



## DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

### MUNICIPAL BUILDING

July 2, 2024

7:00 PM

**PRESIDING:** Alonzo L. Jones, Mayor

**CITY COUNCIL  
MEMBERS:**

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

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

**STAFF:**

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

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

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

#### Time and Place of Meeting

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

#### Communications from Visitors

*Communication from Visitors* is an opportunity for citizens, who have signed up to speak at [www.danvilleva.gov/council](http://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 - J. LEE VOGLER, JR.

## PLEDGE OF ALLEGIANCE TO THE FLAG

## CONSENT AGENDA

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

- A. Consideration of Approval of Minutes from June 4, 2024 Regular Council Meeting and Regular Work Session.  
Council Letter Number CL - 1444.
- B. Consideration of Amending the Fiscal Year 2024 Budget Appropriation Ordinance for a State Aviation Grant for Engineering Services to Complete Obstruction Analysis.  
Council Letter Number CL - 1386.  
  
An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance to Provide for Additional State Aviation Funding for the Purpose of Completing Obstruction Survey Analysis in the Amount of \$52,058 Plus Local Share in the Amount of \$5,785 to be Provided by a Transfer from Undesignated Capital Improvement Funds and Appropriating Same.  
**Final Adoption**

## NEW BUSINESS

- A. Consideration of a Special Use Permit Application filed by K & M Realty Group LLC to Allow Commercial Recreation Facilities at 218 Poplar Street.  
Council Letter Number CL - 1418.
  - 1. Public Hearing
  - 2. An Ordinance Granting Special Use Permit Application PZ24- 00180, filed by K & M Realty Group, LLC, Requesting a Special Use Permit to Allow an Indoor Commercial Recreation Facility at Parcel 20818 (218 Poplar Street) in Accordance with Article 3.M., Section C., Item 4.
- B. Consideration of a Special Use Permit Application filed by Blackstone Building Group LLC for Approval of a Planned Unit Development.  
Council Letter Number CL - 1419.
  - 1. Public Hearing
  - 2. An Ordinance Granting Special Use Permit Application PZ24- 00185, filed by Blackstone Building Group LLC, Requesting a Special Use Permit for a Special Use Permit for a Planned Unit Development in Accordance with Article 17., of Chapter 41., Entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia to Include Parcel IDS 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608.



- C. Consideration of a Rezoning Application filed by 1076 Schoolfield, LLC to Rezone 916 West Main Street from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.  
Council Letter Number CL - 1420.
1. Public Hearing
  2. An Ordinance Rezoning from M-I Industrial Manufacturing to HR-C Highway Retail Commercial Parcel ID 60452 (916 West Main Street).
- D. Consideration of Rezoning Application filed by 1076 Schoolfield, LLC to Rezone 1076 West Main Street from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.  
Council Letter Number CL - 1421.
1. Public Hearing
  2. An Ordinance Rezoning from M-I Industrial Manufacturing to HR-C Highway Retail Commercial Parcel ID 60570 (1076 West Main Street).
- E. Consideration of a Special Use Permit Application filed by David McLaughlin for Waiver to Maximum Sign Area at 221 South Main Street.  
Council Letter Number CL - 1422.
1. Public Hearing
  2. An Ordinance Granting Special Use Permit Application PZ24- 00230, filed by David McLaughlin, Requesting a Special Use Permit to Allow a Waiver to the Maximum Sign Area at Parcel 24101 (221 South Main Street) in Accordance with Article 3.I., Section C., Item 25.
- F. Consideration of a Special Use Permit Application filed by Curtis Allen White for Automobile Salvage Yard at 2025 South Boston Road.  
Council Letter Number CL - 1423.
1. Public Hearing
  2. An Ordinance Granting Special Use Permit Application PZ24- 00228, filed by Curtis Allen White, Requesting a Special Use Permit to Allow an Automobile Salvage Yard at Parcel 77307 (2025 South Boston Road) in Accordance with Article 3.M., Section C., Item 31.
- G. Consideration of a Rezoning Application filed by Scott Loftis to Rezone 660 Arnett Boulevard from M-R Multifamily Residential to HR-C Highway Retail Commercial.  
Council Letter Number CL - 1424.
1. Public Hearing
  2. An Ordinance Rezoning from M-R Multi-Family Residential to HR-C Highway Retail Commercial Parcel ID# 02300 (600 Arnett Boulevard).
- H. Consideration of a Rezoning Application filed by Walden France American Legion Post 29 to Rezone 627 and 629 Monroe Street from OT-R Old Town Residential to M-R Multifamily Residential.  
Council Letter Number CL - 1425.
1. Public Hearing
  2. An Ordinance Rezoning from OT-R Old Town Residential to M-R Multi-Family Residential Parcel ID 22747 (627 and 629 Monroe Street).

- I. Consideration of Authorizing and Approving the City's Participation in the Proposed Settlement of Opioid-Related Claims Against Kroger Co.

Council Letter Number CL - 1430.

A Resolution of the City Council of the City of Danville, Virginia Authorizing and Approving the City's Participation in the Proposed Settlement of Opioid-Related Claims Against Kroger Co. and Directing the City Attorney and/or the City's Outside Counsel to Execute the Documents Necessary to Effectuate the City's Participation in the Settlement.

- J. Consideration of Increasing and Establishing the Annual Salaries of the Mayor and Council.

Council Letter Number CL - 1428.

1. Public Hearing
2. An Ordinance Increasing and Establishing the Annual Salaries of the Mayor and Council.

- K. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for an Airport Maintenance Grant.

Council Letter Number CL - 1393.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for State Department of Aviation Maintenance Grant Funds Related to the Maintenance of Certain Airport Properties in the Amount of \$64,000 and for the Local Share in the Amount of \$46,000 for a Total Appropriation of \$110,000 and Appropriating the Same.

**First Reading**

## **COMMUNICATIONS FROM VISITORS**

*Communication from Visitors is an opportunity for citizens, who have signed up to speak at [www.danvilleva.gov/council](http://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. Each individual speaker 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.*

## **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 - 1444**

**CONSENT AGENDA    A.**

**City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:**        Approval of Meeting Minutes

**From:**           Susan DeMasi, City Clerk

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**COUNCIL ACTION**

Consideration of Approval of Minutes from June 4, 2024 Regular Council Meeting and Regular Work Session.

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**Attachments**

1.     Meeting Minutes
  2.     Meeting Minutes - Work Session
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June 4, 2024

The Regular June meeting of the Danville City Council was held on June 4, 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: L.G. "Larry" Campbell Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry Mayo, Vice Mayor Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (8). James B. Buckner was absent (1). *Mr. Whittle entered the meeting at 7:02 p.m. and Mr. Vogler entered the meeting at 7:03 p.m.*

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

Mayor Jones presided.

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Campbell gave the Invocation followed by the Pledge of Allegiance.

### **ANNOUNCEMENTS AND SPECIAL PRESENTATIONS**

Proclamation: Business Appreciation Week

Presented to: Corrie Bobe, Director of Economic Development and Tourism

### **MEETING MINUTES**

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

### **OLD BUSINESS**

#### **Consideration of a Real Estate Tax Decrease**

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

#### **ORDINANCE NO. 2024-05.17**

AN ORDINANCE AMENDING AND REORDAINING SECTIONS 37-27, 37-28 AND 37-29 OF THE DANVILLE CITY CODE THEREBY DECREASING THE REAL ESTATE TAX FROM EIGHTY-FOUR (84) CENTS ON EVERY ONE HUNDRED DOLLARS TO EIGHTY-THREE (83) CENTS ON EVERY ONE HUNDRED DOLLARS OF ASSESSED VALUE EFFECTIVE JULY 1, 2024.

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

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

#### **Consideration of an Ordinance to Authorize Bonds for Electric Distribution Expansion**

Vice Mayor Miller **moved** for adoption of an Ordinance entitled:

June 4, 2024

## **ORDINANCE NO. 2024-05.18**

AN ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS OF THE CITY OF DANVILLE, VIRGINIA, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$25,000,000 TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF VARIOUS CAPITAL PROJECTS.

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

VOTE: 7-0-1-1  
AYE: Campbell, Hood, Jones, Mayo, Miller,  
Saunders, and Vogler (7)  
NAY: Whittle (1)  
ABSENT: Buckner (1)

### **NEW BUSINESS**

#### **REVIEW OF GENERAL FUND FINANCIALS AS OF APRIL 30, 2024**

Chief Financial Officer Michael Adkins began review of the General Fund Financials as of April which marks the tenth month of the fiscal year or 83% complete. Mr. Adkins noted since they were so close to the end of the fiscal year and tomorrow was the due date for property tax payments, he would give the most current information they have, as of today.

Under property taxes, the current real estate tax budget was \$19M, as of today they have collected \$17.6M, almost 93% of budget, and \$1.4M remaining to collect to meet budget. That was very doable; tomorrow was the due date, they get a lot of payments on the due dates, wire transfers from mortgage companies for escrowed taxes, and any mail that was received over the next couple weeks was most likely postmarked by the due date and will be accepted as a timely payment. Delinquent real estate was budgeted at \$900,000; as of today they have collected \$926,000, and were slightly ahead of budget. Personal property was budgeted at \$15.5M; as of today they were at \$15M or about 97% of budget; that additional \$500,000 will certainly be collected over the next week so. Delinquent personal property taxes were doing very well this year; the budget was \$1.2M and as of today they have collected \$1.5M which exceeded budget by almost \$300,000.

The local consumer driven taxes have done very well this year; sales tax received during the month of May was \$1.2M and the third highest one-month collection of sales tax the city has had. At this point they have collected a total of \$10M out of the \$12M budget and still have three months of retail activity; they will meet budget and exceed it a little. For Meals tax, they received \$1.1M for the month of May for April sales of prepared meals, which was the highest they have collected in one month. That revenue category was also at \$10M, the budget was \$11.3M, with a few months to collect, and they will exceed budget. Lodging tax received was \$2.6M and the budget was \$2.5M, with a few months to collect; they usually collect about \$200,000 to \$250,000 per month and will exceed budget. Business licenses received were \$7.6M and the budget was \$7.4M, a couple hundred thousand over budget; that was winding down at this point. Most of the business licenses were due in March, there were several businesses that pay quarterly and most of those have been received at this time. Investment income and interest earnings have performed much better with interest rate increases; the adjusted budget was \$3.5M for this year, they should finish the end of June at a little more than \$4M and will exceed budget. State and Federal revenues were on track with budget.

On the expenditure side, Departmental Spending was at 80% at the end of April, and that was 83% of the year complete, trailing budget at about 3%. They usually see it at about 2-3% and hopefully that will stay through the remaining month of June. Non-departmental expenses were primarily debt service and group health insurance; debt service was a known expense and on budget. Group health insurance was running ahead of budget at about 10% and that translates to about \$1M, but the increased interest earnings will more than cover that; they have increased that budgetary line item for next year. Mr. Adkins stated he does anticipate being able to add to the Unrestricted Fund Balance at the end of the year but does not know how much yet. There were a lot of year-end adjustments and accruals to make before they know for sure. The budget proposed for next year, which was approximately \$156M for the general fund, to meet their 20% minimum fund balance would require at least \$33M in the reserved fund balance. Last year, they ended at \$37M so the city was in a good position, but not quite as high above the mark as they usually were, so adding something this fiscal year would help keep a cushion above the minimum. Mr. Adkins noted in a couple of weeks he will give the May report and will have more current information on the real estate and personal property collections turned out for this year.

Council Member Campbell asked when assessments were done on real estate and how those numbers were adjusted. Mr. Adkins stated they were completed every two years on the odd year; the City was just finishing. The state requires every year, the real estate division to turn in sales that occur in the City; that compared sales prices to what it was assessed at. The state requires them to be between 70% and 120% of assessment. Typically, the City comes in in the high eighties; the assessed values were usually 85% of fair market value.

Reverend Campbell noted with Airbnb, that was dealing with resident and hotels and Mr. Adkins noted an Airbnb would be taxed real estate, and treated as a hotel in that they would have lodging taxes as well. Lodging tax was a function of the Commissioner of Revenue, and Real Estate was the Finance Department. Council Member Whittle stated on the assessments, the City takes prior sales and meet between 80% and 120% of those and Mr. Adkins explained every year they were required to report a qualifying sale of any real estate. They look at the total sales and the total assessments of the properties that sold and that has to be reported to the state to make sure their assessments were in line with reality.

#### **CONSIDERATION OF ELECTRONIC PARTICIPATION IN CITY COUNCIL MEETINGS FROM REMOTE LOCATIONS POLICY**

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

##### **RESOLUTION NO. 2024-06.01**

A RESOLUTION ESTABLISHING A POLICY FOR ELECTRONIC PARTICIPATION IN CITY COUNCIL MEETINGS FROM REMOTE LOCATIONS BY THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA.

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

Council Member Saunders asked if there was a way to police this since Council does discuss sensitive information, and if there was a remote location, they don't know how many people were on the line, as well as closed meetings. City Attorney Clarke Whitfield stated that they could do a Skype and can make sure only one person was able to remotely come in. Each council member would have to sequester themselves for closed meetings; open meetings would not matter. Mr. Larking stated that similar circumstances happen during RIFA meetings where the attorney asks the individual on the Zoom call to certify that they were by themselves; they certify they were by

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themselves or wearing headphones where no one else can hear. Council Member Vogler asked if other localities were doing this, and Mr. Whitfield stated there were other localities doing this, but a policy has to be in place prior to doing it and other certifications have to be done at the beginning of the meeting as well. As of July 1<sup>st</sup>, Council has to recertify and readopt the policy every year.

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

VOTE: 8-0-1  
AYE: Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler and Whittle (8)  
NAY: Buckner (1)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY PANGEA ASIAN FUSION TO ALLOW COMMERCIAL RECREATION FACILITIES AT 112 WESTOVER DRIVE**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 112 Westover Drive. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 21, 2024, and May 28, 2024.

Mayor Jones recognized Daisy May, 2411 South Boston Highway, a manager at Pangea who spoke to Council stating the owner wanted to include entertainment at the establishment.

Mayor Jones recognized Jolene (no last name), the owner of Pangea, who spoke to Council about why she was applying for a special use permit to entertain customers and celebrate important events and holidays. She spoke about safety, parking, and security at her establishment.

No one further desired to be heard and the public hearing was closed.

Vice Mayor Miller **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-06.01**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00160, FILED BY PANGEA ASIAN FUSION, REQUESTING A SPECIAL USE PERMIT TO OPERATE AN INDOOR COMMERCIAL RECREATION FACILITY AT PARCEL 51416 (112 WESTOVER DRIVE) IN ACCORDANCE WITH ARTICLE 3.M. SECTION C ITEM 4.

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

Mayor Jones thanked them for their presentation; hearing they have strong security was important, and questioned if there will be coverage to keep underaged people from drinking. Ms. May stated the first time they used wrist bands to differentiate the 18-year-olds from the 21-year-old and ups. If this special permit was granted, only individuals over the age of 21 will be allowed inside. Council Member Whittle asked how the hours of operation would be affected, and Mr. Whitfield stated they had to go through the ABC process and special permits from Council for events. Council Member Vogler stated the primary reason for this special use permit was so they can charge for these events. Council Member Saunders asked about alcohol issues happening off premises, and Mr. Whitfield stated that anyone off premises becomes a police matter.

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

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

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY FRED LEGGETT, JR., TO ALLOW AN ACCESSORY BUILDING WITHOUT A PRIMARY BUILDING**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at Parcel 71320. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 21, 2024, and May 28, 2024.

Mayor Jones recognized Cabell Barrow, 600 West Main Street, an attorney representing the applicant for a special use permit for a reconfiguration of the lots around and comprising the home where Mr. Leggett lives on Lake Heron Drive. The special use permit was being sought out of concern for estate planning where he hoped to carve off his home so one day it could potentially be conveyed to his family.

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. 2024-06.02**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00179, FILED BY FRED LEGGETT, JR, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING WITHOUT A PRIMARY BUILDING AT PARCEL 71320 (LAKE HERON DRIVE) IN ACCORDANCE WITH ARTICLE 3.C. SECTION C ITEM 23.

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

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

**CONSIDERATION OF APPROVING AND AUTHORIZING THE SALE OF PARCELS 26470 AND 26471 TO THE INDUSTRIAL DEVELOPMENT AUTHORITY**

Mayor Jones opened the floor for a Public Hearing regarding the Sale of Parcels to the Industrial Development Authority. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 28, 2024. No one present desired to be heard and the public hearing was closed.

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

**RESOLUTION NO. 2024-06.02**

A RESOLUTION AUTHORIZING AND APPROVING THE CITY MANAGER TO CONVEY, BY DEED OF BARGAIN AND SALE, THE EXISTING LOTS LOCATED ON LYNN STREET,



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IDENTIFIED AS PARCEL IDS 26470 AND 26471 TO THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA.

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

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

**CONSIDERATION OF AUTHORIZING AND APPROVING AMENDMENT #2 TO THE LEASE AGREEMENT AT 530 MAIN STREET**

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

**RESOLUTION NO. 2024-06.03**

A RESOLUTION AUTHORIZING AND APPROVING THE RENEWAL OF THE LEASE AGREEMENT AT 530 MAIN STREET FOR USE BY THE CITY'S REGISTRAR.

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

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

**CONSIDERATION OF FEE CHANGES EFFECTIVE JULY 1, 2024**

Mayor Jones opened the floor for a Public Hearing regarding Fee Changes. Notice of the Public Hearing was published in the *Danville Register & Bee* on April 30, 2024, and May 7, 2024.

Mayor Jones recognized Charles Haynsworth III, 548 West Main Street, spoke in opposition to short-term rental fees.

Mayor Jones recognized Katherine Wall, 127 Fairway Drive, who asked if the citizens were paying for fee increases for items four and five.

Mayor Jones recognized Martha Ray, 131 Canterbury Road, spoke in opposition to short-term rental fees being included in a vote that also included public work and utility fees. She questioned how the fees were calculated.

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

Mr. Larking noted the citizen's questions were on items 4 and 5; Number 4 was related to sanitation fees. In the City, residents pay a monthly sanitation fee on their utility bill that goes to cover the cost of providing trash, yard waste and bulk item collections, recycling drop off areas throughout the city, and street sweeping and various other activities in that fund. It was operating at a deficit currently. Last year, it was increased by one dollar per month to cover that cost and it was

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proposed to increase one more dollar this year in order to make sure that fund was self-supporting. The residents will be paying that one dollar per month increase on their utility bill.

With respect to Number 5, cemetery fees will be paid for by anybody who was using that service; that was in order to make that fund self-supporting. The City maintains cemeteries in perpetuity; in order to mow them and keep them in good shape, they need to generate revenue for the purpose of maintaining them. Right now, there was not enough revenue generated from the fees. Council Member Vogler reviewed various inspection costs for other localities, how Danville was higher and noted the \$250 fee proposed for the City's budget seemed excessive to him. Council Member Whittle asked if the rental fees in the inspection district were higher, and Mr. Larking stated he will get those numbers back to him before the next meeting.

