOLVED that in accordance with §33.2-319 of the Code of Virginia, the conversion of existing moving lanes to bicycle-only lanes on Westover Drive will be reported to the Virginia Department of Transportation but there will be no reduction in annual maintenance payments because of this change; and,

BE IT FINALLY RESOLVED that said request and submission be, and the same are hereby, approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Appendix B
Form U-1 (rev. 7-1-17)

LOCAL ASSISTANCE DIVISION
VDOT
REQUEST FOR STREET ADDITION, DELETIONS AND CONVERSIONS FOR
STREET PAYMENTS SECTION 33.2-319
CODE OF VIRGINIA

MUNICIPALITY Danville

DISTRICT Lynchburg

ACTION REQUIRED (SELECT BELOW)	STREET NAME ROUTE NUMBER	TO TERMINI FROM	R/W (Width) (FEET)	PAVEMENT WIDTH (FEET)	CENTER LANE (MILES)	NUMBER OF LANES	MOVING LANE MILES	Eligibility Code Reference Link	FUNC. CLASS. (T&MPD USE ONLY)
BICYCLE LANE CONVERSION	Westover Drive	Blair Loop Road to WCL	60	40	4.32	2	8.64	Select one	
ADD (New Road)	Community Way	Bishop Road to End	100	30	0.15	2	0.30	1	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
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SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	
SELECT ONE							0.00	Select one	

* Council Resolution and Map Attached

SIGNED _____
MUNICIPAL OFFICIAL DATE

Submit to: District Point of Contact in triplicate

SIGNED _____
AUTHORIZED VDOT OFFICIAL DATE

CLASSIFIED BY _____
T&MPD ENGINEER DATE

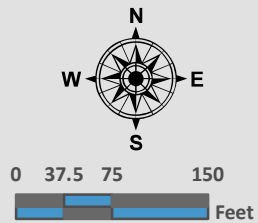


VDOT UMIS Add New Road Request

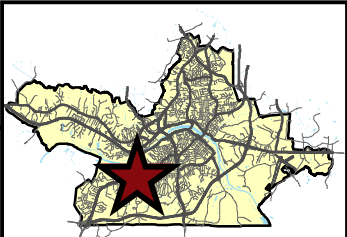
Community Way

From: Bishop Road
To: End

# Lanes	2
Centerline Miles	0.20
Lane Miles	0.40



Location Map



Map Prepared by the Office of
the City Engineer - Jan. 29, 2024

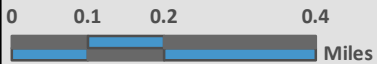
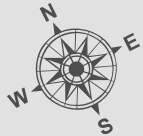