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, an Ordinance entitled:

**ORDINANCE NO. 2024-06.03**

AN ORDINANCE AMENDING, ESTABLISHING AND INCREASING CERTAIN COMMUNITY DEVELOPMENT PLANNING AND ZONING FEES OF THE CITY OF DANVILLE EFFECTIVE JULY 1, 2024, EXCEPT WHERE OTHERWISE STATED.

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

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, an Ordinance entitled:

**ORDINANCE NO. 2024-06.04**

AN ORDINANCE AMENDING, ESTABLISHING AND INCREASING CERTAIN COMMUNITY DEVELOPMENT DEPARTMENT INSPECTION FEES OF THE CITY OF DANVILLE, EFFECTIVE JULY 1, 2024.

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

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, an Ordinance entitled:

**ORDINANCE NO. 2024-06.05**

AN ORDINANCE AMENDING, ESTABLISHING AND INCREASING CERTAIN PUBLIC WORKS DEPARTMENT SANITATION FEES OF THE CITY OF DANVILLE EFFECTIVE JULY 1, 2024.

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

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, an Ordinance entitled:

**ORDINANCE NO. 2024-06.06**

AN ORDINANCE AMENDING, ESTABLISHING AND INCREASING CERTAIN PUBLIC WORKS DEPARTMENT CEMETERY FEES OF THE CITY OF DANVILLE EFFECTIVE JULY 1, 2024.

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

**CONSIDERATION OF THE CITY OF DANVILLE BUDGET, CSP, AND BUDGET APPROPRIATION ORDINANCE**

Mayor Jones opened the floor for a Public Hearing regarding the City of Danville Budgets, CSP and Budget Appropriation Ordinance. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 28, 2024.

Mayor Jones recognized Katherine Wall, 127 Fairway Drive, who asked on No. 2, what were the various funds that the money was going into. Mr. Larking stated that there were multiple funds within the City of Danville, not just the general fund, but utility, cemetery, sanitation, that do different types of activities, those were the various funds of the City.

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

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, a Resolution entitled:

**RESOLUTION NO. 2024-06.04**

A RESOLUTION APPROVING THE BUDGETS OF THE VARIOUS FUNDS OF THE CITY OF DANVILLE FOR THE FISCAL YEAR ENDING JUNE 30, 2025.

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

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, a Resolution entitled:

**RESOLUTION NO. 2024-06.05**

A RESOLUTION APPROVING THE FISCAL YEAR 2025 CAPITAL AND SPECIAL PROJECTS PLAN FOR THE CITY OF DANVILLE, VIRGINIA.

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

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, an Ordinance entitled:

**ORDINANCE NO. 2024-06.07**

BUDGET APPROPRIATION ORDINANCE FOR FISCAL YEAR 2025.

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

**COMMUNICATIONS FROM VISITORS**

Mayor Jones recognized Gary Uitto, 110 Ginger Drive, who spoke about the Saturday morning tutoring program in Danville City schools. He asked various questions regarding the success of the program, SOL scores, criteria for attending the program, school accreditation and state funding of the program.

**COMMUNICATIONS**

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

June 4, 2024

City Manager Ken Larking informed Council and citizens that the City was once again selected as an All-America City finalist this year. The City has a team of individuals going to Denver, CO to compete against other finalists to possibly be named an All-America City for 2024. Some of the projects that were being highlighted were PLAN Danville, Parks & Recreation's Heart to Park initiative, the Danville Police Department's Grass Roots Empowerment and Action Training Program and their various community engagement efforts, and Danville Public Schools' student representative on the school board. The City has done quite a bit between the City and the School System to make sure the citizens were engaged in various processes of City government and civic life, and believed they make a strong case to be named an All-America City. Citizens can tune in to the event, it will be streamed live on River City TV Facebook page on Saturday, June 8 at 11:40 a.m., and the awards will be announced live on Sunday, June 9 at 8:00 p.m.

City Attorney Clarke Whitfield congratulated the City Manager for receiving his 10-year service award, Deputy City Attorney Alan Spencer for receiving his 15-year service award, Kimberly Gibson for receiving her 30-year service award, and Amanda Paez for receiving her 15 year service award.

Council Member Hood congratulated those who have already graduated, those who were graduating and to all school staff for the work they have done throughout the school year. Mr. Hood encouraged young people to continue to learn and explore this summer through camps and tutoring programs, gave a shout out to his granddaughter for her math awards, and others at the Schoolfield graduation.

Council Member Mayo congratulated all graduates, and sent his prayers to Council Member Buckner for his surgery recovery. Mr. Mayo stated he will be hosting a basketball camp this summer for the Boys and Girls Club June 24 – June 27; it was a free event.

Vice Mayor Miller sent good wishes to Council Member Buckner and noted the opening of the 3<sup>rd</sup> Avenue Splash Pad, the City's first. Dr. Miller spoke about SOSI's one year anniversary and that he passed out brochures for Danville at every rest stop between here and Nashville, TN. Dr. Miller discussed the residency program at SOVAH Health, and about Roshan Patel who was a Danville native, working for the Smithsonian as the chief photographer.

Council Member Saunders thanked Council Member Campbell's fraternity for the recognition received last Saturday night, the Congressman John Lewis Goodfellow Award, it was unexpected and surprising, and the recognition was appreciated. Mr. Saunders discussed the virtual meetings and some experiences years ago with virtual meetings.

Council Member Vogler noted that a lot of city parks were going through revitalization, assessments and looking at fixing them up for the next generation. The citizens at White Rock reached out to him, there was some assessment work or work that was supposed to be done at the park sometime this year. Mr. Vogler stated he did not think anything has happened yet and the residents were wondering where the City was on the timeline for that.

Council Member Whittle mentioned the Pinnacle Award received by DCC, and Mayor Jones noted Dr. Wallace was in his second year at DCC, and he and his leadership team have done a great job. DCC was awarded the Pinnacle Award by the Chamber of Commerce; it was a well-deserved award.

June 4, 2024

Council Member Campbell noted his best wishes to Council Member Buckner, and to all the graduates, good luck and congratulations. Reverend Campbell stated Danville was an All-America City; they have a great team in the City and were moving forward.

Mayor Jones thanked Mr. Uitto for speaking tonight. Danville Public Schools was Council's priority and hoped parents take advantage of summer school and other programs offered. Council Member Buckner was at the food truck rodeo this past Saturday; that was an event that he has helped put on for years. Mayor Jones commended Renee Burton for the work that PLAN Danville has done in the community. If citizens have not had an opportunity to voice their concerns, ideas, or comments to PLAN Danville, they still have time to do so. The 3<sup>rd</sup> Avenue splash pad has been a huge success and looked forward to the opening of the other splash pads.

The meeting was adjourned at 8:20 pm.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

June 4, 2024

A Regular Work Session of the Danville City Council convened on June 4, 2024, at 8:24 p.m. in the Conference Room located on the Fourth Floor of the Municipal Building. The following Council Members were present: L.G. "Larry" Campbell Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry Mayo, Vice Mayor Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (8) James B. Buckner was absent (1)

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

Mayor Jones presided.

## **MINUTES**

Upon **Motion** by Council Member Vogler and **second** by Council Member Mayo, Minutes of the Regular Work Session held on May 7, 2024, were approved as presented. Draft copies were distributed to Council Members prior to the Meeting.

## **WORK SESSION ITEMS**

### **CONSIDERATION OF CHANGES TO THE PERSONNEL SYSTEM**

Director of Human Resources Sara Weller noted the revised version of the Personnel regulations were in the agenda packet; all of the changes were administrative changes, there were no policy changes.

Council had no questions and agreed to put this on an upcoming business agenda.

### **CONSIDERATION OF REVISIONS TO CHAPTER 32 – RETIREMENT SYSTEM**

Director of Human Resources Sara Weller noted this item was for changes to the Retirement Code; there was a redlined version included in the agenda. Most items were clean ups from changes made years ago; some were administrative changes that were in line with City practices and there was a small change in the disability retirement terms.

## **APPOINTMENTS**

Vice Mayor Miller noted the Committee on Appointments met earlier this evening and make the following recommendations:

Danville Pittsylvania Community Services Board - Appoint Maureen Belko and Shakeva Frazier

Dan River ASAP - Appoint Richard Marlowe

## **ECONOMIC DEVELOPMENT UPDATES**

Director of Economic Development and Tourism, Corrie Bobe noted they will be sending out a news release tomorrow highlighting a survey that will be launched to capture feedback from the small business community as well as entrepreneurs on how the City can better serve them. Several months ago, the City engaged a consultant to better understand the best practices for SWaM businesses and how they can incorporate that into daily practices. Based off the feedback

June 4, 2024

of the local business owner community, they will come back with recommendations on what the City should continue to do, build upon, or implement.

### **COMMUNICATIONS**

City Manager Ken Larking noted Council should have received an email about the General Assembly changing the amounts that City Council members can earn; there was a small window of time to get that on an Agenda.

City Attorney Clarke Whitfield noted the General Assembly, starting July 1, has increased the maximum amount of pay that both Mayors and Council Members can get. For this jurisdiction, it would go up to, for the Mayor, \$37,000 per year and for Council Members, up to \$34,000 per year. The Council has to vote on this four months before the election; there was only one meeting to do that and that was the July 2<sup>nd</sup> meeting. If Council were to approve that, they would have to hold a public hearing and then vote on an ordinance. If approved, it would be July 1, 2025 before the pay increase took effect. Mr. Whitfield explained that if Council was in favor of this, Council would decide how much they wanted to increase, up to the maximum or the maximum and if Council was ready, staff could have everything prepared, and have the public hearing set for the July 2<sup>nd</sup> meeting.

Mr. Vogler noted that last year Council voted for an increase and it still hasn't taken effect, where it went from \$10,000 to \$18,000, why doesn't that take effect in January and Mr. Whitfield noted that was one of those things that never was picked up on when they changed the elections. Mr. Whitfield stated the language says, when it can possibly happen, and it turns out it will be July, according to the State code. Mr. Larking explained this item, if Council votes on it on July 2<sup>nd</sup>, would not go into effect the same time; Council would be replacing what they already voted on which was \$18,000 and \$20,000 for the Mayor.

After further discussion, Council recommended they change it to the maximum of what the State allowed, and put this on the July 2<sup>nd</sup> agenda.

Council Members discussed the council's budget planning process.

### **CLOSED MEETING**

At 8:40 p.m., Vice Mayor Miller **moved** that this meeting of the City Council of the City of Danville, Virginia be recessed and that Council immediately reconvene in a Closed Meeting for the following purposes: discussion or consideration of the acquisition and/or disposition of real property for a public purpose where discussion in an open meeting would adversely impact the bargaining position of the city as permitted by Subsection (A)(3) of Section 2.2-3711 of the Code of Virginia, 1950, as amended and more specifically to consider: discussion regarding the sale and/or potential purchase of a specific parcel of property for use by prospective industrial, commercial, and mixed use projects looking to locate to the City; and an Economic Development discussion and update concerning a prospective business or industry where no previous announcement has been made and/or the expansion of an existing business or industry where no previous announcement has been made as permitted by Subsection (A)(5) of Section 2.2-3711 of the Code of Virginia, 1950, as amended and more specifically to consider an update on multiple prospective commercial, mixed use, hospitality, and industrial projects considering locating within the City and/or within the region in cooperation with the City's regional partners.

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

June 4, 2024

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

Upon unanimous vote at 9:03 p.m., Council reconvened in open session and Vice Mayor Miller **moved** for adoption of the following Resolution:

**CERTIFICATE OF CLOSED MEETING**

WHEREAS, the Council convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and WHEREAS, Section 2.1-344.1 of the Code of Virginia, 1950, as amended, requires a Certification by the Council that such Closed Meeting was conducted in conformity with Virginia Law; NOW, THEREFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements of Virginia Law under Section 2.2-3711 were heard, discussed or considered, and (ii) only such public business matters as were identified in the Motion by which the Closed Meeting was convened were heard, discussed or considered by the Committee.

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

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

City Manager Ken Larking discussed what was needed in the White Mill to get the commercial space ready, and that the IDA will be voting on this at their next meeting. No Council action was required at this time.

MEETING ADJOURNED AT 9:08 P.M.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



# Council Letter City of Danville, Virginia



**CL - 1386**

**CONSENT AGENDA B.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Amending the Fiscal Year 2024 Budget Appropriation Ordinance for a State Aviation Grant.

**From:** Marc Adelman, Director of Transportation Services

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### **COUNCIL ACTION**

An Ordinance Amending the Fiscal Year 2024 Budget Appropriation Ordinance to Provide for Additional State Aviation Funding for the Purpose of Completing Obstruction Survey Analysis in the Amount of \$52,058 Plus Local Share in the Amount of \$5,785 to be Provided by a Transfer from Undesignated Capital Improvement Funds and Appropriating Same.

#### **Final Adoption**

### **SUMMARY**

In May, the Virginia Aviation Board approved a grant application for engineering services to identify obstructions located on the northeast side of the Danville Regional Airport.

### **BACKGROUND**

This fiscal year, an aerial obstruction survey was completed that identified trees must be topped or cleared on the northeast side of the airfield at the Danville Regional Airport to support safe operations related to the airport's crosswind runway. A total of 253 trees were identified in the aerial survey as obstructions involving approximately 57 acres. This spring, a grant application was submitted to the Virginia Department of Aviation that was recommended for funding to complete survey work required to identify individual trees that need to be cleared or topped. After the survey work is completed, a supplemental state grant application will be submitted to obtain funding to top or clear trees that were identified as obstructions. The state engineering services grant will also provide funding to complete a post-project aerial survey to determine that all obstructions have been removed.

### **RECOMMENDATION**

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

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### **Attachments**

1. Ordinance
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024-\_\_\_\_\_.\_\_\_\_\_

AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR ADDITIONAL STATE AVIATION FUNDING FOR THE PURPOSE OF COMPLETING OBSTRUCTION SURVEY ANALYSIS IN THE AMOUNT OF \$52,058 PLUS LOCAL SHARE IN THE AMOUNT OF \$5,785 TO BE PROVIDED BY A TRANSFER FROM UNDESIGNATED CAPITAL IMPROVEMENT FUNDS AND APPROPRIATING SAME.

WHEREAS, engineering design services are needed to mitigate obstructions to support safe operations for the Danville Regional Airport's crosswind runway; and

WHEREAS, the engineering services project will be funded at eighty percent with state capital aid.

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 in the amount of \$52,058 such funds to be appropriated as follows:

**ANTICIPATED REVENUES**

| <u>Description</u>            | <u>Account No.</u> | <u>Amount</u> |
|-------------------------------|--------------------|---------------|
| Airport Obstruction Removal   |                    |               |
| State Aviation Funds          | 61948009-45712     | \$ 52,058     |
| Transfer In From General Fund | 61948009-6101      | 5,785         |
|                               |                    | <hr/>         |
|                               |                    | \$ 57,843     |

**ANTICIPATED EXPENDITURES**

| <u>Description</u>          | <u>Account No.</u> | <u>Amount</u> |
|-----------------------------|--------------------|---------------|
| Airport Obstruction Removal | 61948999-50        | <hr/>         |
|                             |                    | \$ 57,843     |

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

**TRANSFER FROM**

| <u>Description</u>            | <u>Account No.</u> | <u>Amount</u> |
|-------------------------------|--------------------|---------------|
| Transfer In From General Fund | 60000022-6101      | (\$ 5,785)    |
| Unallocated Funds             | 60000022-6999      | (\$ 5,785)    |

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 - 1418**

**NEW BUSINESS A.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Special Use Permit Application at 218 Poplar Street.

**From:** Renee Burton, Division Director of Planning

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## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00180, filed by K & M Realty Group, LLC, Requesting a Special Use Permit to Allow an Indoor Commercial Recreation Facility at Parcel 20818 (218 Poplar Street) in Accordance with Article 3.M., Section C., Item 4.

## **SUMMARY**

The applicant, K & M Realty Group LLC, is requesting a Special Use Permit to allow an indoor commercial recreation facility at 218 Poplar Street. The property is zoned HR-C Highway Retail Commercial. The Special Use Permit would allow the applicant to operate an event venue with space to lease for parties and social gatherings. The structure is vacant and was previously utilized as a church. Parking will be required at a rate of one (1) parking space per four (4) persons of the maximum building capacity at 218 Poplar Street. It will be necessary for the parking lot to be striped and a minimum of one (1) ADA space designated. Structural renovations will also be required.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Special Use Permit request PZ24-00180 to allow indoor commercial recreation at 218 Poplar Street (Parcel ID 20818).

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Special Use Permit to allow indoor commercial recreation in accordance with Article 3.M Section C Item 4 at Parcel ID 20818 (218 Poplar Street).

---

## **Attachments**

1. Ordinance
  2. 218 Poplar Street - Aerials
  3. 218 Poplar Street - Owners
  4. 218 Poplar Street - Landuse
  5. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00180, FILED BY K & M REALTY GROUP, LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN INDOOR COMMERCIAL RECREATION FACILITY AT PARCEL 20818 (218 POPLAR STREET) IN ACCORDANCE WITH ARTICLE 3.M., SECTION C., ITEM 4.

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 PZ23-00180, filed by K & M Realty, LLC, requesting a Special Use Permit to allow an indoor commercial recreation facility at Parcel ID 20818 (218 Poplar Street) in accordance with Article 3.M., Section C., Item 4, be, and the same is hereby, received; and

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00180, filed by K & M Realty, LLC, requesting a Special Use Permit to allow an indoor commercial recreation facility at Parcel ID 20818 (218 Poplar Street) in accordance with Article 3.M., Section C., Item 4, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

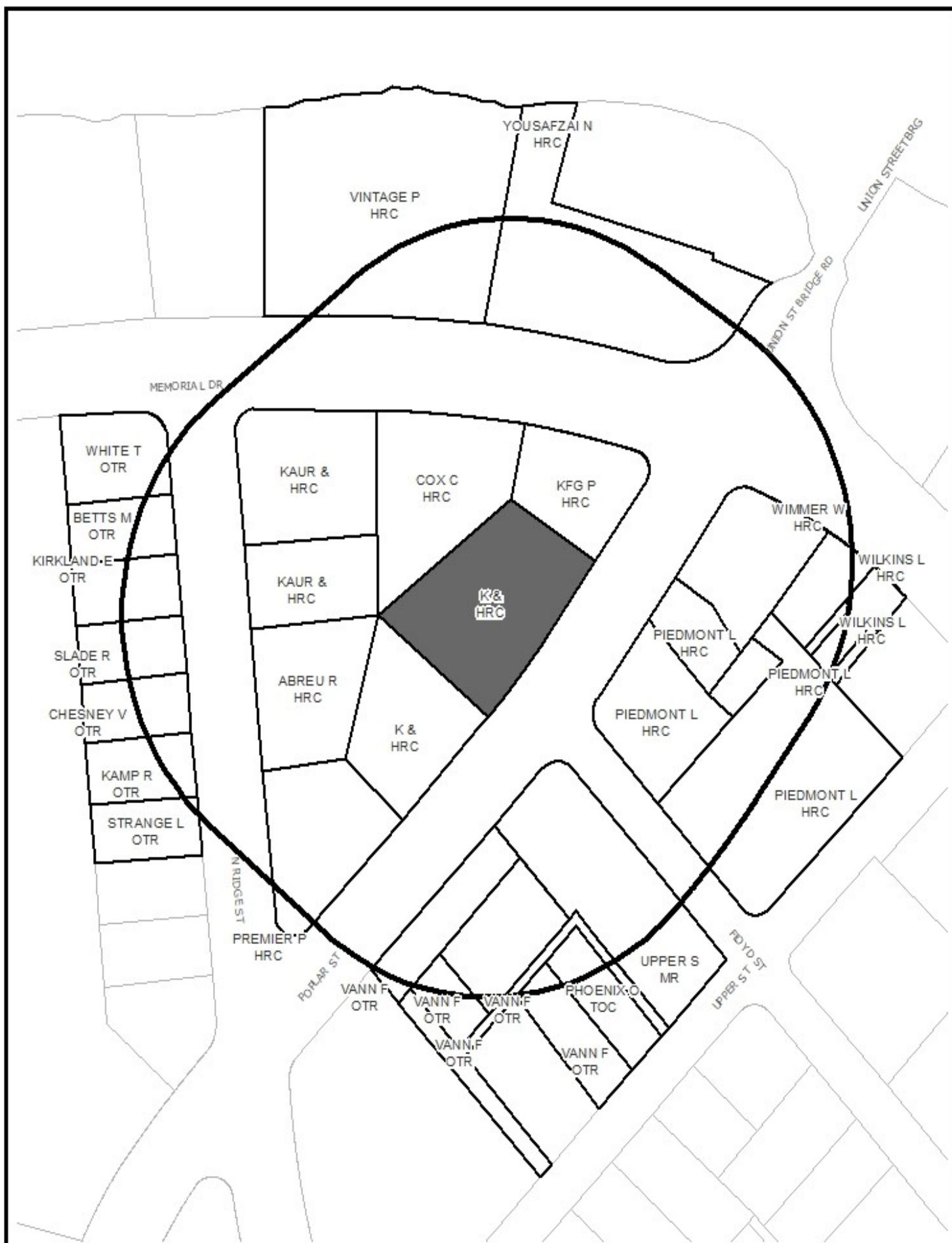
Approved as to  
Form and Legal Sufficiency:

\_\_\_\_\_  
City Attorney









# **SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**



Prepared by:  
Planning Division  
4/23/2024

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  
4/23/2024

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

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00180

### REQUEST

*Special Use Permit application PZ24-00180 filed by K & M Realty Group LLC to allow an indoor commercial recreation facility at 218 Poplar Street (Parcel 20818) in accordance with Article 3.M Section C Item 4.*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Special Use Permit Request PZ24-00180.

A handwritten signature in blue ink that reads "Steve Petrick". To the right of the signature, the initials "RB" are written in blue ink.

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



**CL - 1419**

**NEW BUSINESS B.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Special Use Permit Application for a Planned Unit Development.

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00185, filed by Blackstone Building Group LLC, Requesting a Special Use Permit for a Special Use Permit for a Planned Unit Development in Accordance with Article 17., of Chapter 41., Entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia to Include Parcel IDS 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608.

## **SUMMARY**

The applicant, Blackstone Building Group LLC, has requested a Special Use Permit for a Planned Unit Development (PUD) at Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608. The aforementioned parcels are undeveloped and total ~45 acres.

The applicant is requesting a PUD to develop the area with town and patio homes that are two (2) and three (3) stories high. The development will contain a maximum of 360 residential units and two (2) commercial structures. The first phase will contain 46 townhome units that will exclusively use Vandola Road for ingress and egress. The remaining development will use the unimproved Kayewood Lane for ingress and egress. A proposed layout has been provided. The development will stretch from the intersection of Kayewood Lane and Riverside Drive to the intersection of Kayewood Lane and Westover Drive, totaling nine (9) parcels. The area is adequately served by public utilities and will require road improvements for Kayewood Lane by the applicant.

Staff recommended conditions for the PUD are listed below:

1. The development shall include no more than 360 residential units and 2 commercial structures;
2. The commercial structures may be located on Parcel 71143 and 77608 and are to be developed in accordance with Article 3.J, N-C, Neighborhood Commercial zoning classification;
3. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed three (3) stories or 45 feet;
6. Parking shall not be placed in the front yard of townhome development;
7. No more than eight (8) and no fewer than three (3) single-family attached units (townhouses) shall be included in any one physically contiguous grouping;

8. Townhouse grouping shall be designed to minimize “Flat-faced”, row-house architectural facades. Architectural projections, off-sets, window bays, canopies, porches, mixed materials and colors and other design elements of a unified architectural theme shall be provided to achieve this result;
9. Architectural treatment of attached dwellings shall vary so that no more than two abutting units are substantially the same and so that no more than four units in any group are substantially the same; and
10. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and or the development agreement, whichever is greater.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Special Use Permit request PZ24-00185 to approve a Special Use Permit for a Planned Unit Development at Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608.

#### **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Special Use Permit for a Planned Unit Development in accordance with Article 17 at Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608 with the following conditions:

1. The development shall include no more than 360 residential units and 2 commercial structures;
2. The commercial structures may be located on Parcel 71143 and 77608 and are to be developed in accordance with Article 3.J, N-C, Neighborhood Commercial zoning classification;
3. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed three (3) stories or 45 feet;
6. The height of each building may not exceed three (3) stories or 45 feet;
7. No more than eight (8) and no fewer than three (3) single-family attached units (townhouses) shall be included in any one physically contiguous grouping;
8. Townhouse grouping shall be designed to minimize “Flat-faced”, row-house architectural facades. Architectural projections, off-sets, window bays, canopies, porches, mixed materials and colors and other design elements of a unified architectural theme shall be provided to achieve this result;
9. Architectural treatment of attached dwellings shall vary so that no more than two abutting units are substantially the same and so that no more than four units in any group are substantially the same; and
10. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and or the development agreement, whichever is greater.

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#### **Attachments**

1. Ordinance
  2. Vandola Planned Unit Development Application
  3. Supplemental Rezoning Information Vandola Crescent Townhome Application
  4. Vandola
  5. Vandola2
  6. Vandola3
  7. Vandola4
  8. Vandola Aerials Map
  9. Vandola Owners Zoning Map
  10. Vandola Land Use Map
  11. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00185, FILED BY BLACKSTONE BUILDING GROUP LLC, REQUESTING A SPECIAL USE PERMIT FOR A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH ARTICLE 17., OF CHAPTER 41., ENTITLED “ZONING ORDINANCE” OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA TO INCLUDE PARCEL IDS 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608.

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 PZ23-00185, filed by Blackstone Building Group, LLC, requesting a Special Use Permit to allow a Special Use Permit for a Planned Unit Development in accordance with Article 17 of Chapter 41., entitled “Zoning Ordinance” of the Code of the City of Danville, Virginia to include Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608, be, and the same is hereby, received, subject to the following conditions:

1. The development shall include no more than 360 residential units and 2 commercial structures;
2. The commercial structures may be located on Parcel 71143 and 77608 and are to be developed in accordance with Article 3.J, N-C, Neighborhood Commercial zoning classification;
3. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed three (3) stories or 45 feet;
6. Parking shall not be placed in the front yard of townhome development;
7. No more than eight (8) and no fewer than three (3) single-family attached units (townhouses) shall be included in any one physically contiguous grouping;
8. Townhouse grouping shall be designed to minimize “Flat-faced”, row-house architectural facades. Architectural projections, off-sets, window bays, canopies, porches, mixed materials and colors and other design elements of a unified architectural theme shall be provided to achieve this result;
9. Architectural treatment of attached dwellings shall vary so that no more than two abutting units are substantially the same and so that no more than four units in any group are substantially the same; and
10. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and or the development agreement, whichever is greater.

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 PZ23-00185 to

allow a Special Use Permit for a Planned Unit Development in accordance with Article 17 of Chapter 41., entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, to include Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608, is hereby granted and approved, subject to the following conditions:

1. The development shall include no more than 360 residential units and 2 commercial structures;
2. The commercial structures may be located on Parcel 71143 and 77608 and are to be developed in accordance with Article 3.J, N-C, Neighborhood Commercial zoning classification;
3. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed three (3) stories or 45 feet;
6. Parking shall not be placed in the front yard of townhome development;
7. No more than eight (8) and no fewer than three (3) single-family attached units (townhouses) shall be included in any one physically contiguous grouping;
8. Townhouse grouping shall be designed to minimize "Flat-faced", row-house architectural facades. Architectural projections, off-sets, window bays, canopies, porches, mixed materials and colors and other design elements of a unified architectural theme shall be provided to achieve this result;
9. Architectural treatment of attached dwellings shall vary so that no more than two abutting units are substantially the same and so that no more than four units in any group are substantially the same; and
10. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and or the development agreement, whichever is greater.

Approved:

---

Mayor

Attest:

---

City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney



## **CITY PLANNING COMMISSION**

*Vandora Crescent*

### **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#): \_\_\_\_\_

Applicant: Blackstone Building Group LLC

Applicant's

Address: 4932 Dominion Blvd Suite 106 Glen Allen VA 23060

Applicant's Phone Number: \_\_\_\_\_

804 217 8367/ mobile 757 5110 2451

Applicant's E-

mail: rick@longevitysolutionsva.com

Describe Proposed Request: \_\_\_\_\_

Rezone and special use permit for Planned Unit Development known as Vandola Crescent. Project to contain 301 workforce townhomes with community covered picnic-grill area, tot lot and dog park, 59 age 55 plus patio style townhomes with restricted clubhouse and pool, 2 commercial parcels fronting Riverside Drive and Westover Drive. Includes improvement of partial improved Kayewood Ave from Riverside to Westover. Project consists of approximately 45 acres.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
Applicant Signature      date 5/22/24

See separate signature pages for landowners  
Property Owner Signature      date  
(if not applicant)

## **Supplemental Rezoning Information Vandola Crescent PUD Townhome and Commercial Application**

Property Description: approx. 45-acre parcel located in the Riverside/Vandola Corridor in the western section City of Danville Va. The parcel is bordered by RT 58 Riverside Drive to its southern boundary line, Vandola Road to its Western Boundary, Kayewood Drive and the Wren Yates Funeral Home to the East and the Townhomes Known as Charles Towne on Vandola to the North. The properties that encompass the majority of Kayewood Lane now are incorporate into the development for a completion of Kayewood Lane.

The property has close and semi direct access to Riverside Drive (Rt 58) and Westover Drive which are both major throughfares to downtown, Berry Hill and interstate systems. Sufficient capacity appears to exist for a project of this size according to most recent traffic studies available.

The property is served by city water and sewer, power, gas, and communications/cable service sufficient for the proposed development size.

The property being mostly wooded provides extensive tree cover to provide barriers along the southern, northern and western boundaries adjacent to neighboring properties. Phase 1 and 4 of the development would have significant tree border along the rear along Vandola and Kayewood providing separation from the larger phases.

Vandola Crescent is a proposed Townhome development of 2 and 3 story style and some patio homes targeted for workforce housing, empty nesters, and retirees. This planned unit style development of 360 units will have sufficient open space, onsite recreational amenities, onsite stormwater management, an active onsite HOA management office, private roads and right of ways as well be priced affordably starting in the 280's. The units will have garages, private drives, 3 plus bedrooms with onsite landscaping and landscape maintenance including snow removal when required. The development has several phases with phase 1 consisting of 46 units with remaining phases will be of 314 units and completion is projected at 48 months of start of construction. Phase 1 will have occupancy in fall/winter 2024/2025 in line with the grand opening of Caesars Palace Hotel and Casino. Vandola Crescents strategic timing and location will provide much needed workforce housing availability to not only Casino/Hotel Employees but also those in other close by employment centers such as Tyson Foods, Goodyear, ATDM, Police-Fire EMS, Teachers, and Government employees. The proposed development is located to close by Berry Hill Mega Site and its future job creation. The development is also within minutes of shopping, restaurants, and the downtown waterfront.

Surrounding Residential: While a small number of single-family homes across Vandola Road and one house adjacent to a corner of the property, rental properties and mobile home parks are located close by on Westover. The homes in Charles Town are of one story attached Townhome style. With Charles Town setting a precedent the proposed



development style of townhomes would not be out of character. The proposed development will have far more open space and onsite amenities than its neighboring townhome community. The proposed sales prices of Vandola Crescent will be minimally equal and very often exceed the neighboring project therefore not diminishing any valuations.

The proposed Vandola Crescent Project will have a finished taxable impact to the City of Danville between \$110,000,000.00 to \$ 120,000,000.00 not including permits and other construction related fees but also over \$ 720,000.00 in water and sewer tap fees. This is a considerable boost to the City of Danville's Budget and school system which currently does not exist with this very long-term vacant piece of land.

In addition to density request to address affordability, the builder-developer will be committing over \$3,490,000.00 of sales proceeds to interest rate buy downs and down payment assistance to assist potential homebuyers seeking workforce housing during this very difficult period of elevated costs and interest rates. This comes right out of the bottom line of net proceeds but realize the private and public must work together to solve the workforce housing affordability problem. The Congressional passed Inflation Reduction Act and American Rescue Plan Acts both incentivize localities with sizable grants for infrastructure in exchange for density incentivization promoting affordable workforce housing. Vandola Crescent fills all those commitments with its rezoning request submittal.

The Vandola Crescent Development should incentivize continued development and redevelopment of the local area especially the conversion of older mobile home parks. Vandola provides adequate walking areas throughout the neighborhood as well to the community facilities.

Vandola Crescent is being submitted during a crossover period of older Comprehensive Plan and a new proposed Comprehensive plan. The proposed development may have components in both plans but need to zoning flexibility to achieve affordable workforce housing.

Preliminary Architectural Floorplans are submitted along with proposed sketch plan noting adding slight floorplan and elevation adjustments will be made as well as different color variations in harmony with the development.

Subject Properties under contract in this application

30.97 Acres Part 2 Riverside Drive Parcel ID 77925 Danville VA  
River Oak Church of God Trustees  
120 River Oak Drive  
Danville VA  
24541  
434 793 9648

James David Searce  
434 250-7143  
[jdscearce@yahoo.com](mailto:jdscearce@yahoo.com)  
412 Berkshire Road  
Danville VA 24541

Parcels 1-9 Westover Drive ID 77608  
Parcel 711143 num 37/part 38 Kayewood Lane  
Parcel 77922 num 36 Kayewood Lane  
Parcel 77921 num 35 Kayewood Lane  
Parcel 77920 num 34 Kayewood Lane  
Parcel 77919 num 33 Kayewood Lane  
Parcel 77918 num 32 Kayewood Lane

Searce Land Company  
Kaye Rogers 434 770 7556  
[Kayerogers13@gmail.com](mailto:Kayerogers13@gmail.com)  
Charles Searce 434 250 3202  
Parcel 71138 num 25 Kayewood Lane  
126 James Road  
Danville VA 24541



# LONGEVITY SOLUTIONS

## AREA CALCULATIONS

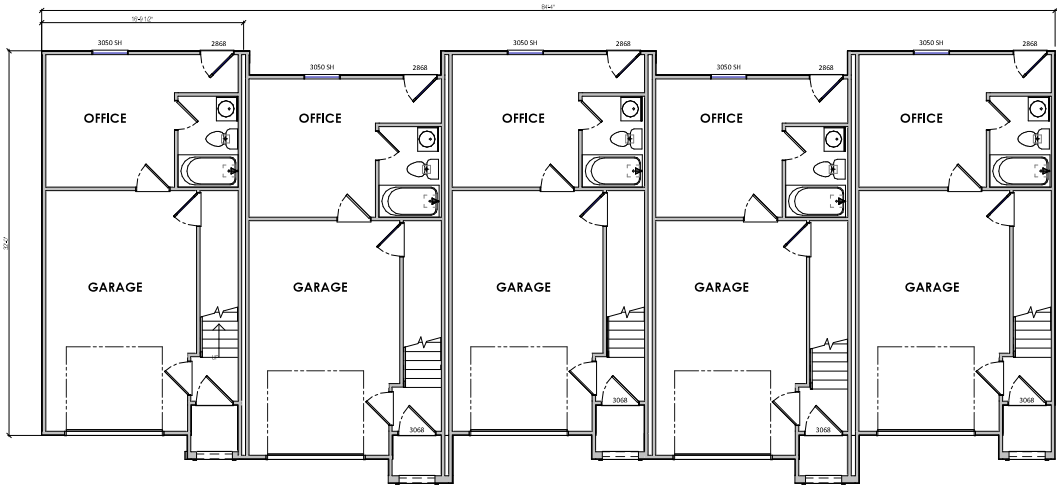
|                   |         |
|-------------------|---------|
| Heated Area       |         |
| 1st Floor Livable | 269 SF  |
| 2nd Floor Livable | 537 SF  |
| Third Floor       | 537 SF  |
|                   | 1344 SF |
| Unheated Area     |         |
| Garage            | 257 SF  |
|                   | 257 SF  |
| Total             | 1600 SF |



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# APPROVAL SET

- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

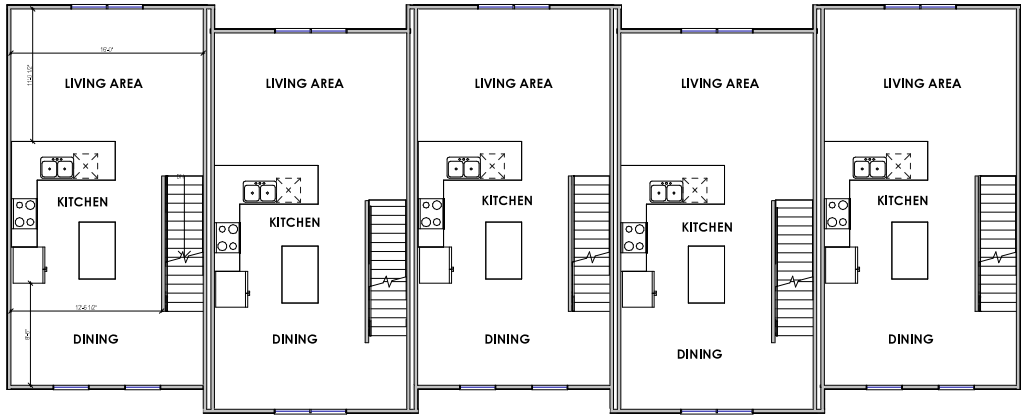


1 1ST FLOOR PLAN  
A-2.00 1/8" = 1'-0" (DIMENSIONS PRINTED ON 11" X 17" / ARCH B PAPER SIZE)