VDOT UMIS Bike Lane Conversion

Westover Dr

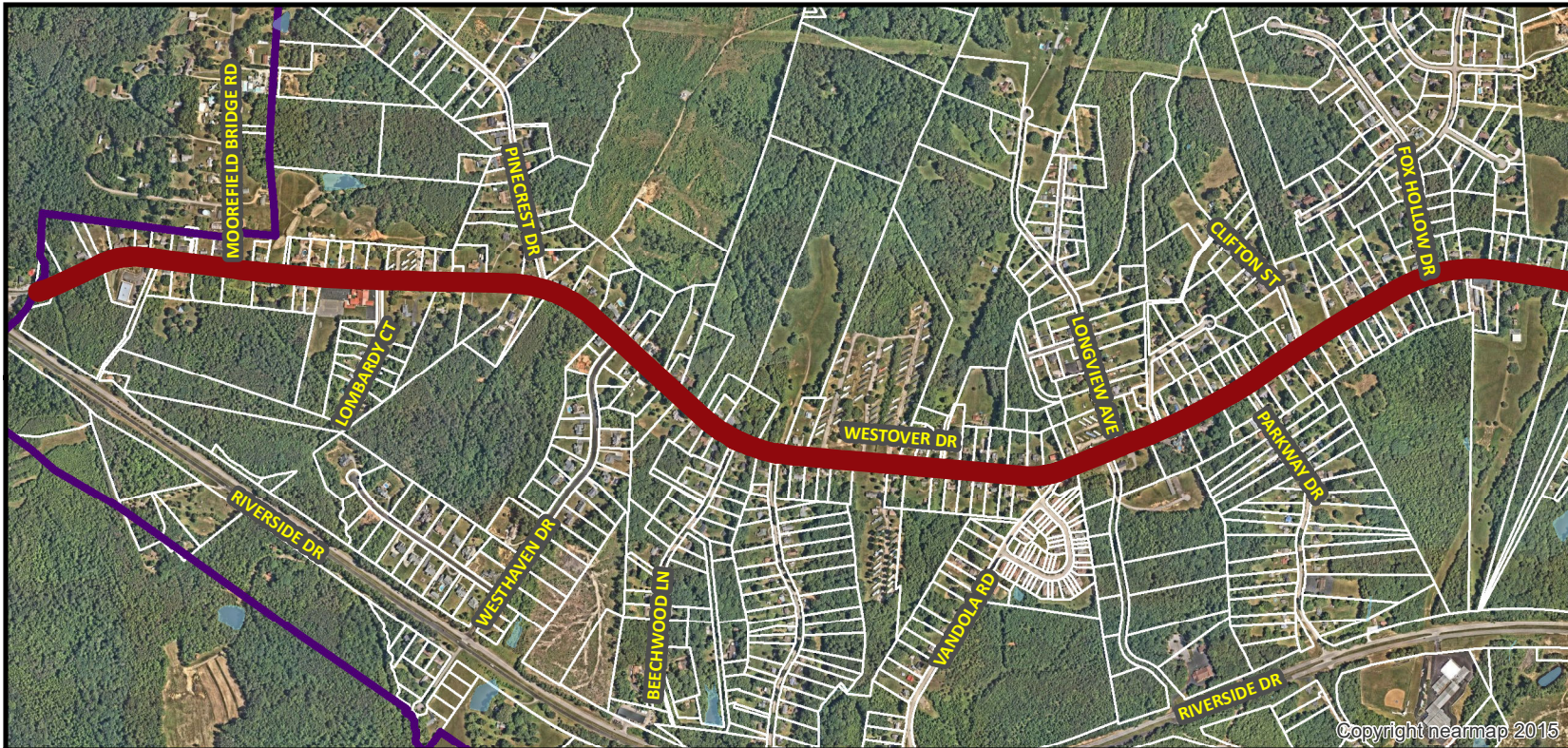
From: Blair Loop Rd
To: WCL



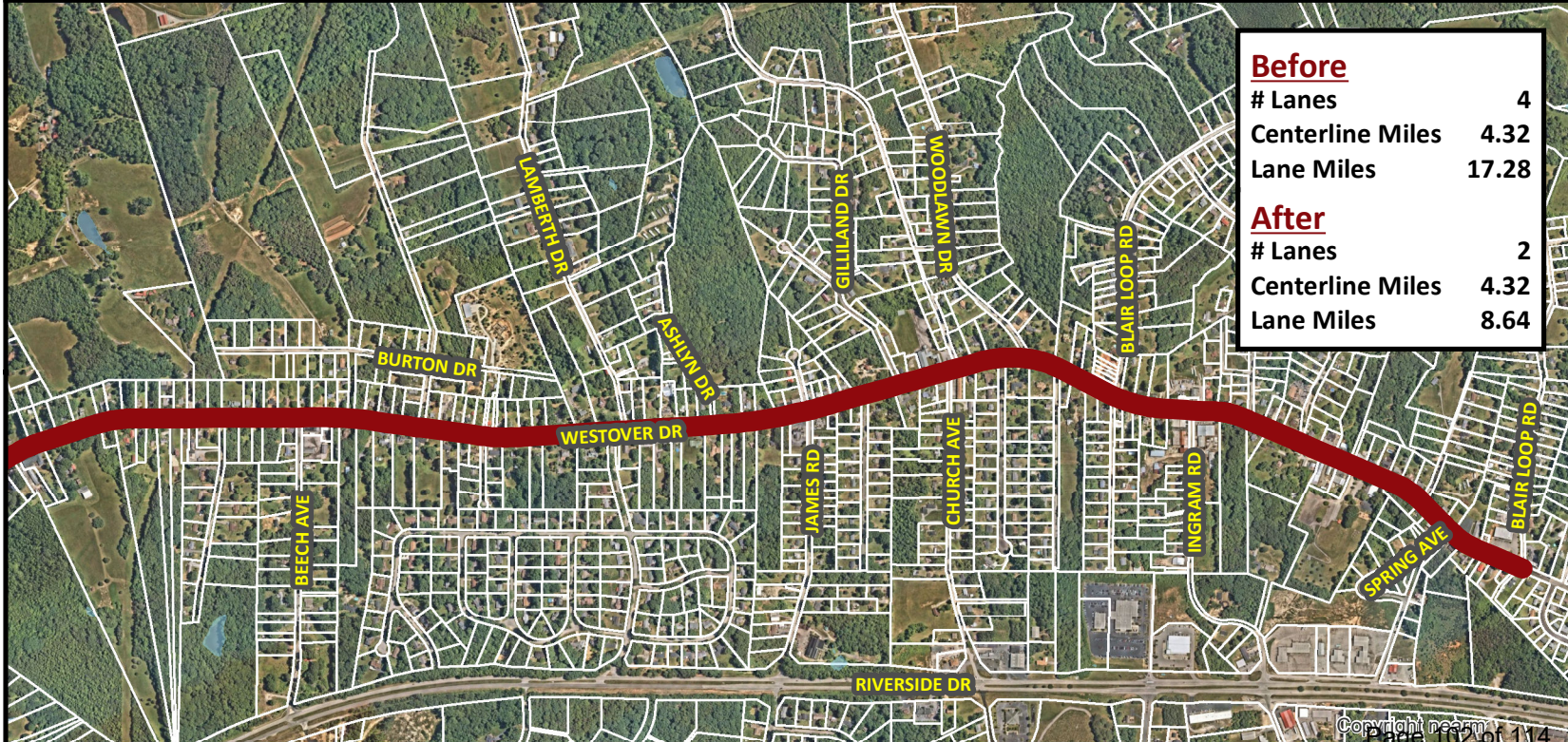
Location Map



Map Prepared by the Office of
the City Engineer - Jan. 29, 2024



Copyright nearmap 2015



Before	
# Lanes	4
Centerline Miles	4.32
Lane Miles	17.28
After	
# Lanes	2
Centerline Miles	4.32
Lane Miles	8.64

Copyright nearmap
Page 102 of 114

Council Letter

City of Danville, Virginia



CL - 1166

NEW BUSINESS G.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of Amending the Fiscal Year 2024 Budget Appropriation for Virginia Department of Transportation Project Appropriations.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance for Capital Improvement Projects to be Undertaken within the City of Danville and to be Financed by Anticipating Revenues from Virginia Department of Transportation in the Amount of \$11,111,966.

First Reading

SUMMARY

The Commonwealth Transportation Board has approved, and the Virginia Department of Transportation (VDOT) has allocated, program funds for several projects in the City of Danville totaling \$11,111,966. These allocations need to be appropriated into the Capital Projects Fund account.

BACKGROUND

VDOT's Revenue Sharing Program provides localities with a funding source for transportation improvement projects. The Revenue Sharing projects that were allocated funds are as follows:

- UPC 117092 – Memorial Drive Improvements - Pedestrian and roadway improvements on Memorial Drive from Main Street to Union Street Bridge.
- UPC 117101 – Riverside Drive Improvements - Remove concrete road base between Arnett Boulevard and Audubon Drive.
- UPC 117090 – South Main Street Improvements - Roadway and pedestrian improvements on South Main Street at Stokes Street.
- UPC 117091 – Riverside Drive Improvements - Pedestrian improvements at Riverside Drive and Piney Forest Road.