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|                                                                                  |                                                           |
|----------------------------------------------------------------------------------|-----------------------------------------------------------|
| <div> <div>CLIENT</div> <div>LONGEVITY SOLUTIONS</div> <div>PROJECT</div> </div> | <div> <div>PROJECT</div> <div>MULTI-FAMILY</div> </div>   |
|                                                                                  |                                                           |
| <div> <div>ADDRESS</div> <div>DANVILLE</div> </div>                              | <div> <div>PROJECT</div> <div>1st Floor Plan</div> </div> |
| <div> <div>ISSUE DATE</div> <div>5/9/2024 8:45:32 AM</div> </div>                |                                                           |
| <div> <div>DRAWN BY</div> <div>PINNACLE DESIGN</div> </div>                      |                                                           |
| <div> <div>SHEET NUMBER</div> <div>A-2.00</div> </div>                           |                                                           |

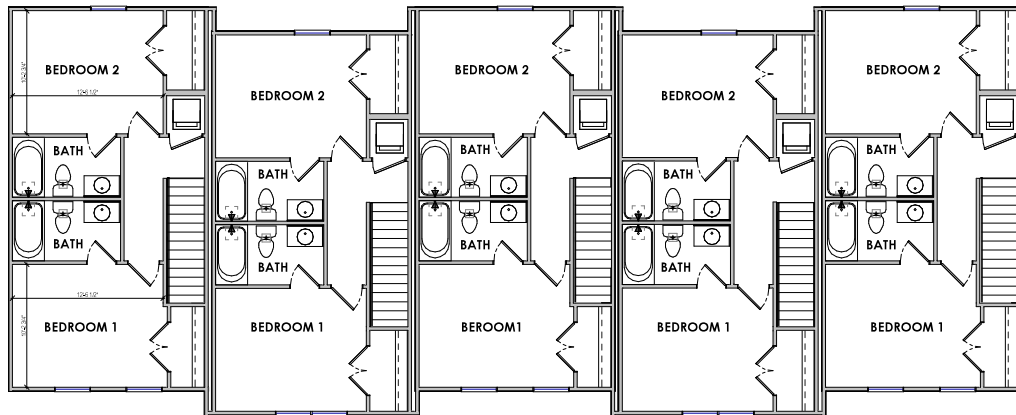
- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



**1 2ND FLOOR PLAN**  
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11" X 17" TYPICAL PAPER SIZE

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| <small>CLIENT</small><br><b>LONGEVITY SOLUTIONS</b> | <small>PROJECT</small><br><b>MULTI-FAMILY</b> | <small>ADDRESSES</small><br><b>DANVILLE</b> | <small>ISSUE DATE</small><br>5/9/2024 8:45:32 AM<br><small>DRAWN BY</small><br><b>PINNACLE DESIGN</b><br><small>SHEET NUMBER</small><br><b>A-2.60</b> | <small>PAGE</small><br>2nd Floor Plan |
|                                                     |                                               |                                             |                                                                                                                                                       |                                       |



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**1 3RD FLOOR PLAN**  
A-2.70  
NOT TO SCALE WHEN PRINTED ON 11" x 17" / ARCH B PAPER SIZE

|              |  |                     |  |
|--------------|--|---------------------|--|
| CLIENT       |  | LONGEVITY SOLUTIONS |  |
| ADDRESS      |  | DANVILLE            |  |
| PROJECT      |  | MULTI-FAMILY        |  |
| ISSUE DATE   |  | 5/9/2024 8:45:33 AM |  |
| DRAWN BY     |  | PINNACLE DESIGN     |  |
| SHEET NUMBER |  | A-2.70              |  |





**1 FRONT VIEW**  
A-3.00 21" x 34" PRINTED ON 11" x 17" / ANSI B PAPER SIZE

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CLIENT  
**LONGEVITY  
SOLUTIONS**  
PROJECT  
**MULTI-FAMILY**

ADDRESS  
**DANVILLE**

Elevations

ISSUE DATE  
5/9/2024 8:45:33 AM  
DRAWN BY  
**PINNACLE DESIGN**  
SHEET NUMBER  
**A-3.00**



1 REAR VIEW  
A-3.10 - 1/8" = 1'-0" PLOTTER PRINTED ON 11" X 17" / ANSI B PAPER SIZE

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|--------------|---------------------|--|
| CLIENT       | LONGEVITY SOLUTIONS |  |
|              | PROJECT             |  |
| ADDRESS      | DANVILLE            |  |
|              | Elevations          |  |
| ISSUE DATE   | 5/9/2024 8:45:34 AM |  |
|              | DRAWN BY            |  |
| SHEET NUMBER | PINNACLE DESIGN     |  |
|              | A-3.10              |  |



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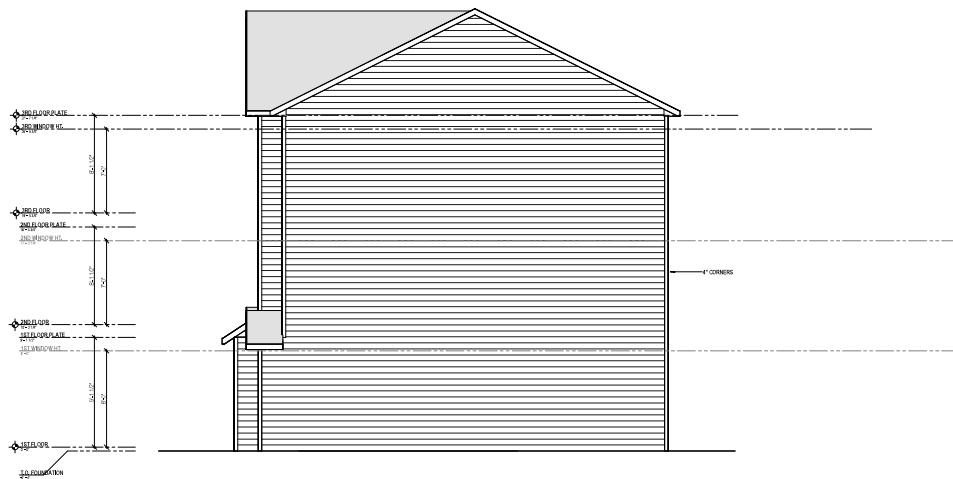
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| <p><b>LONGEVITY SOLUTIONS</b></p> <p><b>MULTI-FAMILY</b></p> | <p>PRODUCT</p> |
|--------------------------------------------------------------|----------------|

DANVILLE

ISSUE DATE  
5/9/2024 8:45:34 AM

DRAWN BY  
**PINNACLE DESIGN**

SHEET NUMBER  
**A-3.20**



1 RIGHT VIEW  
A-3.30  
DRAWN BY: PINNACLE DESIGN  
DATE: 5/9/2024 8:45:35 AM

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|                                      |  |                                |  |
|--------------------------------------|--|--------------------------------|--|
| CLIENT<br><b>LONGEVITY SOLUTIONS</b> |  | PROJECT<br><b>MULTI-FAMILY</b> |  |
| ADDRESS<br><b>DANVILLE</b>           |  | ELEVATIONS                     |  |
| ISSUE DATE<br>5/9/2024 8:45:35 AM    |  | DRAWN BY<br>PINNACLE DESIGN    |  |
| SHEET NUMBER<br><b>A-3.30</b>        |  |                                |  |



### 30203 - Urbandale Data Sheet

1258  
SQ. FT.

2  
BEDS

2  
BATHS

2  
BAYS

72' 0"  
WIDE

67' 4"  
DEEP









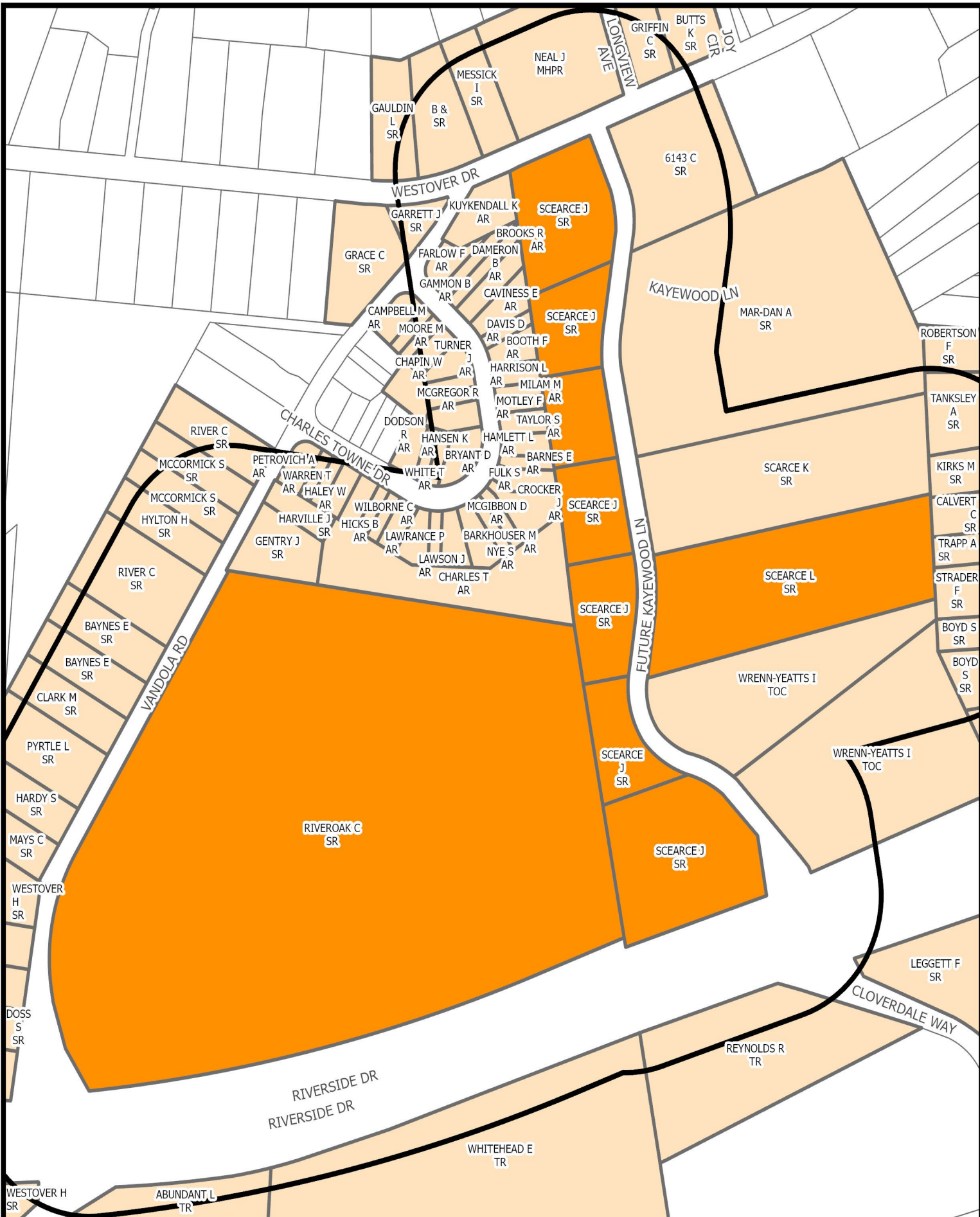
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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.



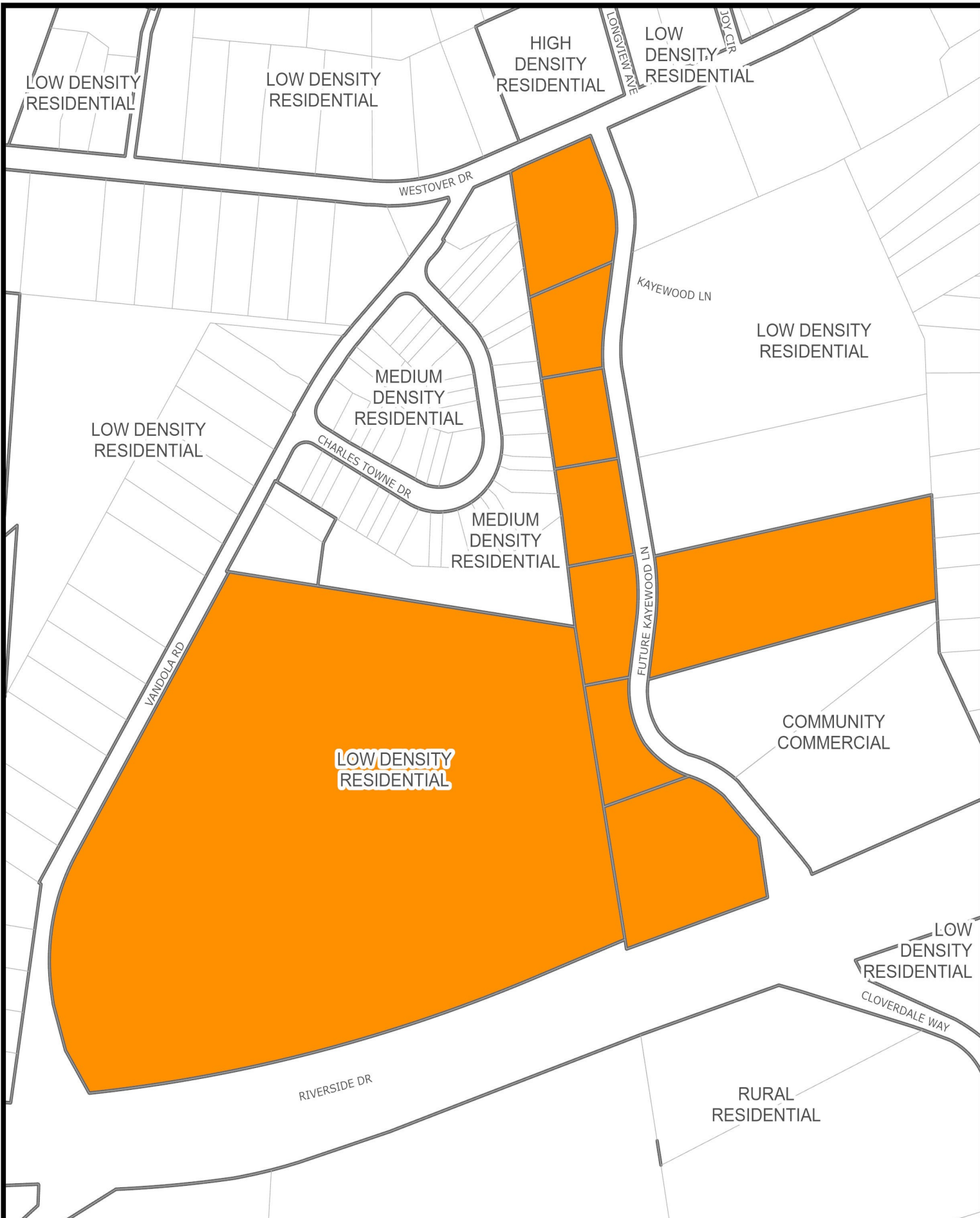


# SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00185

### REQUEST

*Special Use Permit application PZ24-00185 filed by Blackstone Building Group LLC for approval of a Planned Unit Development at Parcels 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608.*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Special Use Permit Request PZ24-00185 with the following conditions:

1. The development shall include no more than 360 residential units and 2 commercial structures;
2. The commercial structures may be located on Parcel 71143 and 77608 and are to be developed in accordance with Article 3.J, N-C, Neighborhood Commercial zoning classification;
3. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed three (3) stories or 45 feet;
6. Parking shall not be placed in the front yard of townhome development;
7. No more than eight (8) and no fewer than three (3) single-family attached units (townhouses ) shall be included in any one physically contiguous grouping;
8. Townhouse grouping shall be designed to minimize "Flat-faced", row-house architectural facades. Architectural projections, off-sets, window bays, canopies, porches, mixed materials and colors and other design elements of a unified architectural theme shall be provided to achieve this result;
9. Architectural treatment of attached dwellings shall vary so that no more than two abutting units are substantially the same and so that no more than four units in any group are substantially the same; and

**DANVILLE, VA**

10. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and or the development agreement, whichever is greater.

 RB

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



**CL - 1420**

**NEW BUSINESS C.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Rezoning Application filed by 1076 Schoolfield, LLC to Rezone 916 West Main Street.

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Rezoning from M-I Industrial Manufacturing to HR-C Highway Retail Commercial Parcel ID 60452 (916 West Main Street).

## **SUMMARY**

916 West Main Street is a 2.8 acre tract that is improved with a brick warehouse. Once used by Dan River, Schoolfield Division, the structure has been vacant for many years. The applicant is proposing to use the structure for an eating establishment. An eating establishment is not an allowed use within it's current zoning classification of M-I, Industrial Manufacturing.

916 West Main Street is located in the Schoolfield redevelopment area and the West Main Street Corridor Overlay. This area is experiencing an influx of construction and commercial growth. The creation of an eating establishment at this location will compliment the ongoing development and is consistent with the area and in accord with the Schoolfield Redevelopment Plan and the West Main Street Corridor Overlay.

The zoning classification of M-I was placed on this property due to the industrial use by Dan River, Inc. This zoning classification is no longer appropriate for an area that is growing with commercial development. The HR-C zoning classification is located on the opposite side of West Main Street and is consistent with the proposed development in the area.

The applicant, 1076 Schoolfield, LLC, is requesting a rezoning from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial. An HR-C zoning classification will allow the operation of an eating establishment at 916 West Main Street.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Rezoning request PZ24-00238 to rezone from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial Parcel ID 60452 (916 West Main Street).

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Rezoning from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial at Parcel ID 60452 (916 West Main Street).

---

### **Attachments**

1. Ordinance
  2. Rezoning Application
  3. 916 W Main Street - Aerials Map
  4. 916 W Main Street - Owners Zoning Map
  5. 916 W Main Street - Land Use Map
  6. Planning Commission Recommendation
-



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE REZONING FROM M-I INDUSTRIAL MANUFACTURING TO HR-C HIGHWAY RETAIL COMMERCIAL PARCEL ID 60452 (916 WEST MAIN STREET).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, 1076 Schoolfield, LLC, has requested to rezone from M-I, Industrial Manufacturing district to HR-C Highway Retail Commercial district, Parcel ID 60452 (916 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 Zoning Administrator recommending approval of Rezoning Application PZ24-00238, filed by 1076 Schoolfield, LLC, requesting to rezone from the M-I, Industrial Manufacturing district to HR-C Highway Retail Commercial district, Parcel ID 60452 (916 West Main Street) of the City of Danville, Virginia Zoning District Map, be, and 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 PZ24-00238, filed by 1076 Schoolfield, LLC, requesting to rezone from the M-I, Industrial Manufacturing district to HR-C Highway Retail Commercial district of the City of Danville, Virginia Zoning District Map, be, and is hereby approved; and

BE IT FINALLY ORDAINED that Parcel ID 60452 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

May 13, 2024

Via Hand Delivery and Electronic Mail

Renee Burton  
Director of Planning  
City of Danville  
427 Patton Street  
Danville, Virginia 24541

Re: Application for Special Use Permit submitted by FHC Holdings LLC

Dear Ms. Burton:

On behalf of 1076 Schoolfield, LLC (the “Applicant”), I am pleased to submit the enclosed applications, which are marked as Exhibits A and B (the “Applications”), to rezone Parcel Identification Numbers 60452 and 60570 (the “Parcels”), respectively.

Also enclosed is a check in the amount of \$720.00, representing the City’s fees associated with the Applications.

Relevant Background Information

The Applicant acquired the Parcels in February 2020. Both – consistent with their prior use in conjunction with Dan River Inc.’s Schoolfield operations – are currently zoned M-I (Industrial Manufacturing District).

Application for Rezoning

The Applicant requests that the Parcels be rezoned HRC, which will allow for (1) redevelopment of the structure at 916 W. Main into a food service space (with adjoining greenspace) that will serve adjacent properties and (2) redevelopment of the structure at 1076 W. Main into a boutique hotel featuring 36 rooms. Both end uses – i.e., a restaurant and a hotel – are permitted uses in HRC districts.

Rezoning the Parcels in this matter will result in designations consistent with the HRC zoning of the properties directly across W. Main St. (i.e., 917 and 1009).

Compatibility Considerations

The rezoning requested in the Applications is in harmony with multiple goals of the City’s 2030 Comprehensive Plan: this change would both (1) enhance further the important W. Main St. commercial corridor and, in doing so, (2) support the continued economic development of the region in a manner that promotes sustainable land use.

Furthermore, the desired rezoning is compatible with that of surrounding properties, given the long-standing commercial activity within this corridor, which is evident in existing HRC designations across W. Main St. and which tradition has been reinvigorated by the Caesars Virginia project and amplified by the Schoolfield District Plan. The Applicant also anticipates that nearby parcels under common control will be redeveloped in a manner that complements further this activity.

Finally, the rezoning is also compatible with existing pedestrian and vehicular traffic patterns and preserves the status quo in both respects. The Parcels are also served by public facilities, and the rezoning sought here will not change or require expansion of such service.

#### Application Requirements for Rezoning

Our intention has been to address above each of the requirements identified as a requirement for consideration of the Applications. To the extent that any item has been overlooked, we will gladly and promptly supplement this letter.

\* \* \*

Thank you in advance for your consideration of these Applications. Should you or your staff have any questions, do not hesitate to let me know. We look forward to discussing the Applications with the Planning Commission in June.

Sincerely,



Steven P. Gould

Enclosures

cc: 1076 Schoolfield, LLC (w/encls.) [via electronic mail]





## **CITY PLANNING COMMISSION**

### **REZONING APPLICATION**

1. An application for rezoning 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 as established by the City Council.
2. The application shall include the following information:
  - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - b. 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.
  - c. 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.
    7. A preliminary site plan in accordance with the Site Plan Regulations.

### **PLANNING DIVISION PROVIDED INFORMATION**

Application #: P224-00238 PC Meeting Date: June 10, 2024  
Date Received: 5-13-24 Received By: Renee Burton  
Parcel ID: 60452 Zoning District: MI  
Existing Zoning: M-I Proposed Zoning: HLC

### **APPLICANT PROVIDED INFORMATION**

Exact legal description of property (Attach if insufficient space).

Property Address: 916 West Main Street (PIN 60452) Gross Area/Net Area: 2.809 Acres

Property Location: N ☒ S ☐ E ☐ W ☐ Side of: West Main Street

Between: 1076 West Main Street (PIN 60570) and 822 West Main Street (PIN 60436)

Proffered Conditions (if any, please attach): \_\_\_\_\_

**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

Name: 1076 Schoolfield, LLC Telephone: (434) 792-2424 (PLDR Law)

Mailing Address: 611 S. Jefferson St., Suite 9, Roanoke, VA 24011

Email Address: [sgould@pldrlaw.com](mailto:sgould@pldrlaw.com)

**APPLICANT (PLEASE TYPE OR PRINT):**

*If the applicant is not the property owner, written authorization from the property owner must accompany this application.*

Name: Same as above Telephone: Same as above

Mailing Address: Same as above

Email Address: Same as above

 5/13/2024

Applicant Signature      date  
By: PLDR Law, its counsel

\_\_\_\_\_  
Property Owner Signature      date  
(if not applicant)





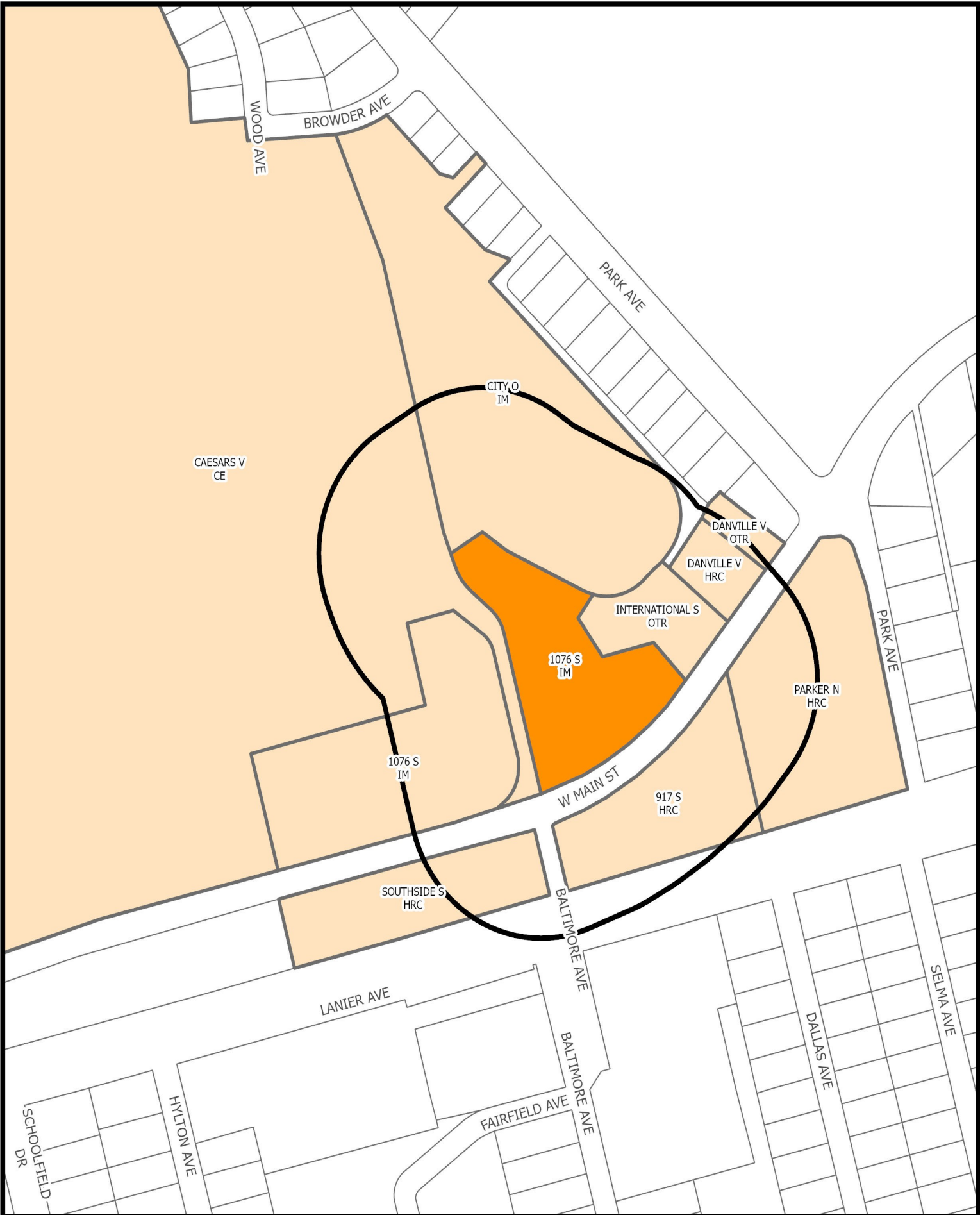
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

Prepared by:  
Planning Division  
5/22/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: REZONING REQUEST APPLICATION PZ24-00238

### REQUEST

*Rezoning application PZ24-00238 filed by 1076 Schoolfield, LLC to rezone 916 West Main Street (Parcel 60452) from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Rezoning Request PZ24-00238.

A handwritten signature in blue ink that reads "Steve Petrick" followed by the initials "RB".

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



**CL - 1421**

**NEW BUSINESS D.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Rezoning Application filed by 1076 Schoolfield, LLC to Rezone 1076 West Main Street (Parcel 60570).

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Rezoning from M-I Industrial Manufacturing to HR-C Highway Retail Commercial Parcel ID 60570 (1076 West Main Street).

## **SUMMARY**

1076 West Main Street is a 4.0 acre tract that is improved with a brick office building. Once used by Dan River, Schoolfield Division, the structure has been vacant for many years. The applicant is proposing to use the structure for a boutique hotel.

1076 West Main Street is located in the Schoolfield redevelopment area and the West Main Street Corridor Overlay. This area is experiencing an influx of construction and commercial growth. Construction of a hotel is allowed in the M-I zoning district. However, development of the remaining acreage would be limited under the M-I zoning classification.

The zoning classification of M-I was placed on this property due to the industrial use by Dan River, Inc. This zoning classification is no longer appropriate for an area that is growing with commercial development. The HR-C zoning classification is located on the opposite side of West Main Street and is consistent with the proposed development in the area.

The applicant, 1076 Schoolfield, LLC, is requesting a rezoning from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial. An HR-C zoning classification will allow the operation of a boutique hotel at 1076 West Main Street and development of the remaining area in a manner that is consistent with the Schoolfield redevelopment plan and West Main Corridor Overlay.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Rezoning request PZ24-00239 to rezone from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial Parcel ID 60570 (1076 West Main Street).

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Rezoning from M-I, Industrial Manufacturing to HR-C, Highway Retail Commercial at Parcel ID 60570 (1076 West Main Street).

---

### **Attachments**

1. Ordinance
  2. Rezoning Application
  3. 1076 W Main Street - Aerials Map
  4. 1076 W Main Street - Owners Zoning Map
  5. 1076 W Main Street - Land Use Map
  6. Planning Commission Recommendation
-



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE REZONING FROM M-I INDUSTRIAL MANUFACTURING TO HR-C HIGHWAY RETAIL COMMERCIAL PARCEL ID 60570 (1076 WEST MAIN STREET).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, 1076 Schoolfield, LLC, has requested to rezone from M-I, Industrial Manufacturing district to HR-C Highway Retail Commercial district, Parcel ID 60570 (1076 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 Zoning Administrator recommending approval of Rezoning Application PZ24-00239, filed by 1076 Schoolfield, LLC, requesting to rezone from the M-I, Industrial Manufacturing district to HR-C Highway Retail Commercial district, Parcel ID 60570 (1076 West Main Street) of the City of Danville, Virginia Zoning District Map, be, and 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 PZ24-00239, filed by 1076 Schoolfield, LLC, requesting to rezone from the M-I, Industrial Manufacturing district to HR-C Highway Retail Commercial district of the City of Danville, Virginia Zoning District Map, be, and is hereby, approved; and

BE IT FINALLY ORDAINED that Parcel ID 60570 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

May 13, 2024

Via Hand Delivery and Electronic Mail

Renee Burton  
Director of Planning  
City of Danville  
427 Patton Street  
Danville, Virginia 24541

Re: Application for Special Use Permit submitted by FHC Holdings LLC

Dear Ms. Burton:

On behalf of 1076 Schoolfield, LLC (the “Applicant”), I am pleased to submit the enclosed applications, which are marked as Exhibits A and B (the “Applications”), to rezone Parcel Identification Numbers 60452 and 60570 (the “Parcels”), respectively.

Also enclosed is a check in the amount of \$720.00, representing the City’s fees associated with the Applications.

Relevant Background Information

The Applicant acquired the Parcels in February 2020. Both – consistent with their prior use in conjunction with Dan River Inc.’s Schoolfield operations – are currently zoned M-I (Industrial Manufacturing District).

Application for Rezoning

The Applicant requests that the Parcels be rezoned HRC, which will allow for (1) redevelopment of the structure at 916 W. Main into a food service space (with adjoining greenspace) that will serve adjacent properties and (2) redevelopment of the structure at 1076 W. Main into a boutique hotel featuring 36 rooms. Both end uses – i.e., a restaurant and a hotel – are permitted uses in HRC districts.

Rezoning the Parcels in this matter will result in designations consistent with the HRC zoning of the properties directly across W. Main St. (i.e., 917 and 1009).

Compatibility Considerations

The rezoning requested in the Applications is in harmony with multiple goals of the City’s 2030 Comprehensive Plan: this change would both (1) enhance further the important W. Main St. commercial corridor and, in doing so, (2) support the continued economic development of the region in a manner that promotes sustainable land use.

Furthermore, the desired rezoning is compatible with that of surrounding properties, given the long-standing commercial activity within this corridor, which is evident in existing HRC designations across W. Main St. and which tradition has been reinvigorated by the Caesars Virginia project and amplified by the Schoolfield District Plan. The Applicant also anticipates that nearby parcels under common control will be redeveloped in a manner that complements further this activity.

Finally, the rezoning is also compatible with existing pedestrian and vehicular traffic patterns and preserves the status quo in both respects. The Parcels are also served by public facilities, and the rezoning sought here will not change or require expansion of such service.

#### Application Requirements for Rezoning

Our intention has been to address above each of the requirements identified as a requirement for consideration of the Applications. To the extent that any item has been overlooked, we will gladly and promptly supplement this letter.

\* \* \*

Thank you in advance for your consideration of these Applications. Should you or your staff have any questions, do not hesitate to let me know. We look forward to discussing the Applications with the Planning Commission in June.

Sincerely,



Steven P. Gould

Enclosures

cc: 1076 Schoolfield, LLC (w/encls.) [via electronic mail]





## CITY PLANNING COMMISSION

### REZONING APPLICATION

1. An application for rezoning 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 as established by the City Council.
2. The application shall include the following information:
  - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - b. 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.
  - c. 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.
    7. A preliminary site plan in accordance with the Site Plan Regulations.

### PLANNING DIVISION PROVIDED INFORMATION

Application #: P224-00239 PC Meeting Date: June 10, 2024  
Date Received: 5-13-24 Received By: Renee Burton  
Parcel ID: 60570 Zoning District: IM  
Existing Zoning: IM Proposed Zoning: HRC

### APPLICANT PROVIDED INFORMATION

Exact legal description of property (Attach if insufficient space).

Property Address: 1076 West Main Street (PIN 60570) Gross Area/Net Area: 3.987 Acres



Property Location: N ☒ S ☐ E ☐ W ☐ Side of: West Main Street

Between: 1100 W. Main St. (PIN 51530) and 916 West Main Street (PIN 60452)

Proffered Conditions (if any, please attach): \_\_\_\_\_

**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

Name: 1076 Schoolfield, LLC Telephone: (434) 792-2424 (PLDR Law)

Mailing Address: 611 S. Jefferson St., Suite 9, Roanoke, VA 24011

Email Address: sgould@pldrlaw.com

**APPLICANT (PLEASE TYPE OR PRINT):**

*If the applicant is not the property owner, written authorization from the property owner must accompany this application.*

Name: Same as above Telephone: Same as above

Mailing Address: Same as above

Email Address: Same as above

 5/13/2024

Applicant Signature \_\_\_\_\_ date  
By: PLDR Law, its counsel

\_\_\_\_\_  
Property Owner Signature \_\_\_\_\_ date  
(if not applicant)