VDOT's State of Good Repair program for bridges has provided localities with a funding source to repair or replace bridges that have a rating of "poor" based on required inspections. The State of Good Repair project that was allocated funds is as follows:

- UPC 119215 – Martin Luther King Bridge Improvements - Correcting structural deficiencies on the MLK Bridge on northbound Main Street between Bridge Street and Riverside Drive to improve the bridge's rating.

VDOT's Transportation Alternative Program provides localities with a funding source for transportation projects that focus on pedestrian or bicycle facilities. The Transportation Alternative Program projects that were allocated funds are as follows:

- UPC 117942 – Kemper Road Sidewalk - Sidewalk construction from South Main Street to Edmonds Street.
- UPC 117938 – Audubon Drive Sidewalk - Sidewalk construction from Apollo Avenue to Woodview Drive.
- UPC 121047 – Piney Forest Road - Pedestrian improvements at the intersection of Piney Forest Road and Arnett Boulevard.
- UPC 121045 – Kemper Road Sidewalk - Sidewalk construction for Edmonds Street to Arlington Road.

VDOT's Smart Scale program is a data-driven prioritization process to fund transportation projects that generate the greatest benefit for taxpayers. The Smart Scale project that was allocated funds is as follows:

- UPC 115495 – South Boston Road Improvements - Construct a third lane on South Boston Road, westbound, from Kentuck Road to Airport Drive.

All projects are currently in the Preliminary Engineering phase and several are scheduled to be advertised for construction bids this calendar year.

RECOMMENDATION

It is recommended that City Council approve the Ordinance amending the Fiscal Year 2024 Budget Appropriation Ordinance, to appropriate Revenue Sharing Program funds, State of Good Repair Program funds, Transportation Alternative Program funds and Smart Scale Program funds as allocated from the Virginia Department of Transportation.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024-____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE FOR CAPITAL IMPROVEMENT PROJECTS TO BE UNDERTAKEN WITHIN THE CITY OF DANVILLE AND TO BE FINANCED BY ANTICIPATING REVENUES FROM VIRGINIA DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$11,111,966.

WHEREAS the City of Danville requested the Virginia Department of Transportation to allocate program funds from State of Good Repair Program, Revenue Sharing Program, Transportation Alternative Program, and Smart Scale Program for various road improvement and pedestrian improvement projects throughout the City of Danville; and

WHEREAS the City of Danville has received notification from the Virginia Department of Transportation that the Commonwealth Transportation Board has approved total allocations in the amount of \$11,111,966; and

WHEREAS, the projects and allocations are listed in the Virginia Department of Transportation Six-Year Improvement Program; and

WHEREAS, these funds will be appropriated for use in Fiscal Year 2024.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2024 Budget Appropriation Ordinance be, and is hereby amended by using anticipated revenues from the Virginia Department of Transportation in the amount of \$11,111,966, and such funds to be appropriated as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
UPC 119215 – MLK Bridge NBL	61895000-47415	\$ 4,265,350
UPC 117092 – Memorial Dr. Improvements	61727000-47465	723,000

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
UPC 115495 – South Boston Rd.	61921000-48445	3,453,896
UPC 117942 – Kemper Road	61922000-48455	349,600
UPC 117938 – Audubon Drive	61675000-48455	315,280
UPC 117101 – Riverside Drive	61729000-47465	650,522
UPC 117090 – South Main St.	61871000-47465	314,373
UPC 121047 – Piney Forest Rd.	61608000-48455	455,407
UPC 121045 – Kemper Rd.	61609000-48455	444,338
UPC 117091 – Riverside Dr.	61873000-47465	140,200
	TOTAL	<u>\$ 11,111,966</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
UPC 119215 – MLK Bridge NBL	61895999-50	\$ 4,265,350
UPC 117092 – Memorial Dr. Improvements	61727999-50	723,000
UPC 115495 – South Boston Rd.	61921999-50	3,453,896
UPC 117942 – Kemper Road	61922999-50	349,600
UPC 117938 – Audubon Drive	61675999-50	315,280
UPC 117101 – Riverside Drive	61729999-50	650,522
UPC 117090 – South Main St.	61871999-50	314,373
UPC 121047 – Piney Forest Rd.	61608999-50	455,407
UPC 121045 – Kemper Rd.	61609999-50	444,338
UPC 117091 – Riverside Dr.	61873999-50	140,200
	TOTAL	<u>\$ 11,111,966</u>

AND BE IT FURTHER ORDAINED that a flexible budget is hereby authorized whereby appropriations may be increased to the extent that actual revenues exceed the original revenue budget amount; and

BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated; and

BE IT FINALLY 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:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter

City of Danville, Virginia



CL - 1200

NEW BUSINESS H.

City Council REGULAR MEETING

Meeting Date: March 5, 2024

Subject: Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance for a Site Prep Engineering Services Grant.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance by Appropriating Additional State Aviation Funds for the Purpose of Completing Site Prep Engineering Services to Develop an Aviation Training Facility Building and Hangar in the Amount of \$95,643 and Providing Local Matching Funds in the Amount of \$31,539 for a Total Amount of \$127,182 and Appropriating Same.

First Reading

SUMMARY

The Virginia Department of Aviation recommended funding a grant application to complete site prep engineering services to support the development of an aviation training facility building and hangar at the Danville Regional Airport.

BACKGROUND

At the request of Averett University, the Danville Regional Airport modified its Airport Layout Plan in 2020 to identify an aviation training facility building that would be located on the north side of Airport Drive near the fire station. Approximately two years ago, the General Assembly approved state funding for Danville Community College to establish an aviation maintenance training program. Engineering services are needed to develop the planned site for a 13,200 square foot building that would support both the aviation maintenance training program and Averett University's flight instruction program. In addition, a 6,400 square foot hangar would be developed at the site and minor building modifications will be completed to an existing hangar to support aircraft storage requirements for both programs.

The site for the training facility building and hangar must be graded, and drainage modifications must be completed.

To support site prep requirements for the project, a grant application for engineering services was submitted to the Virginia Department of Aviation. Last month, the state recommended funding the grant application. Current plans call for constructing the training facility building and hangar by the summer of 2025 after engineering and architectural services are completed this spring.

RECOMMENDATION

It is recommended that the City Council adopt the attached ordinance amending the Fiscal Year 2024 Budget Appropriation Ordinance.

Attachments

1. Ordinance
 2. Attachment 1 - Site prep engineering services
 3. Attachment 2 - Site prep engineering services
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2024____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE BY APPROPRIATING ADDITIONAL STATE AVIATION FUNDS FOR THE PURPOSE OF COMPLETING SITE PREP ENGINEERING SERVICES TO DEVELOP AN AVIATION TRAINING FACILITY BUILDING AND HANGAR IN THE AMOUNT OF \$95,643 AND PROVIDING LOCAL MATCHING FUNDS IN THE AMOUNT OF \$31,539 FOR A TOTAL AMOUNT OF \$127,182 AND APPROPRIATING SAME.

WHEREAS, engineering design services are needed to complete site prep construction work to support the development of an aviation training facility building and hangar; and

WHEREAS, the site preparation engineering services project will be funded at eighty percent (80%) with state capital aid; and

WHEREAS, additional local funding of \$7,628 is included to pay for preliminary engineering to meet the requirements of the Economic Development Administration grant application.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2024 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues for a grant from the Virginia Department of Aviation and appropriating the same as follows:

ANTICIPATED REVENUE

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Hangar and Aviation Training Facility Site Prep State Aviation Funds	61915009-45712	\$ 95,643
Local Share Transfer In from General Fund	61915009-6101	<u>31,539</u>
	TOTAL	<u>\$127,182</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Hangar and Aviation Training Facility Site Prep	61915999-50	<u>\$ 127,182</u>

AND BE IT FURTHER ORDAINED that a transfer from Capital Projects Undesignated Capital Improvement Funds and appropriation is hereby authorized to cover the local share as follows:

TRANSFER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Undesignated Capital Improvement Funds Transfer In from General Fund	60000000-6101	(\$ 31,539)
Unallocated Funds	60000000-6999	(\$ 31,539)

AND BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated; and

BE IT FINALLY 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:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Aviation Training Facility Project