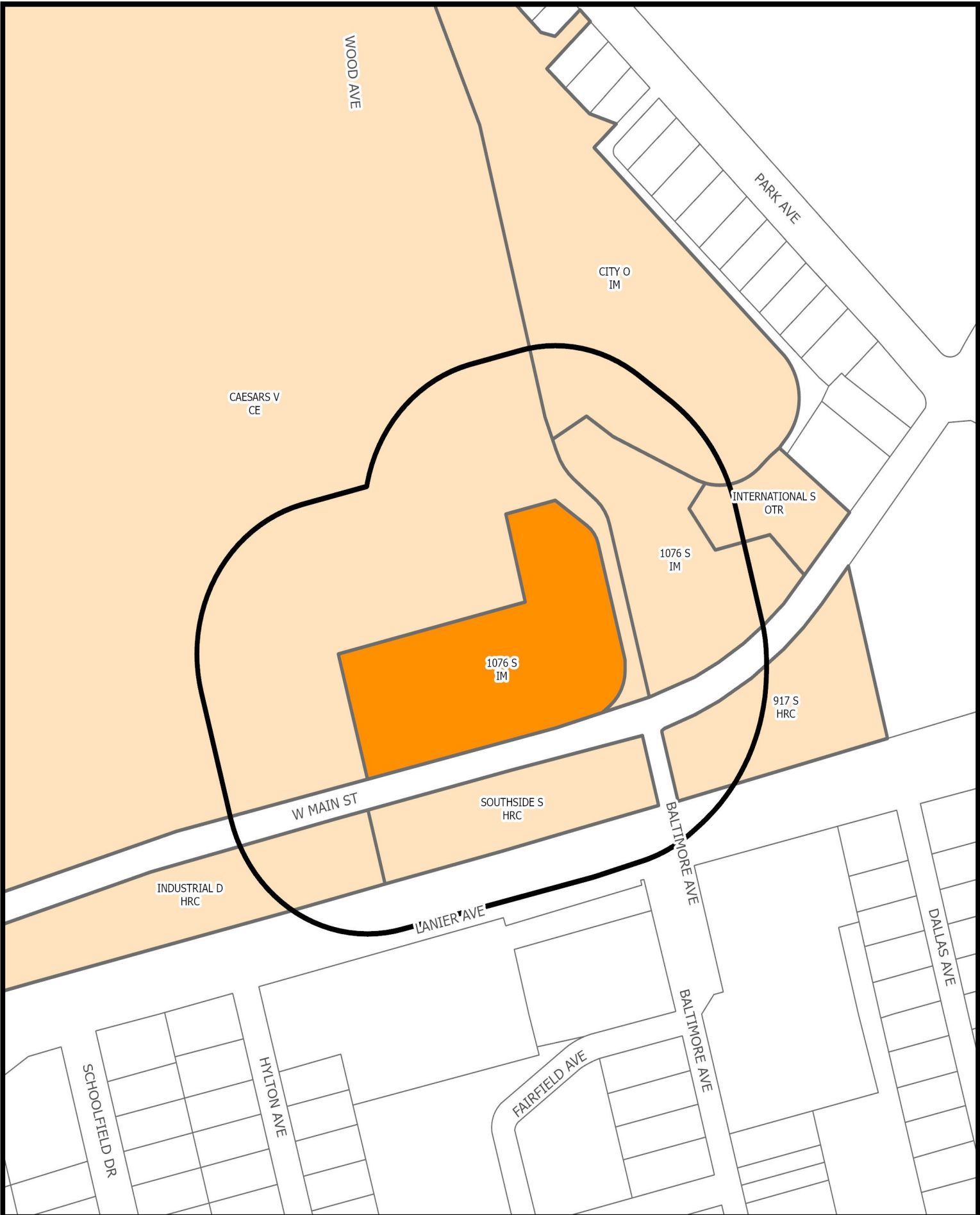
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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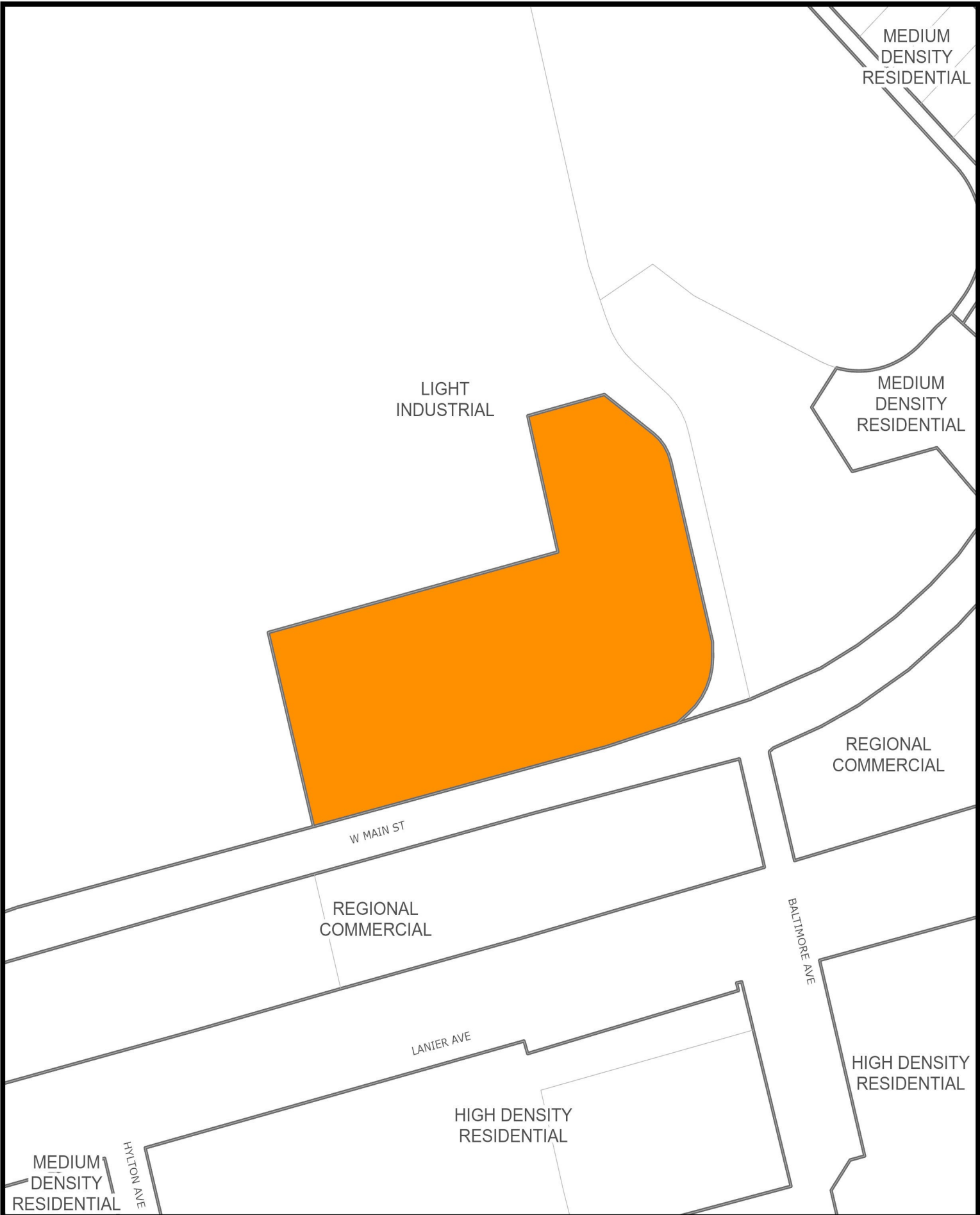


## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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# YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: REZONING REQUEST APPLICATION PZ24-00239

### REQUEST

*Rezoning application PZ24-00239 filed by 1076 Schoolfield, LLC to rezone 1076 West Main Street (Parcel 60570) from M-I Industrial Manufacturing to HR-C Highway Retail Commercial.*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Rezoning Request PZ24-00239.

A handwritten signature in blue ink that reads "Steve Petrick" followed by the initials "RB".

Mr. Steve Petrick, Chair



# Council Letter City of Danville, Virginia



**CL - 1422**

**NEW BUSINESS E.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Special Use Permit Application for Waiver to Maximum Sign Area at 221 South Main Street.

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00230, filed by David McLaughlin, Requesting a Special Use Permit to Allow a Waiver to the Maximum Sign Area at Parcel 24101 (221 South Main Street) in Accordance with Article 3.I., Section C., Item 25.

## **SUMMARY**

The applicant, David McLaughlin, on behalf of McLaughlin Funeral Home, is requesting a special use permit to allow an existing sign to remain at 221 South Main Street. 221 South Main Street is zoned TO-C, Transitional Office Commercial. The wall sign measures a total of fifty-five square feet. Based on the sign regulations for the TO-C Transitional Office District, which allows 0.5 square feet per linear foot of the primary wall, the subject property is allowed 15 square feet for wall signs.

An application for a sign permit was submitted in October 2023 and was denied due to size. However, the sign was installed without a sign permit and a violation letter was issued in April. 221 South Main Street was approved for rezoning from OT-R, Old Town Residential to TO-C, Transitional Office Commercial, by City Council on May 7, 2024.

The sign regulations for N-C, Neighborhood Commercial and TO-C, Transitional Office Commercial allow 0.5 square feet of signage per linear foot of primary wall. The remaining commercial zoning classifications allow 2 square feet of signage per linear foot of primary wall. Allowing the sign to remain would be in accord with other commercial zoning classifications and not exceed the allowance provided to other districts.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Special Use Permit request PZ24-00230 to allow a waiver of the maximum sign area at Parcel ID 24101 (221 South Main Street) with the following conditions:

1. Wall signage at 221 South Main Street may not exceed fifty-five (55) square feet.

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Special Use Permit to allow a waiver of the maximum sign area in accordance with Article 3.I Section C Item 25 at Parcel ID 24101 (221 South

Main Street) with the following conditions:

1. Wall signage at 221 South Main Street may not exceed fifty-five (55) square feet.

---

**Attachments**

1. Ordinance
  2. Application for 221 S. Main Street
  3. 221 S Main Street - Aerials Map
  4. 221 S Main Street - Owners Zoning Map
  5. 221 S Main Street - Land Use Map
  6. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00230, FILED BY DAVID MCLAUGHLIN, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER TO THE MAXIMUM SIGN ARE AT PARCEL 24101 (221 SOUTH MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.I., SECTION C., ITEM 25.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00230, filed by David McLaughlin, requesting a Special Use Permit to allow a waiver to the maximum sign area at Parcel ID 24101 (221 South Main Street) in accordance with Article 3.I., Section C., Item 25, be, and the same is hereby received; subject to the following conditions:

1. Wall signage at 221 South Main Street may not exceed fifty-five (55) square feet.

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00230, filed by David McLaughlin, requesting a Special Use Permit to allow a waiver to the maximum sign area at Parcel ID 24101 (221 South Main Street) in accordance with Article 3.I., Section C., Item 25, is hereby granted and approved, subject to the following conditions:

1. Wall signage at 221 South Main Street may not exceed fifty-five (55) square feet.

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 #: P224-00230 PC Meeting Date: June 10, 2024  
Date Received: 5-8-24 Received By: Lisa Jones  
Parcel ID: 24101 Address: 221 S. Main Street  
Existing Zoning: OTR Future Land Use: TO-C

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 221 S. Main St. Danville VA  
24541

Applicant: David L. McLaughlin

Applicant's Address: 221 S. Main St. Danville, VA  
24541

Applicant's Phone Number: 202-577-7548

Applicant's E-mail: dimgoodman27@gmail.com

Describe Proposed Request:

Asking for waiver for Maxine  
Sign order

David L. McLaughlin 5/8/24  
Applicant Signature date

Property Owner Signature date  
(if not applicant)



267.5 in

# D.L. McLaughlin Funeral Services & Crematorium Southside

12 in

29.5 in







## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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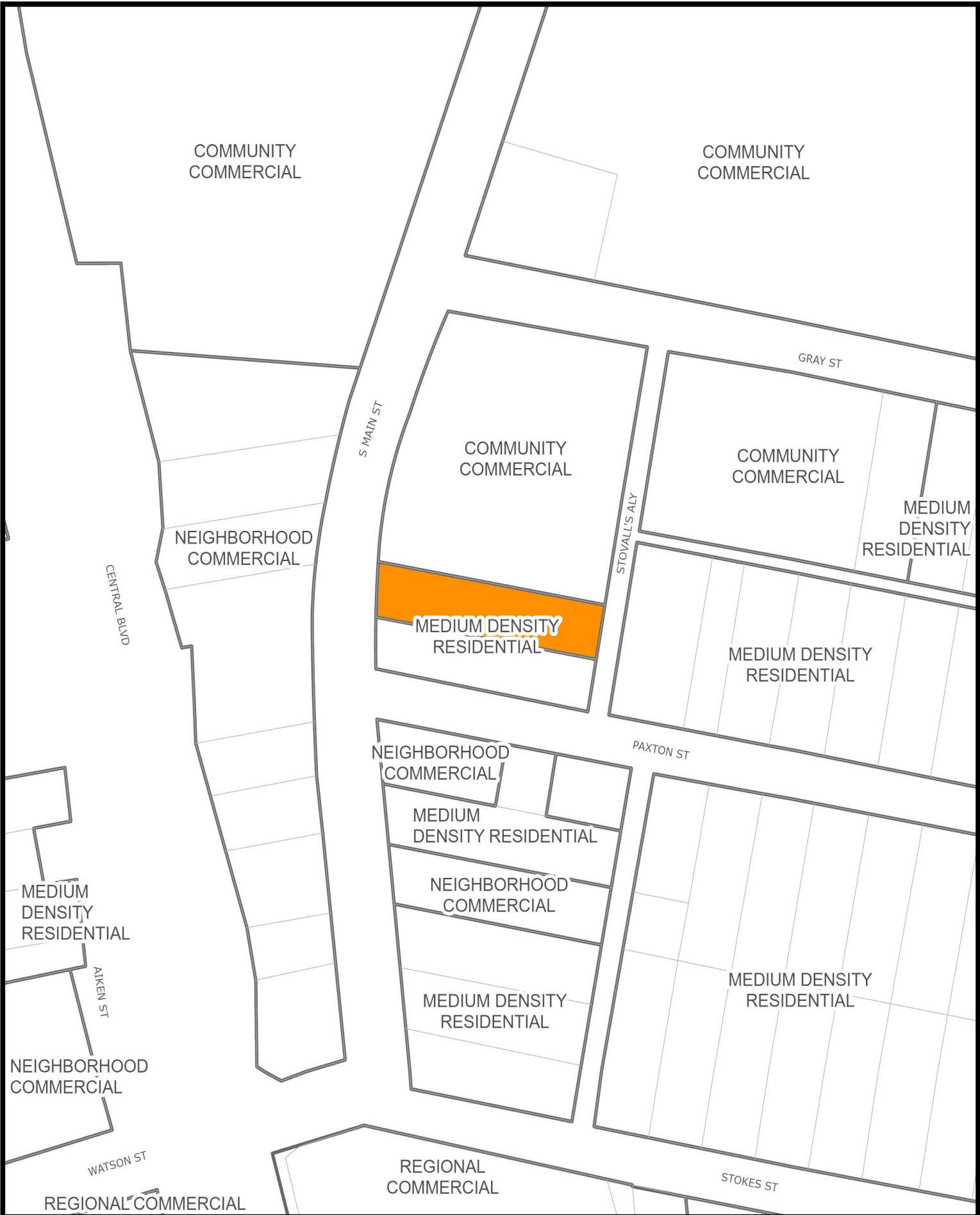
SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00230

### REQUEST

*Special Use Permit application PZ24-00230 filed by David McLaughlin for waiver to maximum sign area at 221 South Main Street (Parcel 24101).*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Special Use Permit Request PZ24-00230 with the condition:

1. Wall signage at 221 South Main Street may not exceed fifty-five (55) square feet.

A handwritten signature in blue ink that reads "Steve Petrick" followed by a small "BB" monogram.

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



**CL - 1423**

**NEW BUSINESS F.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Special Use Permit Application for Automobile Salvage Yard at 2025 South Boston Road.

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00228, filed by Curtis Allen White, Requesting a Special Use Permit to Allow an Automobile Salvage Yard at Parcel 77307 (2025 South Boston Road) in Accordance with Article 3.M., Section C., Item 31.

## **SUMMARY**

2025 South Boston Road is a commercial property zoned HR-C Highway Retail Commercial. The applicant, Curtis Allen White, is requesting to create a new office and storage facility for East Carolina Recovery LLC. East Carolina Recovery LLC is a vehicle recovery operation, recovering vehicles on behalf of lenders. This location will be used for storage of light passenger and recreational vehicles for up to 30 days.

The subject property is currently improved with a one-story office building, and there is a small parking pad in front of the building. The storage area will be required to have screened fencing, and the applicant has proposed to enclose the area to the rear of the office building. The applicant also proposes exterior updates to the office to include painting and the improvement of the door and windows.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Special Use Permit request PZ24-00228 to allow a waiver of the maximum sign area at Parcel ID 77307 (2025 South Boston Road) with the following conditions:

1. A screening fence is to be placed along the entire area used for storage;
2. No salvage parts may be sold;
3. No salvage vehicles may be stored; and
4. Evergreen, privacy trees are to be planted along the north fence line.

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Special Use Permit to allow an automobile salvage yard in accordance with Article 3.M Section C Item 31 at Parcel ID 77307 (2025 South Boston Road) with the following conditions:

1. A screening fence is to be placed along the entire area used for storage;

2. No salvage parts may be sold;
  3. No salvage vehicles may be stored; and
  4. Evergreen, privacy trees are to be planted along the north fence line.
- 

#### **Attachments**

1. Ordinance
  2. Application for 2025 South Boston Road
  3. 2025 South Boston Road - Aerials Map
  4. 2025 South Boston Road - Owners Zoning Map
  5. 2025 South Boston Road - Land Use Map
  6. Who Are the Members of Eagle Group XX
  7. Planning Commission Recommendation
-



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00228, FILED BY CURTIS ALLEN WHITE, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN AUTOMOBILE SALVAGE YARD AT PARCEL 77307 (2025 SOUTH BOSTON ROAD) IN ACCORDANCE WITH ARTICLE 3.M., SECTION C., ITEM 31.

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 PZ23-00228, filed by Curtis Allen White, requesting a Special Use Permit to allow an automobile salvage yard at Parcel ID 77307 (2025 South Boston Road) in accordance with Article 3.M., Section C., Item 31, be, and the same is hereby, received; subject to the following conditions:

1. A screening fence is to be placed along the entire area used for storage; and
2. No salvage parts may be sold; and
3. No salvage vehicles may be stored; and
4. Evergreen, privacy trees are to be planted along the north fence line.

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00228, filed by Curtis Allen White, requesting a Special Use Permit to allow an automobile salvage yard at Parcel ID 77307 (2025 South Boston Road) in accordance with Article 3.M., Section C., Item 31, is hereby granted and approved, subject to the following conditions:

1. A screening fence is to be placed along the entire area used for storage; and
2. No salvage parts may be sold; and
3. No salvage vehicles may be stored; and
4. Evergreen, privacy trees are to be planted along the north fence line.

Approved:

---

Mayor

Attest:

---

City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney



## CITY PLANNING COMMISSION

### SPECIAL USE PERMIT APPLICATION

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

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

### PLANNING DIVISION PROVIDED INFORMATION

Application #: P224-00228 PC Meeting Date: June 10, 2024  
Date Received: May 7, 2024 Received By: Renee Burton  
Parcel ID: 77307 Address: 2025 South Boston Rd Danville VA  
Existing Zoning HR-C Future Land Use: HRC

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 2025 South Boston Rd

Applicant: Curtis Allen White

Applicant's Address: 45 Winter Woods Drive Louisburg N.C. 27549

Applicant's Phone Number: 252-432-4003

Applicant's E-mail: \_\_\_\_\_

Describe Proposed Request: I Am requesting that East  
Carolina Recovery LLC be allowed to open AN  
Additional location at 2025 South Boston Rd  
in Danville VA.



Applicant Signature

5/5/24

date

GAJVB LLC

Property Owner Signature  
(if not applicant)

5/07/2024

date

ecradmin@eastcarolinarecovery.com

919-948-3330



Items included on the Special Use Permit Application for East Carolina Recovery LLC

3(a):

Attachment 1 – Street view image from property.

Attachment 2 - Arial view of the property showing the parcel lines

Attachment 3 – Arial view showing office, fenced storage area, existing entrance and exit

3(b):

Description of proposed use: The location will be a new office and storage area for East Carolina Recovery LLC. East Carolina Recovery LLC is an asset recovery business that works with most of the nation's top lenders. We focus our recovery efforts on light duty passenger vehicles and recreational vehicles. All our personnel are highly trained and certified to meet the stringent standards required by our customers. East Carolina Recovery LLC does not repair cars, wash cars, paint cars, or perform any maintenance or repairs. All vehicles in the storage area are limited to no more than 30 days and are often picked up within 6 business days by the lenders or a contracted transportation company.

Office Hours: 10:00 am to 2:00 pm on Tuesday and Thursday

Proposed Number of Employees: 3

Proposed number of Patrons: 45 per month

3(c):

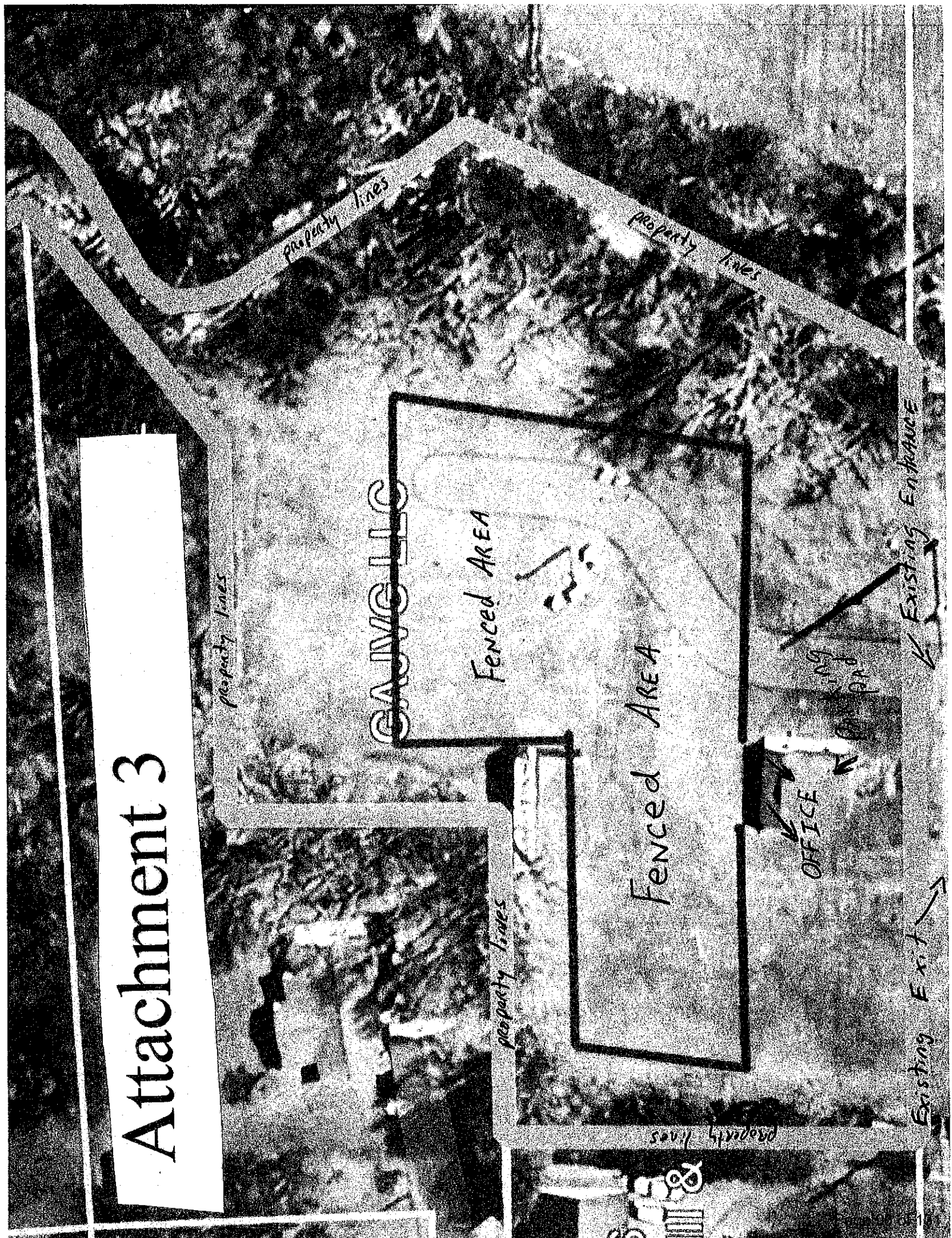
1. We believe that East Carolina Recovery business can fit in the Highway Retail Commercial District as outlined in the Comprehensive Plan.
2. The parcel of land located at 2025 South Boston Road is currently in the Highway Retail Commercial District.
3. This parcel is between the industrial parks and very close to several industrial type businesses. The properties in very close proximity are:
  - a. James River Equipment

- b. Max Kimball Lumber and Tin
  - c. Tabernacle Church
  - d. Buffalo Bottled Gas
  - e. Sellers
  - f. Dorothy and Donald Searce (appears to be a personal residence)
4. I am not aware of my future neighborhood conditions. We do plan on significantly improving the building, which will increase the curb appeal of this long-neglected building.
  5. There is little to no pedestrian traffic in the section on South Boston Road. The traffic in and out of this site will be very limited. This is due to our very limited office hours and the small number of customers (approximately 40 per month) that we have monthly.
  6. The site appears to have adequate public facilities.

3(d):

1. The only changes we are making to the existing building are cosmetic. The building has been neglected for many years and we plan to fix the doors, windows, paint and designated parking areas.
2. We have not completed a traffic analysis but due to the limited hours and customers we are confident that the current entrance and exit will be sufficient.
3. Fiscal impact. There should not be any direct public cost to the project. We do feel the East Carolina Recovery investing in this area on this property will increase the value of the property and the building and thus positively affect the revenues of the local jurisdiction.
4. There is a concrete parking pad in front of the building. It will be more than sufficient for the customers that we will have. The current entrance and exit allow for property circulation of traffic coming and going from the site.
5. I have included several photos of the property and its surroundings. See attachment 1,2,3 and 4.
6. We have not gotten a professional environmental impact statement. We do not feel that it is required since we are not adding to the non-pervious area. We will maintain the proper distances from Cane Creek. We will not be removing any trees from the property.

# Attachment 3



# Attachment 2

GAJVG LLC

RS  
C III &  
EY  
ON



58





# Attachment 1







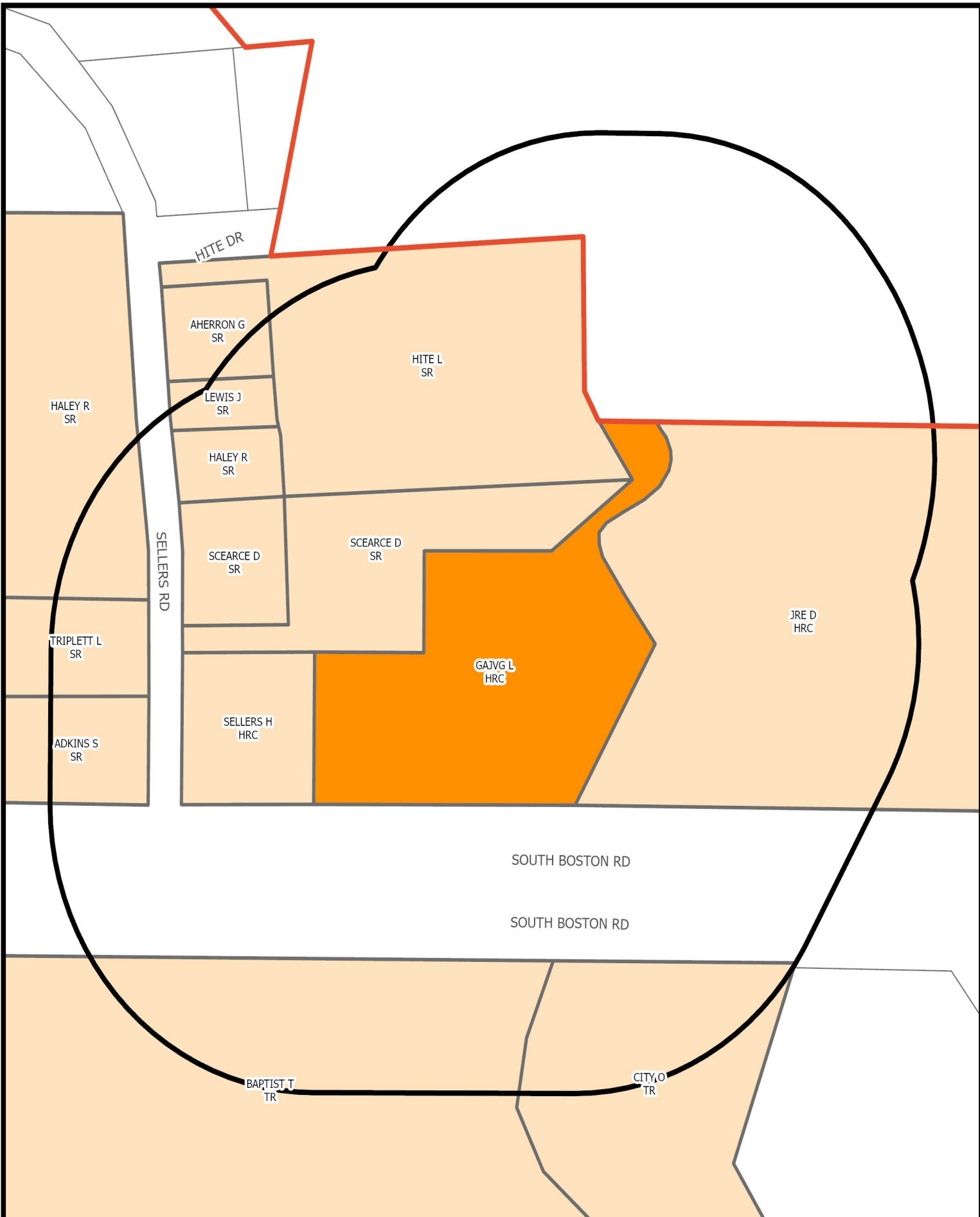
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/23/2024



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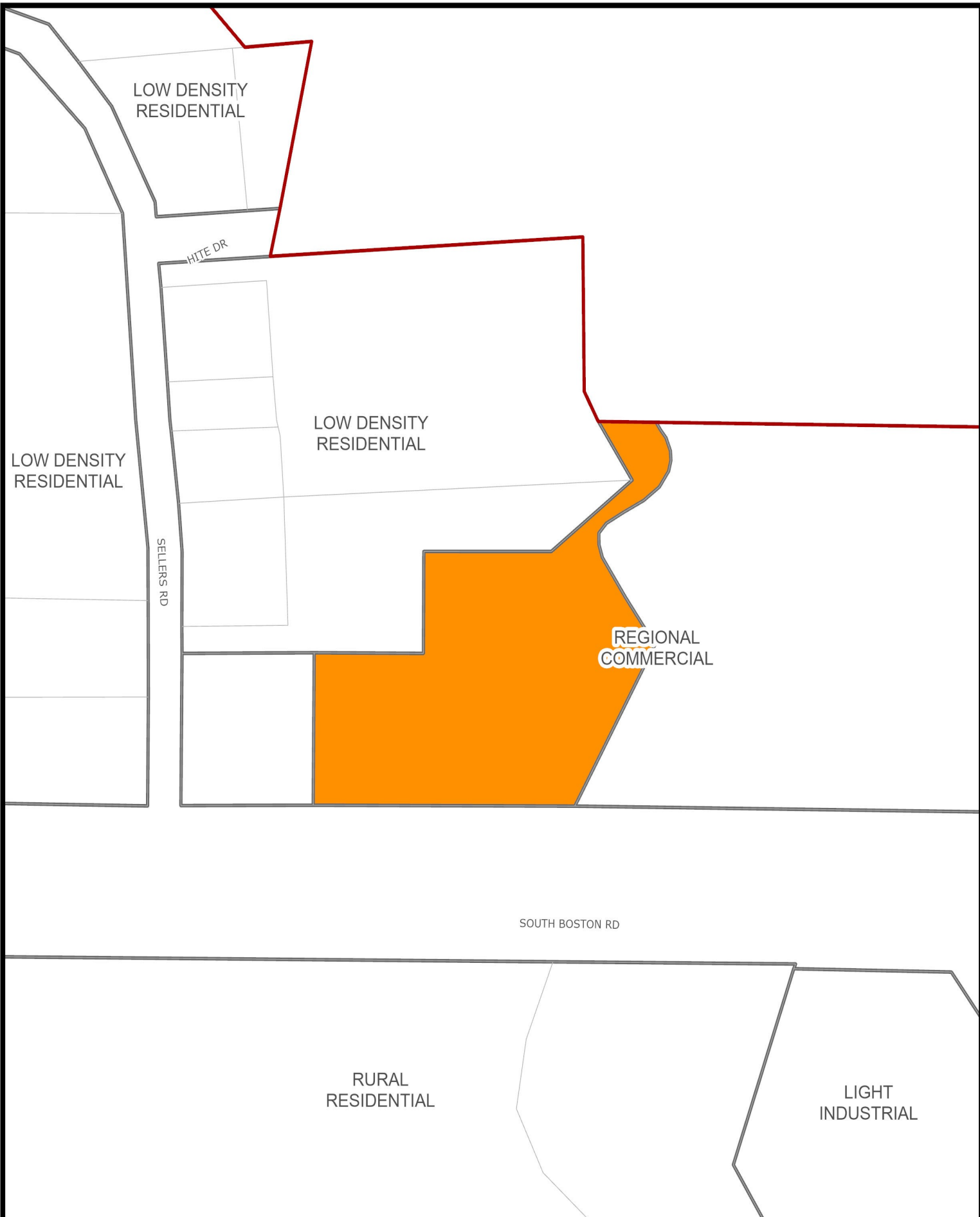


## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/23/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/23/2024



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# Who Are the Members of Eagle Group XX/USA?

In late 2010, a small entity of professional men and women in the recovery industry formed a “20 Group” and designated it **“EAGLE GROUP XX”**. The primary goal of this group was to advance their professionalism far beyond that of any other organization in the recovery industry and become recognized as innovative leaders building on knowledge and full statutory compliance. The **EAGLE GROUP XX/USA** is a group of men and women, recognized as leaders in the asset recovery industry.

With a national footprint of 90 plus members, a Policy & Procedures Manual containing over 700 pages, an unprecedented communication network where information is exchanged on a daily basis ranging from HR and technical issues to Client Pay Performance the **EAGLE GROUP XX/USA** has their own web presence at [www.EAGLEGROUPXX.com](http://www.EAGLEGROUPXX.com), a telephone app for client’s convenience as well as a 24/7 toll free telephone number, 800-411-1844, available to all members and clients.

This combined group of men and women has developed a major and unprecedented training program established and implemented in response to the constantly changing interpretations of statutes by various courts and the need for annual training in certain critical compliance areas. These issues are addressed with the development of the Annual Regulatory Compliance (ARC) training modules. This program consists of twelve of the most vital compliance areas and each module is updated annually or as required to stay current with the regulations. Just one more effort on the part of the **EAGLE GROUP XX/USA** members to increase and ensure their professional image in the asset recovery industry.

The members of **Eagle Group XX/USA** are recognized and respected as the most professional and compliant members in the Asset Recovery Industry by not only lending institutions, but also government compliance agencies and all other members of the industry and their services are highly in demand.

East Carolina Recovery, operated and managed by Carrie and Anthony Wood, are members in good standing with Eagle Group USA and are well respected for their professionalism and record of honest and fair dealings in the asset recovery industry.

Ron L. Brown MCE, IFFCE, CARS, MPRS, CFA, LPI000267

Facilitator Eagle Group XX



# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00228

### REQUEST

*Special Use Permit application PZ24-00228 filed by Curtis Allen White for automobile salvage yard at 2025 South Boston Road (Parcel 77307) in accordance with Article 3.M Section C Item 31.*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Special Use Permit Request PZ24-00228 with the following conditions:

1. A screening fence is to be placed along the entire area used for storage
2. No salvage parts may be sold
3. No salvage vehicles may be stored
4. Evergreen, privacy trees are to be planted along the north fence line

  
Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



**CL - 1424**

**NEW BUSINESS G.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Rezoning Application at 600 Arnett Boulevard.

**From:** Renee Burton, Division Director of Planning

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## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Rezoning from M-R Multi-Family Residential to HR-C Highway Retail Commercial Parcel ID# 02300 (600 Arnett Boulevard).

## **SUMMARY**

660 Arnett Blvd is an existing car wash in the M-R Multifamily Residential zoning district. Car washes are not a use allowed by right or by special use permit in the M-R Multifamily Residential zoning classification. The applicant intends to add automated equipment within the existing bays, which would be an expansion of the legally non-conforming use, prohibited by the zoning code. Rezoning to HR-C Highway Retail Commercial would allow the existing use as a car wash by right and allow the applicant to update to automated bays. 660 Arnett Blvd is neighbored to the south by an apartment complex, zoned M-R. The other adjacent properties are commercial, with HR-C zoning to the north. A rezoning would not be out of character for this portion of the Arnett Blvd corridor, and is consistent with the 2030 Comprehensive Plan.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Rezoning request PZ24-00247 to rezone from M-R, Multi-family Residential to HR-C, Highway Retail Commercial at Parcel ID 02300 (660 Arnett Boulevard).

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Rezoning from M-R, Multi-family Residential to HR-C, Highway Retail Commercial at Parcel ID 02300 (660 Arnett Boulevard).

---

## **Attachments**

1. Ordinance
  2. Rezoning Application
  3. Rezoning Application
  4. 660 Arnett Blvd - Aerials Map
  5. 660 Arnett Blvd - Owners Zoning Map
  6. 660 Arnett Blvd - Land Use Map
  7. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE REZONING FROM M-R MULTI-FAMILY RESIDENTIAL TO HR-C HIGHWAY RETAIL COMMERCIAL PARCEL ID# 02300 (600 ARNETT BOULEVARD).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Scott Loftis, has requested to rezone from M-R, Multi-family Residential district to HR-C Highway Retail Commercial district, Parcel ID# 02300 (600 Arnett Boulevard), 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 Zoning Administrator recommending approval of Rezoning Application PZ24-00247, filed by Scott Loftis, requesting to rezone from the M-R, Multi-family Residential district to HR-C Highway Retail Commercial district, Parcel ID# 02300 (600 Arnett Boulevard) of the City of Danville, Virginia Zoning District Map, be, and 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 PZ24-00247, filed by Scott Loftis, requesting to rezone from the M-R, Multi-family Residential district to HR-C Highway Retail Commercial district of the City of Danville, Virginia Zoning District Map, and is hereby approved; and

BE IT FINALLY ORDAINED that Parcel ID# 02300 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



## **CITY PLANNING COMMISSION**

### **REZONING APPLICATION**

1. An application for rezoning 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 as established by the City Council.
2. The application shall include the following information:
  - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - b. 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.
  - c. 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.
    7. A preliminary site plan in accordance with the Site Plan Regulations.

### **PLANNING DIVISION PROVIDED INFORMATION**

Application #: \_\_\_\_\_ PC Meeting Date: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

### **APPLICANT PROVIDED INFORMATION**

Exact legal description of property (Attach if insufficient space).

Property Address: 660 Arnett Blvd. Gross Area/Net Area: 1/2 acre

Property Location: ☒ N ☐ S ☐ E ☐ W Side of: \_\_\_\_\_

Between: \_\_\_\_\_ and \_\_\_\_\_

Proffered Conditions (if any, please attach): rezone to commercial

**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

Name: Scott Loftis Telephone: 434-228-3076

Mailing Address: 1985 Countryside Dr Ringgold Va 24586

Email Address: SLoftis100@gmail.com

**APPLICANT (PLEASE TYPE OR PRINT):**

*If the applicant is not the property owner, written authorization from the property owner must accompany this application.*

Name \_\_\_\_\_ Telephone: \_\_\_\_\_  
:

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Scott Loftis 5-20-24  
Applicant Signature date

\_\_\_\_\_  
Property Owner Signature date  
(if not applicant)





## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/28/2024



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/28/2024



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### YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/28/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: REZONING REQUEST APPLICATION PZ24-00247

### REQUEST

*Rezoning application PZ24-00247 filed by Scott Loftis to rezone 660 Arnett Boulevard (Parcel 02300) from M-R Multifamily Residential to HR-C Highway Retail Commercial.*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Rezoning Request PZ24-00247.

A handwritten signature in blue ink that reads "Steve Petrick" with the initials "RB" to the right.

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



**CL - 1425**

**NEW BUSINESS H.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Rezoning Application filed by Walden France American Legion Post 29 to Rezone 627 and 629 Monroe Street.

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Rezoning from OT-R Old Town Residential to M-R Multi-Family Residential Parcel ID 22747 (627 and 629 Monroe Street).

## **SUMMARY**

627 and 629 Monroe Street is zoned OT-R, Old Town Residential, a single family zoning classification located in the Mechanicsville Historic District. The structure was built ca. 1890 as a two-story duplex. It is unclear by city records when the single story rear addition was constructed to create a triplex.

627 and 629 Monroe Street has operated as a legal non-conforming triplex since 2004. In 2004, a city-wide rezoning took place that created the legal non-conforming status for 627 and 629 Monroe Street. As a legal non-conforming structure, 627 and 629 Monroe Street was allowed to continue as a triplex as long as the units did not remain vacant for more than two (2) years (Article 7 Section B Item 3). For more than two (2) years, only one (1) unit has been occupied. Due to the lack of continued use of all three (3) units, 627 and 629 Monroe Street has lost its legal non-conforming status and must operate in accordance with its zoning classification of OT-R; as a single family unit.

The applicant and owner, Walden France American Legion Post 29, has requested a rezoning from OT-R to M-R to allow the structure at 627 and 629 Monroe Street to operate legally in accord with the M-R, zoning classification as a multi-family unit (triplex). The M-R zoning classification is located in the surrounding area and operation of a triplex is compatible.

On June 10, 2024, the City Planning Commission voted 6-0 to recommend approval of Rezoning request PZ24-00242 to rezone from OT-R, Old Town Residential to HR-C, Highway Retail Commercial at Parcel ID 22747 (627 and 629 Monroe Street).

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance for a Rezoning from OT-R, Old Town Residential to HR-C, Highway Retail Commercial at Parcel ID 22747 (627 and 629 Monroe Street).

---

## **Attachments**

1. Ordinance
  2. Rezoning Application
-



3. 627 629 Monroe Street - Aerials Map
  4. 627 629 Monroe Street - Owners Zoning Map
  5. 627 629 Monroe Street - Land Use Map
  6. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE REZONING FROM OT-R OLD TOWN RESIDENTIAL TO M-R MULTI-FAMILY RESIDENTIAL PARCEL ID 22747 (627 AND 629 MONROE STREET)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Walden France American Legion Post 29, has requested to rezone from OT-R Old Town Residential district to M-R Multi-family Residential district, Parcel ID 22747 (627 and 629 Monroe 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 Zoning Administrator recommending approval of Rezoning Application PZ24-00242, filed by Walden France American Legion Post 29, requesting to rezone from the OT-R Old Town Residential district to M-R Multi-family Residential district, Parcel ID 22747 (627 and 629 Monroe 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 PZ24-00242, filed by Walden France American Legion Post 29, requesting to rezone from the OT-R Old Town Residential district to M-R Multi-family Residential district of the City of Danville, Virginia Zoning District Map, and is hereby approved; and

BE IT FINALLY ORDAINED that Parcel ID# 22747 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



## CITY PLANNING COMMISSION

### REZONING APPLICATION

1. An application for rezoning 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 as established by the City Council.
2. The application shall include the following information:
  - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - b. 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.
  - c. 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.
    7. A preliminary site plan in accordance with the Site Plan Regulations.

### PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00242 PC Meeting Date: June 10, 2024  
Date Received: May 14, 2024 Received By: Lisa Jones  
Parcel ID: 22747 Zoning District: OTR  
Existing Zoning: OTR Proposed Zoning: Multi-Family Residence

### APPLICANT PROVIDED INFORMATION

Exact legal description of property (Attach if insufficient space). Suitable housing for veterans

Property Address: 627 & 629 MONROE ST Gross Area/Net Area: 72 FT & 19.35 FT PT CL ALLEY  
MONROE ST



Property Location: N ☐ S ☐ E ☐ W ☐ Side of: \_\_\_\_\_

Between: Floyd ST and N Ridge St

Proffered Conditions (if any, please attach): \_\_\_\_\_

**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

Name: Walden France American Legion Post 29 Telephone: 434-799-6993

Mailing Address: PO Box 476, Danville, VA 24543

Email Address: Wsfrance29@verizon.net/sheryl.a.davis1982@gmail.com

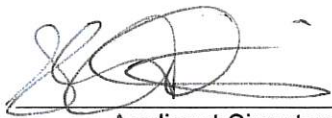
**APPLICANT (PLEASE TYPE OR PRINT):**

*If the applicant is not the property owner, written authorization from the property owner must accompany this application.*

Name: Sheryl Davis Telephone: 540-312-3415

Mailing Address: PO Box 476, Danville, VA 24543

Email Address: [sheryl.a.davis1982@gmail.com](mailto:sheryl.a.davis1982@gmail.com)



Applicant Signature

5/14/2024  
date

Property Owner Signature  
(if not applicant)

date





## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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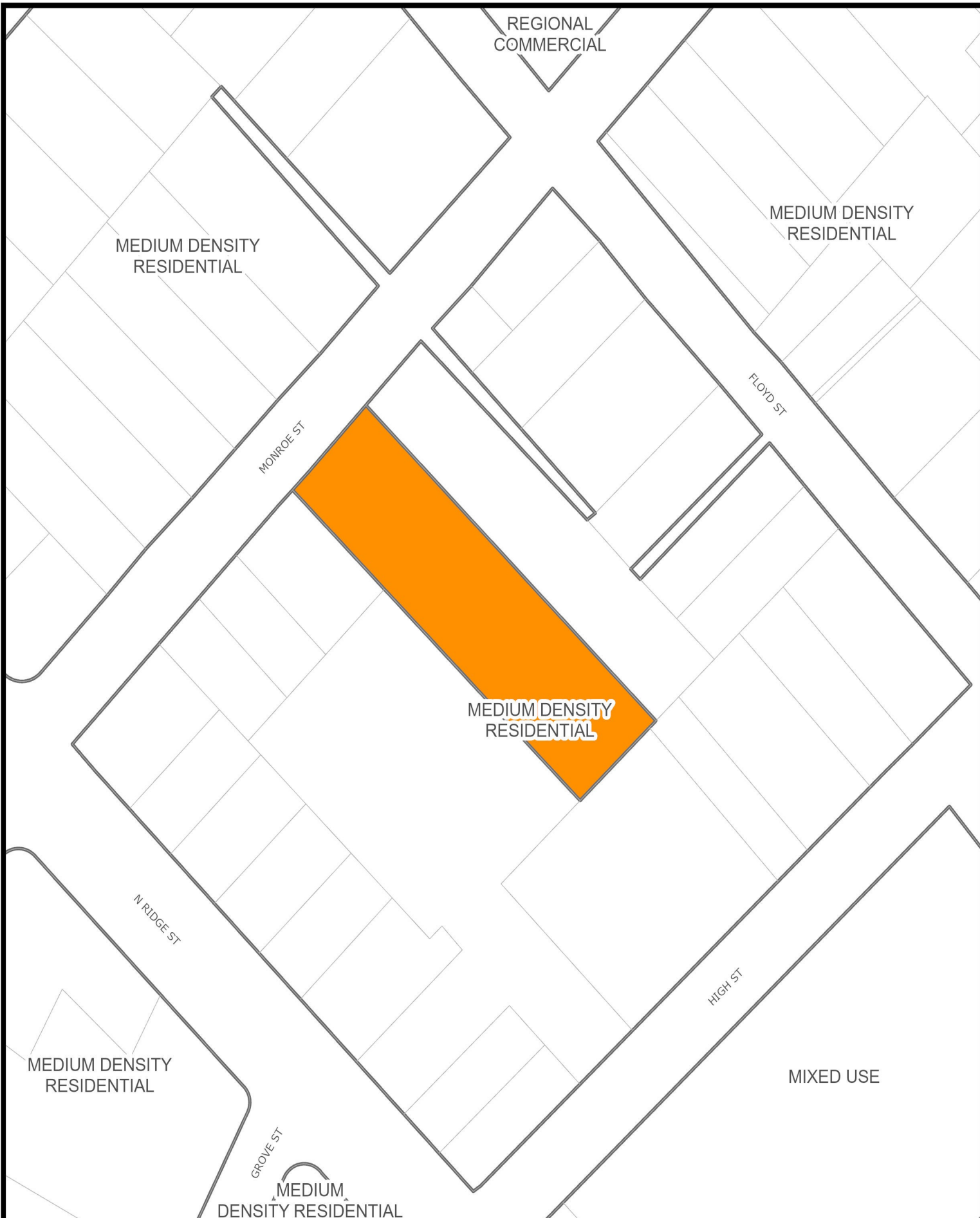


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
5/22/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: JUNE 10, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: REZONING REQUEST APPLICATION PZ24-00242

### REQUEST

*Rezoning application PZ24-00242 filed by Walden France American Legion Post 29 to rezone 627 and 629 Monroe Street (Parcel 22747) from OT-R Old Town Residential to M-R Multifamily Residential.*

### RECOMMENDATION

The Planning Commission, at their June 10, 2024, meeting voted 6 - 0 to recommend approval of Rezoning Request PZ24-00242.

RB

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



CL - 1430

NEW BUSINESS I.

## City Council REGULAR MEETING

**Meeting Date:** July 2, 2024

**Subject:** Authorizing and Approving of the City's Participation in the Proposed Settlement of Opioid-Related Claims Against Kroger Co.

**From:** W. Clarke Whitfield Jr., City Attorney

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## COUNCIL ACTION

A Resolution of the City Council of the City of Danville, Virginia Authorizing and Approving the City's Participation in the Proposed Settlement of Opioid-Related Claims Against Kroger Co. and Directing the City Attorney and/or the City's Outside Counsel to Execute the Documents Necessary to Effectuate the City's Participation in the Settlement.

## SUMMARY

A proposed nationwide settlement agreement ("Settlement") has been reached that would resolve the legal claims of states and local political subdivisions against regional supermarket pharmacy Kroger Co. related to alleged misconduct related to opioids. The City of Danville may participate in the settlement by affirmatively opting in to the settlement.

## BACKGROUND

The Commonwealth of Virginia has agreed to a proposed nationwide settlement agreement ("Settlement") that has been reached and would resolve the legal claims of states and local political subdivisions against regional supermarket pharmacy Kroger Co. related to alleged misconduct related to opioids.

The Settlement requires Kroger Co. to pay over a billion dollars to abate the opioid epidemic. Of this amount, approximately \$1.2 billion will be used by participating states and subdivisions to remediate and abate the impacts of the opioid crisis. Depending on participation by states and subdivisions, the settlement requires payments over eleven years after its effective date.

## RECOMMENDATION

It is recommended that the City Council adopt the accompanying Resolution authorizing and approving the City to participate in the Opioid-Related settlement and to affirmatively "opt in" to the Settlement in order to recover its share of the funds that the settlement would provide.

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## Attachments

1. Resolution
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

RESOLUTION NO. 2024-\_\_\_\_\_.\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING OF THE CITY'S PARTICIPATION IN THE PROPOSED SETTLEMENT OF OPIOID-RELATED CLAIMS AGAINST KROGER CO. AND DIRECTING THE CITY ATTORNEY AND/OR THE CITY'S OUTSIDE COUNSEL TO EXECUTE THE DOCUMENTS NECESSARY TO EFFECTUATE THE CITY'S PARTICIPATION IN THE SETTLEMENT.

WHEREAS, the opioid epidemic that has cost thousands of human lives across the country also impacts City of Danville (City) by adversely impacting the delivery of emergency medical, law enforcement, criminal justice, mental health, and substance abuse services, and other services by the City's various departments and agencies; and

WHEREAS, the City has been required and will continue to be required to allocate substantial taxpayer dollars, resources, staff energy, and time to address the damage the opioid epidemic has caused and continues to cause the citizens of the City of Danville; and

WHEREAS, the City seeks recovery of the public funds previously expended and to be expended in the future to abate the consequences and harms of the opioid epidemic; and

WHEREAS, a settlement proposal has been negotiated that will cause Kroger Co. to pay over a billion dollars to abate the opioid epidemic; and

WHEREAS, the Commonwealth has elected to participate in the Settlement, and therefore the City may participate in that Settlement; and

WHEREAS, the City's outside counsel and the City Attorney have reviewed the available information about the proposed settlement and the City Attorney concurs with the recommendation of outside counsel.

NOW THEREFORE BE IT RESOLVED by Council Of the City of Danville, Virginia this 2nd day of July 2024, that it hereby approves of the City's participation in the proposed settlement of opioid-related claims against Kroger Co. and directs the City Attorney and/or the City's outside counsel to execute the documents necessary to effectuate the City's participation in the settlements, including the required release of claims against settling entities.

Approved:

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Mayor

Attest:

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City Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney



# Council Letter City of Danville, Virginia



**CL - 1428**

**NEW BUSINESS J.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Consideration of Increasing and Establishing the Annual Salaries of the Mayor and Council.

**From:** W. Clarke Whitfield Jr., City Attorney

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## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Increasing and Establishing the Annual Salaries of the Mayor and Council.

## **SUMMARY**

Virginia Code §15.2-1414.5 allows for council members to be paid an annual salary. In Danville, the current annual salary for the Mayor is \$12,000, and \$10,000 for members of City Council. These rates have been effective since July 1, 2014.

## **BACKGROUND**

The maximum amounts for Mayor and Council allowed under State Code §15.2-1414.6 for municipalities of Danville's population size are \$37,000 and \$34,000 respectively. Currently, among the cities in the same population category, Danville pays the lowest amount. It is proposed that the Mayor's annual salary be set at \$37,000 and the Council annual salaries be set at \$34,000, for the Fiscal Year beginning July 1, 2025.

## **RECOMMENDATION**

Staff recommends Council adopt the attached Ordinance Increasing and Establishing the Annual Salaries of the Mayor and Council Members for the Fiscal Year Beginning July 1, 2025.

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## **Attachments**

1. Ordinance
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024-\_\_\_\_.\_\_\_\_

AN ORDINANCE INCREASING AND ESTABLISHING THE ANNUAL SALARIES OF THE MAYOR AND COUNCIL.

WHEREAS, the current salaries for Danville City Council members have been in effect since July 1, 2014.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that pursuant to §15.2-1414.6, the Mayor' s salary shall be increased to \$37,000 annually and City Council members salary shall be increased to \$34,000 annually; and

BE IT FURTHER ORDAINED that pursuant to §15.2-1414.6 these salary increase shall take effect July 1, 2025; and

BE IT FURTHER ORDAINED that these annual salaries shall apply for succeeding fiscal years unless subsequently modified by ordinance duly adopted by Council; and

BE IT FURTHER ORDAINED that these annual salaries shall apply for succeeding fiscal years unless subsequently modified by ordinance duly adopted by Council; and

BE IT FINALLY ORDAINED that Ordinance number 2023-05-08 is hereby repealed in its entirety.

Approved:

\_\_\_\_\_  
Mayor

Attest:

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City Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney

# Council Letter City of Danville, Virginia



**CL - 1393**

**NEW BUSINESS K.**

## **City Council REGULAR MEETING**

**Meeting Date:** July 2, 2024

**Subject:** Amending the Fiscal Year 2025 Budget Appropriation Ordinance for an Airport Maintenance Grant.

**From:** Marc Adelman, Director of Transportation Services

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### **COUNCIL ACTION**

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for State Department of Aviation Maintenance Grant Funds Related to the Maintenance of Certain Airport Properties in the Amount of \$64,000 and for the Local Share in the Amount of \$46,000 for a Total Appropriation of \$110,000 and Appropriating the Same.

#### **First Reading**

#### **SUMMARY**

The Virginia Department of Aviation provides airport maintenance funding to assist airports with preserving facilities in a safe and economical operating condition. Maintenance grant funding will allow Virginia airports to receive up to \$10,000 per project and to purchase building and grounds equipment.

#### **BACKGROUND**

Eligible maintenance activities for State Airport Maintenance funds include scheduled and unscheduled repairs that are not performed each quarter. State maintenance funds can also be used to finance equipment purchases. Funding levels vary for different airport maintenance program activities relative to state guidelines. Projects that support facility preservation, such as crack sealing, are funded at higher levels compared to projects that are related to the replacement of grounds equipment. Currently, any maintenance repair project that costs more than \$10,000 requires Virginia airports to submit a capital grant application to complete related work requirements. For Fiscal Year 2025, the Danville Regional Airport plans to use available state aviation maintenance funding for unscheduled repairs and to replace a tractor and grass cutting equipment.

#### **RECOMMENDATION**

It is recommended that City Council approve an Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to provide for Virginia Department of Aviation Airport Maintenance funds and for the local share, and appropriating the same.

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### **Attachments**

1. Ordinance
-



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2024\_\_\_\_.\_\_\_\_

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR STATE DEPARTMENT OF AVIATION MAINTENANCE GRANT FUNDS RELATED TO THE MAINTENANCE OF CERTAIN AIRPORT PROPERTIES IN THE AMOUNT OF \$64,000 AND FOR THE LOCAL SHARE IN THE AMOUNT OF \$46,000 FOR A TOTAL APPROPRIATION OF \$110,000 AND APPROPRIATING THE SAME.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues from the Commonwealth of Virginia, Department of Aviation, in an amount of \$64,000 and the local share for \$46,000 for an aggregate amount of \$110,000 for the purpose of providing for a State funded Airport Maintenance Program at the Danville Regional Airport such funds to be appropriated in the Support of Grants Fund as follows:

**ANTICIPATED REVENUES**

| <u>Description</u>         | <u>Account No.</u> | <u>Amount</u>           |
|----------------------------|--------------------|-------------------------|
| FY2025 Airport Maintenance |                    |                         |
| Categorical Aid – State    | 61968000-45712     | \$ 64,000               |
| Local Share                | 61968000-6101      | <u>\$ 46,000</u>        |
|                            | TOTAL              | <u><u>\$110,000</u></u> |

**ANTICIPATED EXPENDITURES**

| <u>Description</u>          | <u>Account No.</u> | <u>Amount</u>           |
|-----------------------------|--------------------|-------------------------|
| FY 2025 Airport Maintenance | 61968999-50        | <u><u>\$110,000</u></u> |

AND BE IT FURTHER ORDAINED that all other accounts and provisions of the Fiscal Year 2025 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